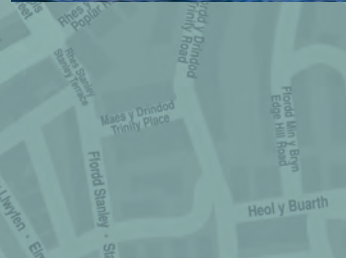
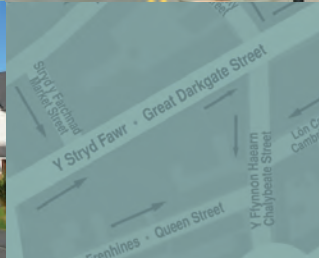
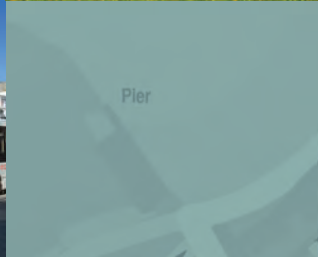


Ceredigion

Local Development Plan 2007-2022

Volume 1 Strategy and Policies



Ceredigion County Council, Adopted April 2013

CYNGOR SIR
CEREDIGION
COUNTY COUNCIL

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Foreword

At last the lengthy process of drawing up and agreeing the new Ceredigion Local Development Plan (LDP) has drawn to a close. You, the public as stakeholders have been closely involved in the consultation process which has enabled some of you to indicate parcels of land which can be made available for future development, and others of you to pass comment as to whether elements of the Plan were acceptable or not.

The amended plan has now been approved by the Inspector and has been adopted by Ceredigion County Council, the new LDP now sets a sound statutory policy framework for sustainable land and community development within the county going forward.

I am very pleased that this new plan contains a clear policy as to the need to take the linguistic needs of the county into account when applying for planning permission going forward. This will be another tool to help sustain our communities.

Every County Council now has to have a Single Integrated Plan shared with our main partner agencies. 'Ceredigion for All' was drawn up in conjunction with senior members of the Hywel Dda Health Board, Dyfed Powys Police, Ceredigion Association of Voluntary Organisations (CAVO) and Welsh Government.

Ceredigion County Council also has to have an agreed Corporate Plan which sets out a framework of the priorities for service development over the next four years

The LDP is key to delivering the land use requirements not only of these plans but also of the many strategies and plans of other organisations within Ceredigion.

The LDP identifies opportunities for continuing investment and regeneration including provision of new homes, jobs, community facilities and transport infrastructure that will be needed over the next 15 years (to 2022) if the County and its residents are to continue to prosper.

It also sets out areas that need to be protected for conservation interests and measures as to how the environment in general can be sustained.

The LDP process now also ensures that all plans are formally monitored annually. Therefore, if we find that some elements of it are not working satisfactorily, we will be able to review and amend it over time.

The consultation process has involved many of you as either stakeholders, elected members or outside bodies and we are very grateful to you for all contributions that enabled us to put a plan in place that will help Ceredigion and its communities to develop and prosper in a sustainable manner over the next few years.

I would also like to put on record our thanks to all staff members involved in drawing up this plan on our behalf.



Cllr Ellen Ap Gwynn, Leader of the Council

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List of Abbreviations

AA	Appropriate Assessment
AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
BREEAM	British Research Establishment Environmental Assessment Methods
C2020	Ceredigion Community Strategy – Ceredigion 2020
CCC	Ceredigion County Council
CCW	Countryside Council for Wales
CIA	Community Impact Assessment
CFSH	Code For Sustainable Homes
cSAC	candidate Special Areas of Conservation
CYPP	Ceredigion Young Persons Plan
DA	Delivery Agreement
DCWW	Dwr Cymru- Welsh Water
CIS	Community Involvement Scheme
EA	Environment Agency
EAW	Environment Agency Wales
EIA	Environmental Impact Assessment
GIS	Geographical Information Systems
Ha	Hectares
HE	Higher Education
HMO	House in Multiple Occupancy
HRA	Habitats Regulation Assessment
IBERS	Institute of Biological, Environmental and Rural Sciences
ICOMOS	International Council on Monuments and Sites
ICR	Initial Consultation Report
ICT	Information Communication Technology
IGER	Institute of Grassland Environmental Research (now IBERS)
JHLA	Joint Housing Land Availability
KI	Key Issues
KSG	Key Stakeholder Group
LA	Local Authority
LBAP	Local Biodiversity Action Plan
LDA	Local Development Agency
LDP	Local Development Plan
LDPW	Local Development Plan Wales
LHMA	Local Housing Market Assessment
LHS	Local Housing Strategy
LNR	Local Nature Reserve
LPA	Local Planning Authority
LS	Linked Settlements
MPPW	Minerals Planning Policy Wales
MTAN	Minerals Technical Advice Notes
MW	Mega Watt
NHS	National Health Service
NNR	National Nature Reserve
ORS	Opinion Research Services
PPW	Planning Policy Wales
RAWP	Regional Aggregates Working Party

List of Abbreviations

RIGS	Regionally Important Geodiversity Site
RBMP	River Basin Management Plans
ROW	Rights of Way
RQO	River Quality Objective
RSC	Rural Service Centre
RTP	Regional Transport Plan
RTS	Regional Technical Statement
RWP	Regional Waste Plan
SA	Sustainability Appraisal
SAR	Sustainability Appraisal Report
SAC	Special Areas of Conservation
SEA	Strategic Environmental Assessment
SINC	Sites of Importance for Nature Conservation
SLA	Special Landscape Area
SPA	Special Protection Area
SPG	Supplementary Planning Guidance
SRA	Strategic Regeneration Area
SSA	Strategic Search Area
SSSI	Site of Special Scientific Interest
SUDS	Sustainable Drainage Systems
SWRAWP	The South Wales Regional Aggregates Working Party
TAN	Technical Advice Note
TraCC	Trafnidiaeth Canolbarth Cymru Mid Wales Transportation
UDP	Unitary Development Plan
UNESCO	United Nations Educational, Social and Cultural Organisation
USC	Urban Service Centres
WAG	Welsh Assembly Government (Now Welsh Government)
WG	Welsh Government
WHQS	Welsh Housing Quality Standards
WSP	The Wales Spatial Plan

 Link between various elements of the LDP

List of Policies

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1. Introduction

The Local Development Plan

- 1.1 In 2004 the Government introduced new legislation¹ which changed the way in which Councils plan for the future development needs of their communities. This new legislation places a statutory duty on all Local Authorities (LAs) in Wales to prepare a Local Development Plan (LDP) for their County.
- 1.2 The Ceredigion LDP covers the administrative area of Ceredigion County Council (see Key Diagram, Section 6).
- 1.3 The LDP is a statutory plan which sets out policies and specific proposals for the development and use of land in Ceredigion for the 15 year period up to 31 March 2022.
- 1.4 The Ceredigion LDP replaces the adopted Dyfed Structure Plan (alteration 1991) and also the un-adopted Ceredigion Unitary Development Plan (UDP) Proposed Modifications Version (2006).
- 1.5 Details of all stages of LDP preparation can be found in the Authority's Delivery Agreement (Ceredigion CC, 2007, revised 2010)². A popular guide to Local Development Plan preparation (WAG, 2006) is available from the Authority³, the leaflet sets out the stages involved in preparing LDPs.
- 1.6 The key stages of the Ceredigion LDP are as follows:
- The LDP has been developed since June 2007;
 - In January 2008 the Sustainability Appraisal/ Strategic Environmental Assessment Scoping Report was released for consultation;
 - In March 2008 the Council invited the submission of Candidates Sites;
 - In March 2009 a draft LDP was published for consultation – the Preferred Strategy. This was accompanied by a Sustainability Appraisal Report and a Habitats Regulations Assessments Screening Report; and
 - The Deposit Version was published for consultation, along with the Sustainability Report and the Habitats Regulation Assessment Screening Report.
 - In December 2011 the LDP was submitted for Independent Examination; and in [date to be inserted] the plan was formally adopted by the Council.

¹ The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (LocalDevelopment Plan) (Wales) Regulations 2005.

² Link to Ceredigion County Council website for Delivery Agreement:
<http://www.ceredigion.gov.uk/index.cfm?articleid=5493>

³ Link to website for the guide to Local Development Plans by the Welsh Government:
<http://new.wales.gov.uk/topics/planning/policy/developplans/?lang=en>

- 1.7 What happens post adoption is set out in Section 11: ‘What will happen next?’

How Has the Ceredigion LDP Been Prepared?

National Planning Policy

- 1.8 The policy context is summarised in Section 2. In accordance with guidance contained in Local Development Plans Wales (2006), LDPs should have regard to national planning policies but not repeat them.
- 1.9 The LDP does not repeat national planning policy but instead focuses on the issues which are specifically relevant to Ceredigion and which require further detail or interpretation than that which is provided in guidance. Therefore, any issues sufficiently covered by national guidance have not been repeated here. Once adopted, the LDP along with national guidance including Planning Policy Wales (PPW), Ministerial Interim Planning Policy Statements (MIPPS), Technical Advice Notes (TANs), Minerals Planning Policy Wales (MPPW) and Minerals Technical Advice Notes (MTANs) provide the framework against which development proposals will be determined.
- 1.10 The LDP, unlike previous development plans, does not therefore include policies to cover all eventualities.
- 1.11 Please note in general the date is not set in relation to PPW, TANs, MIPPS, MPPW or MTANs within this LDP. This is because these documents, particularly PPW, are subject to review (usually in part) on a regular basis. Please check national guidance at the time of application with the LPA and/or the LDP (or Welsh Government) website for the most up to date versions.

Evidence Gathering

- 1.12 The wider policy context has been reviewed in producing the LDP, not just national planning policy. This includes the Wales Spatial Plan (WAG, 2008) and also regional work as far as it has been developed. Locally the Ceredigion 2020 (C2020) – Ceredigion Community Strategy (Ceredigion CC, 2003) and other local key documents have influenced the LDP. Further detail in relation to key elements of these national, regional and local plans and strategies is set out in Section 2 of the LDP.
- 1.13 Primary research has also been undertaken to help establish the nature of the issues that need addressing within the County. This includes work such as reviewing and undertaking population and household projections, identifying biodiversity value at the local level and assessing how best to provide for economic growth during the plan period. Further reference to this evidence gathering is made in Section 2 and is also included in support of the Strategy and its various policies (Section 6-8).

Engagement

- 1.14 Engagement with various individuals and organisations (stakeholders) has been key to the LDP process.
- 1.15 Engagement has varied from discussion with individual officers from within the Authority to that with external organisations. It has also included topic based workshops and large stakeholder events. The purpose of engagement has varied from assisting with putting together the evidence base, seeking views and assistance on policy context (Section 2) and local issues (Section 4) to considering specifics such as the vision (Section 5) and strategic options (particularly at the Preferred Strategy stage). A Key Stakeholder Group has also been set up to assist and act as a sounding board for the duration of the LDP process (see the Consultation Report produced by the LPA for detail).
- 1.16 Key too has been the involvement of Local Members throughout the process, considering the emerging evidence base and taking it forward in terms of an appropriate Strategy and policies.
- 1.17 Representatives from neighbouring LAs have been involved in discussing the various elements of the Strategy as it has emerged ensuring that the Ceredigion LDP complements neighbouring plans and strategies and vice versa (see Section 10 for further detail).

Sustainability and the LDP

- 1.18 The new LDP process is also designed to help deliver sustainable development.
- 1.19 To ensure this is the case the LDP must be subject to a Sustainability Appraisal (SA) incorporating Strategic Environmental Assessment (SEA) as required by the Planning and Compulsory Purchase Act 2004 and the SEA Regulations⁴. These are tools to ensure that policies and proposals in the LDP reflect sustainable development principles and take into account the significant effects of the plan on the environment.
- 1.20 The Council has adopted an integrated approach to appraisal and assessment in which economic and social issues are considered alongside the required environmental elements.
- 1.21 The LDP has therefore been the subject of a sustainability appraisal to ensure that the most sustainable approach is being taken forward. The appraisal and assessment process is reported in the Council's Sustainability Appraisal (SA) Report. Options at the Preferred Strategy stage were assessed by this appraisal process.
- 1.22 The Council must also undertake a Habitats Regulations Assessment (HRA) Screening of the LDP. The HRA Screening determines the likely significant effects of the LDP on International Conservation Sites, alone or

⁴ Environmental Assessment of Plans and Programmes (Wales) Regulations 2004

in-combination with other plans or projects, and, if applicable, scopes what needs 'appropriate assessment' (AA) and how it will be undertaken. The Council must then, if appropriate, undertake an AA to determine whether the LDP will have an adverse effect on site integrity. The HRA Screening Report for Ceredigion LDP is available. It concludes that the Ceredigion LDP will have no significant effect, alone or in-combination with other plans or projects and therefore an AA was not necessary.

- 1.23 Both documents are available to view at <http://www.ceredigion.gov.uk/index.cfm?articleid=4761>.

Allocated Sites

- 1.24 Developers and agents, organisations and members of the public submitted land for consideration as part of the preparation of the LDP. These sites are referred to as candidate sites. In addition land identified in other plans and programmes and those which LA Officers identified also needed to be considered were added to the candidate sites list.

- 1.25 All the candidate sites have been assessed against a defined methodology as to their suitability for allocation in the LDP. More sites were put forward than that which was required to meet identified need for various uses within the County. Therefore a sufficient number of suitable candidate sites have been taken forward and allocated in the LDP (see Policy S01, Section 6). Details of the full assessment process can be viewed on the Council's website in the Background Paper on the Candidate Sites Assessment Process (see <http://www.ceredigion.gov.uk/index.cfm?articleid=4761>). Sites not included in this version of the LDP but which according to the assessment could be suitable for allocation may potentially be brought in through review if problems arise in relation to sites that have been allocated or if evidence of need identifies a higher level of growth than that which has been provided for in the LDP.

How to Use the LDP

- 1.26 The LDP consists of 2 Volumes:
- Volume 1 sets out the Key Issues, Vision, Objectives, Strategy, Policies, Monitoring and matters in relation to implementation; and
 - Volume 2 sets out the individual Settlement Group Statements and the Proposals Map (including Inset Maps).
- 1.27 The Plan should be seen and read as a whole. There will be more than one policy relevant to a proposed development, all policies and land allocations in the LDP therefore need to be taken into consideration.
- 1.28 In addition, applicants and other users of the LDP should consult the separate 'Planning Constraints' information which is set out on the LA's Interactive Mapping service, which is accessible from the LA's home page www.ceredigion.gov.uk. These are potential constraints that need to be taken into account in addition to those set out on the Proposals Map. The

Constraints Map is regularly updated to reflect new information as it becomes available.

1.29 In order to make the LDP simple to follow and easily understood policies have been expressed as directly as possible. Volume 1 of the LDP is therefore structured as follows:

- Section 2: 'Policy Context' provides an overview of some of the key national, regional and local policies and strategies that have shaped the LDP;
- Section 3: 'Overview of the County' identifies the County's main characteristics which help towards identifying some of the issues to address;
- Section 4: 'Summary of Key Issues' identifies some of the main issues for the LDP to address. These have been identified as a result of a review of policies and strategies (national, regional and local), engagement, County characteristics and evidence gathered during the LDP process;
- Section 5: 'Vision and Objectives' sets out the Vision for the County for the next 15 years (up to 2022), based on the Issues identified in Section 4, and the Objectives needed to achieve the Vision;
- Section 6: 'The Strategy' sets out the overall Strategy for the County which will achieve the Objectives and deliver the Vision. This is where the direction and level of growth is set within the plan;
- Section 7: 'Specific Types of Land Use Proposals' sets out policies in relation to specific types of land use, for example retail;
- Section 8: 'Development Management Policies' sets out policies that will apply to all development – regardless of the type of use being proposed;
- Section 9: 'Monitoring' demonstrates how the LA intends to monitor the plan to help determine whether the policies are appropriate and working and that the Strategy is being delivered;
- Section 10: 'Delivering the Strategy' sets out some of the key delivery aspects that will affect the success of the Strategy; and
- Section 11: 'What will happen next?' identifies the key stages which remain in relation to progressing the LDP.

1.30 The structure of Volume 2 is set out separately at the start of that document.

2. Policy Context

- 2.1 This Section sets out the key elements of the national, regional and local policy framework that have helped inform the Ceredigion LDP. This is not to be regarded as an exhaustive list. More detail as to how these and other documents have influenced the LDP is set out in the evidence base (in particular the Topic Papers) and in the SA Report and the HRA Screening Report.

National

Planning Policy Wales (WG 2012)

- 2.2 Planning Policy Wales (PPW) is the Welsh Government's policy document that sets out the context for sustainable land use. The document supports all strategies published by the Welsh Government and is supplemented by various Technical Advice Notes (TANs) and where appropriate Ministerial Interim Planning Policy Statements (MIPPS). PPW recognises that planning and land use contributes to economic development, the conservation of Wales' natural assets and to the health, wellbeing and quality of life of individuals and communities. Fundamentally the document sets out how the planning system can achieve the Welsh Government goals of:

- “Sustainable Development – meeting the needs of the present without compromising the ability of future generations to meet their own needs;
- Building a dynamic and advanced economy – supporting economic regeneration, creating wealth and good quality jobs;
- Tackling social disadvantage – developing an inclusive society where everyone has the chance to fulfil their potential;
- Equal Opportunities – promoting a culture; and
- Minimising and managing environmental risks and pollution.”

- 2.3 These documents provide the basis for the LDP. Where national policy is sufficient, no local policies have been included. Where national guidance requires local interpretation, this has been provided through the LDP. Where national guidance is insufficient or absent then local policies have been included in this LDP.

Minerals Planning Policy Wales (WAG, 2000)

- 2.4 Minerals Planning Policy Wales (MPPW) is the Welsh Government's document which sets the land use planning policy in relation to mineral extraction and related development in Wales. This includes all minerals and substances in, on or under land extracted either by underground or surface working. This document is supported by Minerals Technical Advice Notes (MTAN), of which MTAN 1: Aggregates, is the only one of relevance to Ceredigion. These documents have influenced the policies included in the LDP along with the allocation of sites both in relation to mineral workings and in relation to safeguarding.

People, Place, Future: The Wales Spatial Plan Update (WAG, 2008)

- 2.5 The Wales Spatial Plan (WSP) provides a framework for the future spatial development of Wales. Ceredigion County, along with Carmarthenshire and Powys are identified as the main population settlements which make up the Central Wales area which is identified as “as the heartland of rural life and one of the storehouses of Wales’ environmental capital.” The accompanying strategy for this area recognises:
- The importance of building on key centres whilst improving linkages and spreading the benefits and growth to the wider hinterland and rural communities so as to sustain communities (places to live and work)’;
 - Responding to the needs of our rural communities and hinterlands by enabling appropriate and integrated growth and development, and empowering local communities to enhance their level of sustainability;
 - Supporting the existing rural economic sectors, including agriculture;
 - Broadening the economic base, building on the Area’s higher education infrastructure and introducing new sustainable economic opportunities;
 - Maximising the region’s rural and natural integrity, to build higher value sustainable tourism and to enhance its role in responding to the effects of climate change; and
 - Improving accessibility, including ICT.
- 2.6 Furthermore it recognises Aberystwyth as a settlement of National Importance acting as a strategic centre for Central Wales. Aberaeron, Cardigan, Llandysul, Llanybydder (Carmarthenshire), Lampeter and Tregaron are named as Key Settlements which also have an important role to play within the Area.
- 2.7 The WSP and its objectives in relation to the Central Wales Area underpin the Strategy of the LDP. Specific policies and allocations provide the detail which will help deliver the WSP objectives.

One Wales (WAG, 2007)

- 2.8 One Wales sets out the Assembly’s progressive agenda for improving the quality of life of people in all of Wales’s communities. The document sets out actions the Assembly will undertake as part of this agenda and some of these have relevance to the LDP, especially those under the theme of Living Communities and a Sustainable Environment. Additionally more subject specific information can be found in One Wales: Connecting the Nation which is the Assembly’s strategy for transport and One Wales: One Planet, which sets out how the Assembly intends to promote sustainable development. One Wales has influenced many aspects of the LDP.

Iaith Pawb (WAG, 2003)

- 2.9 This document is the national action plan which sets out a strategy to ensure that the Welsh Language is not only supported but also has the right environment to flourish.

Environment Strategy for Wales (WAG, 2006)

- 2.10 The purpose of this Strategy is to provide the framework within which to achieve an environment which is clean, healthy, biologically diverse and valued by the people of Wales. By 2026, the vision is to see the distinctive Welsh environment thriving and contributing to the economic and social wellbeing and health of Wales' population. This Strategy has influenced many aspects of the LDP, in particular the environmental policies and also in deciding the allocations

Regional**South West Wales Regional Waste Plan 1st Review (WAG, 2008)**

- 2.11 The Regional Waste Plan for the South West Wales Region provides a land use planning framework for how to manage waste in the future. The South West Waste Regional Waste Plan 1st Review was published in 2008. The Review is a strategic framework for the preparation of LDPs. It provides strategic information on the types of waste facilities required and the types of locations likely to be acceptable, but does not attempt to bring the two together to identify which technologies should be identified at which site or in which area of search. This process of combining the two elements needs to be undertaken at the local level through the LDP preparation process. The LDP has addressed this through the inclusion of specific policies and land allocation.

The South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS) October 2008

- 2.12 The primary aim of the RTS is to provide a strategic basis for the provision of aggregates in the region for the period until 2021. It contains allocations of future primary aggregate provision for each constituent Mineral Planning Authority area, so providing a clear steer for emerging LDPs. The needs set out by the RTS have been taken into account and reflected in the LDP policies and allocations.

Trafnidiaeth Canolbarth Cymru Mid Wales Transportation (TraCC): Regional Transport Plan (RTP), December 2009

- 2.13 TraCC is the regional transport consortium for Mid Wales region and seeks to deliver improvements to the transport system of the TraCC area. The document emphasises the need for a transport system that effectively reduces the impact of travel/ transport on the climate and supports an economically viable and socially inclusive society. It requires the availability of sufficient revenue support from Government. The added emphasis on

considering sustainable forms of travel, ensuring that accessibility and ease of use are considered within development highlight the important role transport has to play in sustaining communities. The RTP has resulted in the inclusion of policies within the LDP to encourage these forms of travel. In addition specific allocations have been included in the LDP for projects set out in the RTP for which funding has been secured. Subsequent projects will be dealt with through review or through application of the LDP policies as appropriate.

The Welsh Coastal Tourism Strategy: Final Strategy (WAG, 2008)

2.14 This Strategy identifies a clear way forward for the development of Coastal Tourism in Wales. It identifies where work/improvements could occur. Key recommendations that have potential LDP implications are:

- Improvements to the number of moorings and/or facilities which could bring significant local benefits in; Aberaeron, Cardigan and New Quay. The improvements are generally centred around access, parking ability and movement;
- That two pilot 'Coastal Recreation Areas' are identified with the aims of integrating resource planning, improving visitor management, establishing standards and consideration of revenue implications. It has not been identified where these areas are and therefore there is a possibility that somewhere within Ceredigion could be identified.

2.15 Although no uses for tourism have been allocated within the LDP, policies included which relate to tourism and general development enable such schemes as identified above to come forward provided they are developed in an appropriate manner.

Local

Ceredigion 2020 – Ceredigion Community Strategy (C2020) (Ceredigion CC, 2003)

2.16 Ceredigion C2020 sets out a vision of how the County as a whole, specific parts of it or local communities, will evolve in the next 10 - 15 years. It emphasises that by providing a strategic framework for collaboration, the C2020 Strategy will be a means of maximising economic, social and environmental benefits locally from such investment. It provides the overarching strategic framework for all other Council plans and strategies and therefore the LDP plays an important role in assisting in the delivery of its existing (and revised) objectives.

2.17 The current C2020 Strategy is being reviewed and part of this review has been done alongside preparation for the LDP (including events held in 2008 with regard to issues and visioning). Continued liaison will ensure that the LDP and Community Strategy remain complementary. Where the revision of the C2020 Strategy warrants a change in the LDP, this will be considered and addressed, where appropriate, through the LDP review stage.

Ceredigion Young Persons Plan (CYPP) (Ceredigion CC, 2008)

2.18 The CYPP is one of the four main plans the Council is required to produce and its aim is to improve the wellbeing of children in the County. It is a high level strategic document that has seven core aims. Those that have a direct relevance to the LDP are those that encourage:

- Access to play, leisure, sporting and cultural activities; and
- A safe home and a community that supports physical and emotional well being.

2.19 A number of the LDP policies and allocations help towards addressing these aims.

2.20 As the CYPP is a 3 year plan, any change in its aims during the LDP period will need to be further considered and where necessary and appropriate, addressed through a review of the LDP.

Bywyd Da: Ceredigion Health, Social Care and Wellbeing Strategy 2008 – 2011 (Ceredigion CC, 2008)

2.21 Bywyd Da is Ceredigion's Health, Social Care and Wellbeing Strategy. Its main vision is for people to have access to services so that they can improve their own health and wellbeing. It sets out four strategic themes, each with key objectives. Of relevance to the LDP are:

- Ensuring that sustainable development is considered in policy & service planning through the application of the C2020 Integrated Impact Screening Tool and the NHS Screening Tool – Healthy Sustainable Wales;
- By providing care in the most appropriate place;
- By linking in at an early stage with the LDP planning team prior to progressing any capital projects in the county; and
- The need to promote physical activity and improve nutrition in the fight against rising obesity.

2.22 A number of the LDP policies and allocations help towards addressing these objectives.

2.23 As the Strategy is a 3 year plan, any change in its aims during the LDP period will need to be further considered and where necessary and appropriate, addressed through a review of the LDP.

Cardigan Bay Action Plan: Final Report 2007 (WAG, 2007)

2.24 Cardigan Bay has been identified by the Welsh Government as an area for regeneration and enhancement. This document sets out priorities for the regeneration of the Bay. These will have a direct bearing on tourism and therefore the LDP takes into account these priorities. These projects are:

- Cardigan Bay Coastal Footpath Loops and Links;

- Beach Access and Facilities: Borth, Aberaeron, New Quay and Mwnt;
- Marina and Harbour Improvements: Aberystwyth Harbour ;
- Public Transport Accessibility: New Quay Road Train;
- Coastal and Visitor Management: New Quay pilot “Coastal Recreation Area” ;
- Resort Regeneration: Aberystwyth ;
- Heritage, Culture and Events: Preparation of and Events and Promotion Strategy for Cardigan Bay, Llanon Lime Kiln Restoration and New Quay Pepperpot Lighthouse; and
- Beach Defences: Borth, Aberystwyth, Aberaeron, New Quay – Traethgwyn.

2.25 These projects have been taken into account in producing the LDP and where appropriate policies will help ensure that the projects are appropriately implemented.

Local Biodiversity Plan (Local Biodiversity Action Plan Partnership, 2002 and on-going)

2.26 This local biodiversity plan outlines conservation priorities and actions for the County which have been set by the Ceredigion Biodiversity Partnership. This plan is constantly updated with new Species and Habitat Action Plans. Species and habitats have been selected from the Section 42 list of the Natural Environments and Rural Communities Act 2007 and previously Section 74 of the Countryside and Rights of Way Act 2000. Implications for the LDP relate to any of these species or habitats needing to be safeguarded, although particular attention should be paid to specifically meeting targets set by the Ceredigion Local Biodiversity Action Plans (Various) (LBAPs) since these targets are locally distinctive. The LBAP has been taken into account in the selection of sites for allocation and has been reflected in the local policies provided in the LDP.

Ceredigion Local Housing Strategy 2007-2012 (Ceredigion CC, 2007)

2.27 The Ceredigion Local Housing Strategy (LHS) is aimed at helping to develop the strategic/enabling housing role of the Council. In respect of the public and private rented housing sector it provides a policy framework for dealing with housing conditions, including HMO issues, special housing needs including the needs of older people and responds to market impacts associated with student accommodation trends. It also promotes affordability in social rented and intermediate housing and aims to recover empty properties. It will help create safe, balanced and stronger communities and safeguard the Welsh language in all aspects of housing provision. It aims to prevent homelessness and rough sleeping. It also promotes sustainability and energy efficiency in housing investment.

Local Housing Market Assessment (LHMA) Working Paper (March 2009) and Update 2010 (Ceredigion CC)

2.28 The LHMA analysis informs an understanding of population and housing growth trends, the extent to which functional housing markets extend beyond the County boundary and (through the specific Local Housing Needs Assessment) assesses the housing need and demand within the County. This enables the Council to plan housing services/provision and develop sustainable communities. It helps support the LDP in providing evidence for both general and affordable housing policies.

2.29 The Assessment to date indicates that:

- Population growth will continue through net in-migration offsetting a negative natural change;
- A major feature of future population change will be the effect of the ageing-on of the proportionally large post World War II generation as this generation bulge moves from the middle age groups to the elderly;
- The proportion of the elderly, especially the very elderly, in the population will show a large percentage growth with the effects of increased life expectancy;
- Continued in-migration of younger age groups will mitigate the effects, however, the school-age population will continue to fall throughout the period;
- Housing demand and need outstrips supply and is made up of 68% open market to 32% affordable housing need across the County; and
- Housing markets extend over the County boundary along the Teifi Valley.

2.30 The Assessment informs the general policy approach to spatial definition of functional relationships that may be said to reflect housing market behaviour at a more local level. One of the advantages of LHMA is that it contains analyses of affordability and other housing issues based on secondary data used at a robust geographical level and therefore it can provide a topical view of changes and trends without requiring a full interview survey.

Regeneration Strategies (Various)

2.31 The Council, together with the Welsh Government and other relevant partners, have investigated the regenerating of key areas within Ceredigion. The studies that have resulted from this collaboration are:

- A Masterplan for Aberystwyth (2007);
- Aberystwyth Strategic Regeneration Area Action Plan 2010 – 2016;
- Cardigan and South Ceredigion Regeneration Plan 2003 – 2006;
- Lampeter Economic Development and Regeneration Strategy Development Framework (2008);
- Llandysul and Pont-Tyweli Spatial Regeneration Strategy (2007); and

- Tregaron Regeneration Strategy (2006).

2.32 These reports identify areas that can be improved/redeveloped/enhanced and how the needs and opportunities identified can be responded to in a creative and visionary way. The findings of these reports have been considered through the LDP process and land allocations have been included where assessment has deemed this as being necessary and appropriate.

Plans and Strategies in adjoining LA areas (Various)

2.33 In preparing the LDP, Ceredigion has considered progress and work on the development plans of adjoining Local Authorities (Carmarthenshire, Gwynedd, Pembrokeshire and Powys), and National Park Authorities (Pembrokeshire Coast and Snowdonia). The Council continues to liaise with these Authorities regarding the production of emerging plans (LDPs) and in terms of implementation of adopted plans (UDP and LDP). Further reference to cross border working is referenced in Section 10: 'Delivering the Strategy'.

2.34 Ceredigion LPA has also taken into account plans and strategies, other than development plans, that have an implication for Ceredigion or for which the Ceredigion LDP may have an effect.

Documents generated by Ceredigion County Council as part of the LDP evidence base (Various)

2.35 In producing the LDP the Council has collated a vast amount of evidence which has assisted in identifying the issues which need addressing, including in relation to different types of need (housing, economic, retail and so on). All of this forms part of what is commonly referred to as the evidence base.

2.36 This evidence is reported in a number of formats and includes Background and Technical documents as well as Topic Papers. The Background and Technical documents tend to be detailed analysis of specific aspects, for example, the Affordable Housing Viability Study (DVS, 2010). The Topic Papers provide an overview of the issues in relation to a certain topic, for example nature conservation, drawing on any background or technical documents along with input from various engagement sources. The Topic Papers provide a way forward in terms of the approach the LDP should take, which assists in identifying what policies and allocations need to be included.

2.37 This evidence base will be kept under review during the lifetime of the LDP. Documents will be updated periodically as appropriate. New evidence will feed into the review process of the plan, or into subsequent versions of the LDP whichever is most appropriate.

2.38 The current versions of these evidence base papers are available to view on line at <http://www.ceredigion.gov.uk/index.cfm?articleid=181>.

3. Overview of the County

- 3.1 Ceredigion is a sparsely populated and geographically large County (159,500 ha). Its 6 main towns; Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron, together with neighbouring border towns support a large rural hinterland. Cardigan Bay, the Cambrian Mountains and the Dyfi and Teifi estuaries form natural outlines for the County's borders.
- 3.2 Ceredigion is made up of 6 main towns, a range of smaller towns and larger villages followed by a plethora of smaller villages, all interspersed with individual or clustered patches of development; all of which look to one another to provide a full range of functions.
- 3.3 The majority of the County's population is located along the coast, with many fewer people living in the upland areas inland. The 2009 Mid Year Estimate of Ceredigion's population is 76,400⁵ and, assuming that the long-term trend of in-migration continues, this figure is projected to increase to around 86,000⁶ by 2022, despite the higher number of deaths than births in the county. Life expectancy at birth was the highest in Wales in 2006-8 (80.7 years for males and 84.2 years for females) and is expected to continue to increase. Coupled with the bulge in the population profile caused by the ageing post-war baby-boomer generation, the proportion of the elderly will increase markedly.
- 3.4 With over half of the resident population (54.8%) possessing an understanding the Welsh language, it is an integral part of Ceredigion's social fabric. However, there are significant differences between the parts of the County with the highest and lowest proportions of Welsh speakers. As Ceredigion's population changes there are concerns over the strength of the language, especially as young people who benefited from compulsory Welsh language education within the County move away.
- 3.5 According to the Census 2001⁷ there were 32,975 dwellings of which 30,879 were occupied by resident households. The ratio of households to dwellings was therefore 1:1.07. Homes of 'lifetime' design standards are in short supply. Further, general housing quality standards are low. One third of the housing stock is of pre-1919 construction. Registered Social Landlord (RSL), Cymdeithas Tai Cantref had 844 units of accommodation in management in Ceredigion and Mid-Wales Housing Association a further 120 (2005). At 2005, Ceredigion County Council housing stock comprised 2281 dwellings⁸. The total Council housing stock, all of which was below the Welsh Housing Quality Standards (WHQS), was transferred in November 2009 to a new RSL, Tai Ceredigion, to facilitate the release of funds to upgrade the stock.

⁵ Mid Year Estimate rounded to nearest 100: Source: Population Estimates Unit, ONS, Copyright 2010

⁶ Based on projections produced by Ceredigion County Council in 2010, see Background Paper.

⁷ Household spaces, Census 2001

⁸ Ceredigion Council Housing Condition Survey, 2005.

- 3.6 The Local Housing Market Assessment (update summary 2010)⁹ identifies that the mean house prices in Ceredigion in 2009/10, at around £170,000, were almost seven times higher than the median household income. Affordability ratios have hardly changed from the period immediately preceding the financial crisis of 2008. A similar disparity exists between income and private sector rents, which in Ceredigion exceed the Welsh Government proposed guideline that 25% of household gross income (£25,400 at 2009/10)¹⁰ is an appropriate gauge of affordable rent. The large disparity between incomes and house prices and incomes/rents creates a need for around 136 affordable homes per annum across the plan period, to complement the existing stock. The disparity between incomes and house prices/rents means that the need for affordable housing is likely to grow.
- 3.7 Ceredigion's unemployment rates match Welsh and British averages despite the ageing population reducing the proportion of working age people. However, with the retired population rising by around 40 - 48% by 2022, a labour shortage may emerge. Currently Ceredigion has high levels of home working, long distance commuting, self-employment and part-time employment. Public services, education, tourism, leisure and agriculture dominate the employment structure within the County.
- 3.8 Reviews being undertaken by tertiary establishments (Aberystwyth University, University of Wales Trinity Saint David and Coleg Ceredigion) could result in disposal of some educational buildings along with the development of new sites.
- 3.9 Non-agricultural employment opportunities have historically been located in or close to the County's main towns of Aberystwyth, Cardigan and Lampeter (including the Aeron Valley). This pattern of development has essentially focused employment opportunities towards the west of the County reducing access to local jobs in the east.
- 3.10 Tourism makes a major contribution to the County's economy and currently several strategies aim to promote and enhance Ceredigion's tourism industry; including the Cardigan Bay Action Plan (WAG, 2007), a pilot Sustainable Rural Development Initiative focused on the Cambrian Mountains (Cambrian Mountains Submission Group, 2007) and the Welsh Coastal Tourism Strategy (WAG 2007).
- 3.11 Aberystwyth has the largest and most varied shopping facilities acting as a regional centre for the mid Wales area. Cardigan and Lampeter also serve a wide area, with Tregaron, Llandysul and Aberaeron also serving relatively large areas. Outside the main centres shopping services are provided through a range of local and village shops, plus mobile services. Nonetheless the majority (62%) of households are located more than 500m away from their nearest store selling food. However an increase in online shopping will be influential, especially in areas within delivery catchments of

⁹ Update to Draft LHMA March 2009 (Ceredigion County Council, October 2010)

¹⁰ Ibid.

larger superstores. Access to food stores is just one component in creating strong, vibrant and sustainable futures for Ceredigion's rural communities, as advocated by the Ceredigion 2020 Community Strategy.

- 3.12 Retaining existing local facilities and encouraging the provision of new ones plays a key role in sustaining the community. The rural nature of the County has a significant effect on the provision and delivery of health, social care and well-being, as the cost, both in time and finances, of providing support/services in rural areas, is much greater and is often dependent on private transport. There are also issues of under-subscription within many of Ceredigion's schools (Primary and some Secondary), with some rural schools already closed. A review of Ceredigion's current education system (2008-09) will result in land use implications, such as new school sites, extensions or closures.
- 3.13 Facilities for recreation vary across the county, with formal, organised activities predominantly located within the main towns, larger settlements and tourist areas. Ceredigion has over 2506 km of public rights of way (7.5% of the Wales total), approximately 80km of coastline and 25,693 hectares of access land – 14.2% of the County area. The Ceredigion Rights of Way Improvement Plan (ROWIP) indicates that at 2006, the public assessment performance measure was that only 40% of paths were easy to use (compared with 50% in Wales).
- 3.14 The County is rich with international and national nature conservation designations, including; 12 Special Areas of Conservation (SACs) (plus 4 SACs outside Ceredigion which could be affected by the plan), 2 Special Protection Areas (SPAs), 2 Ramsar sites, over 100 Sites of Special Scientific Interest (SSSIs), 6 National Nature Reserves (NNRs) and Wales's only Biosphere, assigned by the UNESCO (United Nations Educational, Social and Cultural Organisation).
- 3.15 In addition to these designations there are across Ceredigion, both rural and urban, ecosystems that provide essential services and resources. For instance the County's peatland bogs aid water purification and flood control. In fact the Cambrian Mountains make up over 20% of Wales' organic soils, therefore providing a carbon sink of national importance (Land Use Consultants, 2007).
- 3.16 A high quality, picturesque, natural environment is also integral to Ceredigion's character and tourist economy. LANDMAP, the Countryside Council for Wales' new landscape assessment tool, has classified on its Visual and Sensory layer the majority of Ceredigion's coast as 'Outstanding', which complements the 35km already designated as a Marine Heritage Coast. However, the coast is also where many larger settlements are located and is an important area for tourism development. According to The Register of Landscapes of Historic Interest in Wales there are four landscapes of Special Historic Interest (Upland Ceredigion, Lower Teifi Valley; Drefach-Felindre and the Tywi Valley) and twelve Historic Gardens of National Importance (Hafod; Nanteos, Plas Penglais, the

Aberystwyth and Llanbadarn Campuses, National Library of Wales; Alltrodyn, Coedmore, Derry Ormond, Llanerchaeron, Llanllyr, Lodge Park, Pigeonsford walled garden, Trawsgoed and Cardigan Castle) in Ceredigion.

- 3.17 Ceredigion's historic 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 around 425 abandoned metal mine sites and trial digs, 234 Scheduled ancient sites and monuments, (nationally protected), 1883 listed buildings, (mainly Grade II with 10 Grade I) and 13 Conservation Areas. Two Heritage Schemes currently operate within the County (Aberystwyth and Llanddewi Brefi and Pontrhydfendigaid).
- 3.18 Ceredigion's metal mines remain very important as historical and cultural landmarks, but mineral extraction in Ceredigion today is confined to the extraction of sand and gravel, and the quarrying of sedimentary rock, to produce crushed rock aggregate, and, at the local level, to provide fill material and local building stone. There are no limestone quarries, or sources of secondary aggregate, but some limited opportunities for the re-use of construction, demolition and excavation materials. Rock reserves are well in excess of the 15 year requirement set out in the South Wales Regional Aggregates Working Party Regional Technical Statement and Ceredigion's sand and gravel resource is of regional importance making up for the absence of any accessible marine aggregate sources (the nearest Bristol Channel landings being well beyond the notional 30Km haulage limit).
- 3.19 Currently Ceredigion's ecological footprint is higher than the Welsh and lower than the British footprints. However, Ceredigion does make a significant contribution to renewable energy production and therefore to carbon emissions reduction, as it plays host to a large hydro-electric power scheme (56MW) and 4 wind farms (80.45MW). The Welsh Government has also designated a Strategic Search Area, SSA D Nantymoch, in North-West Ceredigion extending into Powys, within the Cambrian Mountains. The target for electricity production from this source is 140 MW by 2010, however electricity grid infrastructure is currently inadequate and new infrastructure routes are being evaluated.
- 3.20 Minimising waste is a further means to reduce carbon footprint. Ceredigion is currently the highest performing Authority in Wales for recycling /composting, diverting 48.09% of Municipal solid waste from landfill during 2008/9. Due to the small volumes of waste generated within the county, it has no active landfill sites and little prospect of any new ones. Currently all residual municipal waste is sent for final disposal in Powys.
- 3.21 A major impact of climate change on Ceredigion will be the increased risk of flooding. According to the two Catchment and Flood Management Plans (EA, Loughor to Taf Flood Management Plan 2007 and Pembrokeshire and Ceredigion Flood Management Plan 2010) that affect the area, flooding occurs from a number of sources including; rivers, the sea, urban surface

water run off, inadequate land drainage and run off from fields. Despite plans specifying flooding hot-spots, with so many of Ceredigion's major towns and settlements, partially or fully within fluvial or coastal flood plains, it is a matter that merits considerable countywide attention. Work on Aberaeron's sea defences is currently underway, to combat the forecast rise in sea levels, however the Cardigan Bay Shoreline Management Plan (SMP 1, 2004) has suggested 13 areas where a 'retreat' from the existing defence line should be considered - work is currently underway regarding SMP 2.

- 3.22 A lack of sewage capacity exists within the County. The highest proportion of settlements without public sewerage facilities are the smaller settlements. Preparation of the LDP has included continuous dialogue with Dwr Cymru Welsh Water (DCWW). This provided opportunity for the Council to engage early on with DCWW over the settlements which are to receive the majority of growth.
- 3.23 The urban-rural divide with regard to infrastructure is often cited as a hindrance to the sustainability of rural communities. There is a danger of an urban/rural divide in the quality of broadband and mobile phone infrastructure. Although virtually all households have mains electricity, mains gas is still limited to a few larger settlements. On the plus side, although parts of Wales have been identified as vulnerable to water deficit in prolonged drought years, none of these areas are located within Ceredigion (DCWW, 2007), though there is always the need to reduce the demand for water.
- 3.24 Ceredigion's main transport provision is heavily influenced by its geographic location, size, topography, rural nature and dispersed population. At present, there is a high level of reliance on the predominant road network infrastructure (114 km trunk and 158 km principal county roads) servicing a high proportion of private and commercial motor vehicle journeys. Rail-based public transport within the County is limited to the Aberystwyth to Shrewsbury/Birmingham Cambrian line and the Aberystwyth to Pwllheli Cambrian Coast line, with stations at Aberystwyth and Borth only. Public bus services link main towns to each other and to others outside the county (Traws Cambria service). A range of public, private and community transport services, of varying frequencies, serve more isolated areas. The accessibility of housing, employment and services, both public and commercial, is limited, with 5 of Ceredigion's 6 main towns rated as only having 'medium' accessibility, in a central Wales context. The Regional Transport Plan (RTP) sets out priorities in relation to transport investment, with a thirty year overview and a five year priority programme which is the basis for funding bids.

4. Summary of Key Issues

4.1 The Key Issues identified for the Ceredigion LDP are the product of extensive review and engagement, which has taken into account updated policy and strategy guidance, stakeholder opinion and debate. The Key Issues are the distillation of broader lists of issues, identified in the background Topic Papers for the LDP, as agreed by Stakeholders and Members in the Autumn of 2008 and further amended during subsequent stages in the production of the LDP.

4.2 The Key Issues for Ceredigion can be identified within several themes as follows:

1. Level and type of growth
2. Distribution of growth/development
3. Form of growth
4. Community
5. Welsh Language
6. Environment and Climate Change
7. Infrastructure and Services

4.3 References will be made throughout the document to help illustrate how objectives and policies will help address these Key Issues.

4.4 The Key Issues are:

Key Issue 1: Level and Type of Growth

KI 1.1

The need to decide how the county responds to the growth projected to occur in the County up to 2022 as a result of immigration, changing demographics and economic activity. The population of Ceredigion is set to rise and age across the plan period. In parallel, there is projected growth in the economy of potentially 4,000 jobs.

KI 1.2

The need to ensure that, whatever the level of growth, the type of development properly addresses identified needs, which include

- i. Affordable housing
- ii. Needs of an ageing population
- iii. Needs of special interest groups
- iv. Need to promote sustainable, inclusive communities based on sustainable development
- v. Need to sustain and develop local facilities
- vi. Need for appropriate economic development to sustain communities, particularly their young people.
- vii. An adequate supply of land for economic development where the nature of the expected development calls for the provision of employment sites

- viii. Opportunity for the specific needs of the key economic drivers (identified as public services, education, tourism, leisure and agriculture) to be met
- ix. Opportunity for people to continue to create economic opportunity where they already live (given the rural and diffuse nature of the population).

Key Issue 2: Distribution of Growth/Development

KI 2.1

The need to ensure that the distribution of growth contributes to a clearer emphasis on local connections, with good access to essential services and facilities, support for the Welsh language and a greater resilience to external change, for the sake of building stronger communities.

Key Issue 3: Form of Growth

KI 3.1

The need to achieve styles and forms in new development that provide a 'sense of place', that respect and enhance the historic environment and character of the area; that help ensure that future developments occur in a way that benefits the health and well-being of communities; are responsive to the need for adaptation and mitigation of climate change by embracing sustainable building methods and renewable energy infrastructure; help promote the Ceredigion economy; and prevent further biodiversity losses in rural and urban areas.

Key Issue 4: Community

KI 4.1

The need to ensure that Ceredigion develops and strengthens its communities and cultural heritage through the strategic use of growth or regeneration opportunities and through securing better access to appropriate health, education, community and ICT facilities from such development: by providing inclusive opportunities for physical and social activity, safeguarding existing facilities, considering carefully the potential for additional development to strengthen or dilute the existing community, securing affordable housing, lifetime homes and appropriate economic opportunities to sustain balanced lifelong communities.

Key Issue 5: Welsh Language

KI 5.1

With over 50% of the population having an understanding of the Welsh language, there is a need to ensure, so far as possible, that development fosters and strengthens the language.

Key Issue 6: Environment and Climate Change

KI 6.1

The need to ensure that development assists in managing and reducing climate change and mitigating climate change effects. This issue necessarily involves ensuring that development is sustainable in terms of its location and design.

KI 6.2

The need for the development of appropriate renewable energy resources, both as ends in themselves (e.g. wind farm Strategic Search Area D, Nantymoch (SSA D)) and as part of other development.

KI 6.3

The need to protect and enhance biodiversity, ecological connectivity and visual amenity and to identify and protect the most important local features of the landscape and biodiversity through appropriate local designations.

KI 6.4.

The need to ensure the protection and enhancement of ecosystem services as well as air, soil and water quality generally; protection against noise and light pollution and land instability; and to reduce demand for water and protect local geodiversity.

KI 6.5.

The need to identify and safeguard the county's mineral resources, maximise the use of secondary and recycled aggregates and maintain a level of aggregates supply in accordance with the recommendations of the RAWP RTS.

Key Issue 7: Infrastructure and Services

KI 7.1.

The need to ensure that infrastructure requirements for transport, communications and utilities are clearly identified and wherever possible, come forward in parallel with the development they support. Similarly, where climate change leads to a need to reassess the sustainability of existing infrastructure, the implications of this for development will need to be considered (e.g. rising sea-levels and managed retreat).

KI 7.2.

The need to ensure that Ceredigion makes sufficient land available for resource recovery and waste management facilities to enable all National and International obligations relating to waste to be satisfied; and the need to encourage all development to reduce and manage waste sustainably.

5. Vision and Objectives

Vision

- 5.1 The LDP Vision has been informed by:
- a Stakeholder workshop held in June 2008 aimed at informing both the revised Community Strategy and the LDP;
 - subsequent discussion of draft visions with the KSG and Members;
 - responses received to the formal consultation on the Preferred Strategy; and
 - assessment of the various parts of the Preferred Strategy as part of the SA/SEA process.
- 5.2 The current characteristics and context of the County, along with identified issues, have helped inform the above discussions and deliberations.
- 5.3 Initial discussion at the June 2008 stakeholder event identified that the existing vision set out in the Community Strategy (Ceredigion C2020) wasn't specific or unique enough for Ceredigion. The event identified a variety of themes and matters that should be considered for inclusion in any future vision(s).
- 5.4 Due to different timescales, work on the LDP Vision has progressed in advance of that relating to the Community Strategy review. However, given the joint approach to early engagement the general themes covered by the two visions should not be that different.
- 5.5 Subsequent input from the KSG and Members helped improve the wording and essence of the Vision, with the SA/SEA assessment process further improving the Vision by identifying any gaps in relation to key issues that deserved a mention.
- 5.6 The Vision that the Ceredigion LDP should help to deliver is therefore as follows:

From the Cambrian Mountains to Cardigan Bay, Ceredigion will remain a scenic and biodiversity rich county, committed to maintaining, enhancing and benefiting from its beautiful coastline, uplands and river valleys.

It will be home to a vibrant network of engaged and bilingual communities, both urban and rural, whose residents enjoy good health and wellbeing. These communities will celebrate their cultural heritage, and influence and embrace change to meet 21st Century challenges, including climate change. By supporting and enhancing the County's urban and rural service centres, their inter-relationship will be strengthened, the necessity to travel will be reduced and access to local and sustainable facilities will be enhanced and secured.

Through sustainable development and protection of its resources, Ceredigion will also be recognised for its enhanced environment and will provide and ensure appropriate and high quality housing and a strong, diverse and progressive economy.

Objectives

- 5.7 The following LDP Objectives set out how the Vision will be achieved in order to address the Key Issues set out in Section 4. Again the Objectives have resulted from a wider discussion around the types of issues that need addressing and where Ceredigion should be by 2022 and beyond. The Objectives have been discussed and further improved following consideration by the KSG and Members, the Preferred Strategy consultation and also as a result of the SA/SEA assessments.

Level, Distribution and Type of Growth (Key Issues 1 and 2):

Objective 1:

To provide for a range and mix of housing to meet the urban and rural housing requirements and varied needs of the growing and ageing Ceredigion population between 2007 and 2022.

↪ Key Issues: KI 1.1, KI 1.2 & KI 2.1

Objective 2:

To promote a sustainable, diverse and progressive rural economy for the benefit of Ceredigion and its local communities; and to encourage the regeneration and evolution of the County's towns so that they are ready to meet the challenges of a modern and dynamic economy.

↪ Key Issues: KI 1.1, KI 1.2, KI 3.1 & KI 4.1

Objective 3:

To encourage the growth of a sustainable retail sector to maintain and enhance vibrant town centres and to protect and develop local and community retail facilities throughout the County.

↪ Key Issues: KI 1.2 & KI 4.1

Objective 4:

To encourage and promote a year round sustainable, environmentally friendly tourism sector throughout Ceredigion that is supported by a good accommodation base that caters for a wide range of markets and provides a range of facilities for all seasons.

↪ Key Issues: KI 6.1

Objective 5:

To promote a pattern of growth that helps to sustain the vitality not only of the towns and their immediate rural hinterlands but also the rural communities of this large county, in such a way as to enhance social, cultural, economic and environmental characteristics and to maximise sustainable accessibility and connectivity.

↪ Key Issues: KI 1.2, KI 2.1, KI 4.1, & KI 6.1

Form of Development (Key Issue 3):

Objective 6:

To sustain and enhance a high quality built environment which; allows for innovative design, reflects a sense of place, is easily accessible, useable, safe to live in and helps improve the health and wellbeing of its communities.

➤ Key Issues: KI 1.2, KI 3.1 & KI 7.1

Community (Key Issue 4):

Objective 7:

To enhance and help ensure the provision and protection of an appropriate level of and access to education, health, cultural, social, recreational, community, sport and leisure facilities and services.

➤ Key Issues: KI 1.2, KI 2.1 & KI 4.1

Welsh Language (Key Issue 5):

Objective 8:

To support the development of the Welsh language and promote inclusive bilingual communities within Ceredigion.

➤ Key Issues: KI 1.2, KI 2.1, KI 4.1, & KI 5.1

Environment and Climate Change (Key Issue 6):

Objective 9:

To ensure development minimises Ceredigion's greenhouse gas contribution, both singularly and cumulatively; and to seek a reduction wherever possible. To ensure that all developments are adaptive and resilient to the changing nature of the climate and work toward reducing the risk from flooding.

➤ Key Issues: KI 3.1, KI 6.1, & KI 7.1

Objective 10:

To seek a balance between renewable energy generation and environmental conservation, in particular in relation to wind energy and in determining the role of other renewable energy technologies.

➤ Key Issues: KI 3.1, KI 6.2 & KI 7.1

Objective 11:

To conserve and enhance Ceredigion's landscape encompassing the visual, historic, geological, ecological and cultural environments.

➤ Key Issues: KI 6.1 & KI 6.3

Objective 12:

To prevent loss of and enhance biodiversity and its connectivity across Ceredigion, including local priority species and habitats, whilst improving the enjoyment and understanding of biodiversity by encouraging access to sites of conservation interest; providing their ecological integrity can be safeguarded.

↳ Key Issues: KI 3.1, & KI 6.3

Objective 13:

To encourage a sustainable approach to developments in coastal locations while protecting the integrity of the area's natural and physical heritage.

↳ Key Issue: KI 6.1

Objective 14:

To protect and manage Ceredigion's ecosystem services and natural resources, including soil, air, water and geodiversity, in order to maintain and enhance their value today and for future generations.

↳ Key Issues: KI 6.1 & KI 6.4

Objective 15:

To provide an adequate and sustainable supply of mineral resources to meet society's needs, without compromising the environment, amenity, geodiversity or future resource needs.

↳ Key Issues: KI 6.4 & KI 6.5

Infrastructure and Services (Key Issue 7):

Objective 16:

To assist in improving the potential for sustainable travel; equality of access; and the connectivity of the county for the sake of its economy, its communities and their health and well-being.

↳ Key Issues: KI 1.2, KI 3.1, KI 6.1 & KI 7.1

Objective 17:

To encourage adequate provision of utilities throughout the county.

↳ Key Issue: KI 7.1

Objective 18:

To provide for the sustainable management of waste and recovery of resources, aiming to minimise adverse environmental, human health, social and economic impacts, maximise social and economic opportunities, and meet the needs of communities and businesses.

↳ Key Issues: KI 7.1 & KI 7.2

Table 5.01: The Main Relationships between Objectives and the Key Issues and also Policies and the Objectives

Objectives	Key Issues	Policies
Level and Distribution of Growth		
1	KI 1.1 KI 1.2 KI 2.1 KI 4.1 K5.1	S01 – S05, LU01 – LU05, U07- LU09, DM01, DM05.
2	KI 1.1 KI 1.2 KI 3.1 KI 4.1 K5.1?	S01 – S05, LU11 – LU21, DM01
3	KI 1.2 KI 4.1 K2.1 K5.1	S01 – S05 LU18 – LU21, DM01
4	KI 1.2 KI 4.1 KI 6.1 KI 5.1	S01 – S05, LU14 – LU17, DM01.
5	KI 1.2 KI 2.1 KI 4.1 KI 6.1 K5.1	S01 – S05, LU01, LU11 – LU22, DM01
Form of Development		
6	KI 1.2 KI 3.1 KI 4.1 KI 6.1 KI 6.3 KI 7.1	S01, LU02, LU06, LU24, DM01- DM15, DM17- DM20.
Community		
7	KI 1.2 KI 2.1 KI 4.1 KI 5.1	S01 – S05, LU17, LU18 – LU24, DM03 –DM06, DM14, DM15.
Welsh Language		
8	KI 1.1 KI 1.2 KI 2.1 KI 4.1 KI 5.1	S01 – S05, LU01 - LU03, LU12, LU22 DM01, DM08.
Environment / Climate Change		
9	KI 3.1 KI 6.1 KI 7.1	S01 – S04, LU01, LU12, LU18, LU22 – LU26, DM03 – DM05, DM10, DM11, DM14, DM15, DM20, DM22, DM23.

10	KI 3.1 KI 6.2 KI 7.1 KI 7.2	S01, LU25, LU26, LU31, LU32, DM05, DM14, DM15, DM17- DM22
11	KI 1.3 KI 6.3	S01 -S04 LU14, LU15, LU24, LU26, DM01, DM05,-DM10, DM13 - DM21
12	KI 3.1 KI 6.3	S01, LU24, DM05, DM06, DM10, DM12 - DM16, DM20, DM22.
13	KI 6.1 KI 6.3	S01, LU14, LU15, DM05, DM06, DM10, DM14 – DM20, DM22, DM23.
14	KI 6.1 KI 6.4	S01, DM03, DM05, DM06, DM10, DM12 – DM23.
15	KI 6.4 KI 6.5	S01, LU27 – LU30, DM05, DM13 – DM20, DM22.
Infrastructure and Services		
16	KI 1.2 KI 2.1 KI 3.1 KI 6.1 KI 7.1	S01 – S05, DM01, DM03 - DM06, DM09
17	KI 7.1	S01 – S04, DM05, DM12, DM13.
18	KI 7.1 KI 7.2	S01, LU11, LU31, LU32, DM01, DM03, DM06, DM 10 - DM20, DM22

6. Section 6: The Strategy and 'S' Policies

Finding your way around the Strategy and its policies

- 6.1 The next few Sections (6-8) set out the LDP Strategy for realising the Vision and Objectives along with the policies that underpin and deliver the Strategy.
- 6.2 All three Sections will need to be considered together in determining the suitability of a proposed development during the plan period as they will all help in addressing the Issues and in delivering the Vision and Objectives.
- 6.3 Section 6 'The Strategy' sets out the Plan's Strategy as to how the Ceredigion LDP Vision and Objectives will be achieved. It sets out the broad intention for managing change and indicates the level of provision to be made for the main growth sectors – which in relation to Ceredigion are employment and housing. It also sets out the 5 key policies (Strategy policies) relating to the level and broad location of growth. This Section also establishes the specific land allocations included in the LDP to meet identified need in relation to land uses including housing, employment, retail (through mixed use sites), minerals, waste and transport (Policy S01). These 5 policies form the link between the level and distribution of growth sought by the Strategy itself and the more detailed policies which follow in Sections 7-8.
- 6.4 Section 7 'Specific Types of Land Use Proposals' sets out policies that need to be taken into account in relation to specific types of land use proposals e.g. retail or tourism. The Section is split according to land use type e.g. housing, employment, retail etc. Although Section 6 may have established in principle the use of a site through its allocation (Policy S01), proposals relating to those allocations will still be subject to compliance with criteria based policies set out in this Section, Section 8 and/or national policies.
- 6.5 Section 8 'Development Management Policies' sets out policy matters that need to be considered in relation to **all** development regardless of the type of use being proposed. Therefore all or some of the policies in Section 8 will apply regardless of whether the application is for a house, shop, play area or extension to a building.

The Strategy: Details

- 6.6 The broad Strategy of the LDP is to improve the overall sustainability of the County and secure the essential health and vitality of the County by strengthening Ceredigion's main towns (referred to in this LDP as the Urban Service Centres), and by acknowledging and responding in a strategic way to the particular need to improve sustainability across the vast rural area of Ceredigion.
- 6.7 National guidance requires that LDPs should set out a sustainable strategy for delivering the Plan's Vision and Objectives. Such a strategy should manage change towards sustainability, secure a sustainable settlement pattern and minimise the need to travel increasing accessibility to modes of travel other than the car. It talks of minimising the need to commute and recognises that in rural areas the majority of development should be located in settlements that have relatively good accessibility and are capable of providing a certain level of local facilities.
- 6.8 Previous Sections of the Plan have illustrated the rurality of Ceredigion. It has shown that although significant economic activity takes place in rural areas, trends in service delivery, lack of suitable housing and work opportunity for emerging households can cause real problems for local rural communities. With over 60% of Ceredigion's residents living in rural areas it is therefore clear that improving the sustainability of these existing local communities can lead to improvements in the sustainability of the County overall.
- 6.9 These issues need to be balanced with the need to promote the County's main settlements, particularly that of Aberystwyth given its National and Regional status.
- 6.10 Underpinning the broad Strategy therefore is the basic principle that the best means of achieving the objectives of maintaining sustainable communities, the vitality of the Welsh language and improving access to services, is to facilitate rural entrepreneurship and to encourage a range of basic services at locations close to the rural population. This will also have the benefit of helping to reduce the need to travel to distant larger centres on a day to day basis.
- 6.11 The Strategy therefore aims to harness growth and use it to help improve the sustainability of Ceredigion by:
- providing opportunities to facilitate at least the projected growth in jobs over the plan period and provide opportunity to meet the need for new homes in line with projected growth; and
 - focusing these opportunities at a few key locations throughout the County in order to maximise the improvements to sustainability Countywide through:

- focusing the majority of growth opportunities in the Urban Service Centres (USCs) (the main towns) so fostering their national (in relation to Aberystwyth) and regional roles as set out in the Wales Spatial Plan; while
- achieving a strong network of Service Centres throughout the County by concentrating development in identified Rural Service Centres (RSCs) in order to help achieve a critical mass of services and facilities which will serve a wider rural hinterland; and
- ensuring that settlements and locations not identified as Service Centres still have some opportunity for growth to help sustain the social and community fabric of those areas during the plan period but that they should not be the focus of general growth.

6.12 This approach will help deliver the Vision and Objectives identified in the LDP and help address the Key Issues.

Settlement Strategy

Settlement Groups

6.13 Underpinning the Strategy was work undertaken to establish a Settlement Strategy for the LDP. This resulted in the identification of Service Centres and associated Settlement Groups. The Council's Topic Paper: Settlement Strategy explains how the 22 Urban and Rural Service Centres and their associated Settlement Groups, set out in Appendix 1 and shown on the Key Diagram, have been identified.

6.14 Each Settlement Group has a Service Centre (either Urban or Rural). Each Group also encompasses other, smaller settlements (smaller relative to the size/role of its Service Centre), groups of dwellings and farms, whose communities are most likely to use the services and facilities of that particular Service Centre.

6.15 Settlement Groups are approximations to complex patterns of local geography for which many alternative arrangements could be suggested. However they have been identified in a way that those living within them may recognise the area as representing their own wider local community.

6.16 The Service Centre for each Settlement Group will take the majority of growth for that Group in line with sustainability principles (see Policy S01, S02 and S03).

6.17 Beyond the Service Centres, in 'Linked Settlements' and 'Other Locations' the level of development permitted will be lower. Such development will be limited to providing for some of the expected demographic change within the existing population thus helping to sustain those communities (see Policy S04). This development should as far as possible be located within

the identified 'Linked Settlements' (see Policy S04). In line with its intended function this development would be expected to come forward gradually across the plan period (see Policies S01 and S04).

Urban Service Centres (USCs)

- 6.18 USCs fulfil the role of both a local centre for the basic range of services for settlements within their Group as well as a role for providing higher level services meeting the needs which cannot realistically be met within the RSC Settlement Groups (see Policy S02). As such they serve large geographic areas.
- 6.19 **Aberystwyth** is the largest town in Ceredigion and fulfills a national as well as a regional role for mid Wales, as acknowledged in the Wales Spatial Plan. It also has a county-wide, sub-county and local role as can be seen from the Settlement Group Statement (LDP, Volume 2A). The Plan aims to maintain and enhance the status of Aberystwyth as a settlement of national importance and as a strategic centre for Mid Wales.
- 6.20 Aberystwyth has been identified as a priority area for focused intervention by the Welsh Government and its partners to fulfil its role as the 'Capital of Central Wales'. Concentrated intervention in the form of a Strategic Regeneration Area (SRA) offers significant opportunity to realise the benefits of a more strategic approach to regeneration. An Aberystwyth Strategic Regeneration Area Draft Action Plan (2010 – 2016) has been developed to help deliver the objectives of the SRA. This builds on some of the matters originally identified in the Aberystwyth Masterplan (2007), and will be facilitated by the LDP. In recognition of its National/Regional status the LDP Strategy provides for a higher level of housing development in Aberystwyth than that suggested by a simple proportionate distribution. The LDP also provides opportunity for all scales of employment uses, particularly in the service, research and office sector and a wider range of enterprise uses on a nearby strategic employment site (Capel Bangor). Additionally it seeks to accommodate retail growth supportive of the important regional role of Aberystwyth providing a choice of comparison and convenience opportunities.
- 6.21 Besides Aberystwyth, Ceredigion has five other main towns identified in existing strategic plans, the Wales Spatial Plan and the 'Ceredigion Six Towns' designation of the Community Strategy. These are **Aberaeron, Cardigan, Lampeter, Llandysul and Tregaron**. In support of and to assist in delivering these strategies the same towns will be used as the USCs in the LDP. Newcastle Emlyn, although located just over the border in Carmarthenshire, serves the same role as Ceredigion's USCs. Carmarthenshire LPA agree that for the purposes of the Ceredigion LDP Newcastle Emlyn will be referred to as an USC and its impact and needs have been taken into account in relation to adjoining settlements which are within Ceredigion.
- 6.22 These other USCs have a sub-regional role in providing a large range of services and facilities to their Settlement Group, as well as various county-

wide or sub-county functions. These roles and functions and their implications for growth are described in more detail in their individual Settlement Group Statements (LDP, Volume 2A). However, in brief, the Plan seeks to ensure that the economic potential of the USCs is maximized, which includes ensuring that their sub-regional retail functions are maintained and enhanced. Additionally, in order to balance any economic and housing growth in these Centres community, health, recreation and leisure facilities will also be supported and encouraged in all USCs.

6.23 Cardigan, Lampeter, Llandysul and Tregaron have been subject to regeneration studies:

- Cardigan and South Ceredigion Regeneration Plan 2003 – 2006;
- Lampeter Economic Development and Regeneration Strategy Development Framework (2008);
- Llandysul and Pontwelly Spatial Regeneration Strategy (2007); and
- Tregaron Regeneration Strategy (2006).

Proposed development in these USCs should continue to have regard to these strategies in line with Policy S02.

6.24 Due to significant physical land constraints in Aberaeron and Newcastle Emlyn it has been necessary to identify a settlement within each of these Groups which would assist in meeting the need that should otherwise be provided in the USC. For Aberaeron this is Llwynceilyn and for Newcastle Emlyn this is Adpar. These have been chosen taking into account a range of factors. In respect of Aberaeron, Llwynceilyn, though not directly adjacent, offers the best interim solution to service housing needs that cannot be met within the town at least until further options can be explored in detail within Aberaeron itself. Llwynceilyn has good public transport links and a level of services safely accessible to pedestrians to mitigate against journeys into Aberaeron by residents to meet some of their everyday needs. It should be noted however that the LPA are committed to re-evaluating options for Aberaeron's long term direction of strategic growth as part of the first review of the plan (2017) and will, subject to the review process, seek to include for housing development, sites behind the school and by Rhiwgoch Road (nearest the existing Aberaeron settlement boundary) provided that access (and other issues) can be overcome. This would lead to a reduction in the housing opportunity currently attributed to Llwynceilyn for this and future plan periods. It should also be noted that if even prior to the review, the numbers committed in Aberaeron exceed that envisaged to be provided within the town this will result in the revising downwards of the number of units to be permitted in Llwynceilyn itself, see Settlement Group Statement for further information. In respect of Newcastle Emlyn USC, Adpar effectively operates as part of the USC and is thereby qualified as a settlement where part of Ceredigion's housing needs should be met on an ongoing basis. See Settlement Group Statements for further information.

6.25 Therefore the LDP has 7 USCs (see Appendix 1):

- Aberaeron (Llwynceilyn);
- Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau;
- Cardigan;
- Lampeter;
- Llandysul;
- Newcastle Emlyn (Adpar); and
- Tregaron.

Rural Service Centres (RSCs)

- 6.26 Settlements have been identified which, by reason of their relative size or range and quality of services and facilities, lend themselves to being designated as Rural Service Centres (RSCs).
- 6.27 By identifying these settlements and concentrating rural development within them the Strategy seeks to strengthen their role in the network of settlements to optimise the prospects for rural communities to meet their own basic needs (Policy S03). This is seen as a critical approach to sustaining communities given the large geographical area which makes up Ceredigion.
- 6.28 Therefore each RSC and its associated surrounding settlements in the Settlement Group constitute a unit which has both a total population representing a viable threshold for many basic services and provides the necessary accessibility to those services. These RSCs are locations where the viability of local provision can be enhanced by being concentrated and better supported by a larger population within walking distance. There will still be those in the surrounding villages that will need to travel by car but their journey to the RSC should be shorter than a journey to the nearest USC. Policies S01 and S03 specify the type and scale of development suitable for a RSC.
- 6.29 There is one settlement that although located just over the border in Carmarthenshire, serves the same role as Ceredigion's RSCs, Llanybydder. Following discussion with Carmarthenshire LPA, for the purposes of the Ceredigion LDP Llanybydder will be referred to as a RSC and its impact taken into account in relation to adjoining settlements which are within Ceredigion. See the Settlement Group Statement for further information.
- 6.30 There are 15 RSCs in the LDP (see Appendix 1):
- | | |
|-------------------------------|-------------------------|
| Aberporth/Parcllyn | Bow Street |
| Cenarth | Felinfach/ Ystrad Aeron |
| Llanarth | Llanilar |
| Llanon | Llanrhystud |
| Llanybydder (Carmarthenshire) | New Quay |
| Penrhyncoch | Pontarfynach |
| Pontrhydfendigaid | Talybont |
| Y Borth | |

Settlements and Locations Other than the Service Centres (Linked Settlements and Other Locations)

- 6.31 Within the Settlement Group there will be other settlements, groups of dwellings and farms. The LDP identifies some of these other settlements as 'Linked Settlements'. Locations that are not named as 'Linked Settlements' will therefore be referred to in the LDP as 'Other Locations'. 'Linked Settlements and Other Locations' are dealt with in Policy S01 and S04.
- 6.32 Growth outside of Service Centres is only sustainable where it serves to allow the existing community to meet **some** of its own needs, particularly where members of the community derive their livelihood in that locality. In accordance with the Strategy, which is to enhance the role and sustainability of the Service Centres by catering for more growth in those Centres, the amount of development acceptable outside of the Service Centres will be limited.
- 6.33 However some continued growth in these areas outside of the Service Centres is required to help maintain vibrant local communities and the Welsh Language. For this reason a proportion of the housing opportunity included in the LDP is reserved for those locations, but the amount will be strictly controlled. Policy S01 and S04 also set out what types of other development may be appropriate at such locations.
- 6.34 The primary reason for identifying 'Linked Settlements' is so that development for local needs outside of Service Centres can be focused to existing locations that have a substantial 'settlement' character already, particularly in relation to new housing. The classification of 'Linked Settlements' has been based on the presence of a substantial built form. For the purposes of the LDP 'substantial built form' has been taken as a settlement which at the start of the Plan period (2007) had 27 housing units or more which were immediately adjacent to each other in one group, or on occasion 2 or 3 groups.
- 6.35 The 'Linked Settlements' vary considerably in size. Some are a collection of residential units only whereas others have a number of basic facilities. All function at some level as a community. As a result the level of growth acceptable within the 'Linked Settlements' in the future will vary. Furthermore, in accordance with the Strategy, part of their housing needs should be catered for in the growth level set for the Service Centre.
- 6.36 Apart from in the 'Linked Settlements' new housing development away from Service Centres will be limited to local affordable housing (see Policy S04 and S05) or rural enterprise needs (see Policy S04 and National Guidance in TAN 6). The LDP also recognises that there will be circumstances which accord with national guidance, particularly TAN 6, where development in 'Other Locations' will be acceptable, for other uses such as a rural enterprise, farm diversification for economic gain and so on.

- 6.37 Policy S04 details how development in 'Linked Settlements and Other Locations' will be managed.

The Settlement Strategy and Future Development:

- 6.38 Policies S01-S05 indicate the **type** and **level** of development appropriate for various locations in relation to the Settlement Strategy.
- 6.39 **Settlement boundaries** are drawn for each of the Service Centres, as shown on the Proposals Map (LDP, Volume 2B), to ensure that development relates to the existing built form and takes place in the most suitable locations. The application of the settlement boundary varies between USCs and RSCs and is specified in Policy S02 and S03 respectively. Development outside of the settlement boundary will only be permitted if in accordance with one of the LDP policies or national guidance.
- 6.40 **'Linked Settlements'** do not have settlement boundaries. Here development will be expected to relate well to the existing built form in line with Policies S04 and DM17. Where development does not relate well to the built form or where the development is located in an 'Other Location' such applications in both instances will be considered against those elements of Policy S04 which apply to 'Other Locations'.
- 6.41 Generally the **allocation** of sites for specific uses is confined to Service Centres, though some allocations are located elsewhere. All allocations are referenced in Policy S01 and are included in the Settlement Group Statement and indicated on the Proposals Map. The specific Settlement Group Statement sets out requirements and known constraints in relation to these sites. For ease of reference the sites are also listed by use type in Appendix 6.
- 6.42 Some settlement boundaries appear to include large areas of **'white land'**, that is land which has not been allocated for any particular use. This 'white land' will have been included within the boundary for various reasons. For example in Cardigan the Bath House area to the north west of the town centre has been included as it benefits from an extant permission for mixed use. Other than for housing the LPA have not generally indicated on the Proposals Map any commitments for development where permission has already been granted, e.g. Bath House. Other potential 'white land' areas include open space, playing fields or burial grounds – all of which are protected by LDP policies and/or national guidance. 'White land' is not therefore necessarily land that is available for development and the LPA should be contacted for further information in relation to any uncertainty regarding the current or possible future use of specific areas of 'white land' within a settlement boundary.

Opportunities for Housing Growth

- 6.43 Part of the Strategy is to ensure that opportunities exist to meet projected growth in dwelling requirements during the Plan period and that opportunities are provided to meet this growth in a way which will strengthen the overall sustainability of the County.
- 6.44 In accordance with Para 9.2.2 of PPW the 2008-based population and household projections for local authority areas produced by Welsh Government were the starting point for deriving a housing requirement for the Plan. This projection methodology and data inputs were analysed by the LA. The assessment concluded that although the general principle, methodology and inputs of the projections were a good basis for deriving a dwelling requirement, they could be improved upon locally. The improvement would overcome problems inherent in modelling the particular demographic circumstances of Ceredigion, and also better reflect the nature of local medium-term demographic trends. On this basis Ceredigion County Council has produced its own set of population and household projections as the basis for the Ceredigion LDP. Full reasoning and details of the methodology applied is set out on the Council's website (Ceredigion Local Development Plan: Background Paper 'Review of Basis for LDP Dwelling Requirement' December 2011).
- 6.45 Over the period of the LDP (2007 to 2022) the population and the number of households in the County is projected to rise by around 7,400 and 5,610 respectively.
- 6.46 To account for the level of vacancy in the dwelling stock the number of dwellings required will usually be higher than the number of new households projected. The most recent source of comparable data is the 2001 Census which indicates the ratio of households to dwellings is in the order of 1:1.07. Applying a similar ratio to the household projections, the number of dwellings is projected to rise by 6,000 from 36,000 in 2007 to 42,000 in 2022.
- 6.47 Although care has been taken to ensure all of the Plan's housing opportunities allocations are capable of being delivered it is inevitable that some of the sites will not be developed precisely as anticipated during the plan period. Consequently in order to ensure the number of dwellings needed can be delivered a contingency allowance of approximately 10% has been added to the overall projection and the plan therefore provides opportunities to meet in the region of 6544 units (see Policy S01).
- 6.48 As is demonstrated in para 6.54 the 'high level spatial distribution' (51:24:25) element of the Strategy (Policy S01) is sufficiently flexible to allow for some deviation in growth levels above or below the current projection without requiring a major review of the Strategy. However demographic data will be monitored and any significant deviations from this projection will be dealt with by review of the Plan.

- 6.49 The LA have not intended there to be any policy element to the housing requirement figure included in the LDP and have chosen a 'predict and provide' approach.
- 6.50 However, it is clear that improving sustainability across the County during the Plan period is more likely to be achieved based on the Council's projections than had the projections resulted in a lower number. With an existing high level of commitments, as will be evident from para 6.52 below, scope for further housing opportunities will greatly assist meeting the Plan Vision and Objectives. The Council's projections will allow for a greater critical mass of housing to be achieved in terms of the Service Centres. This will help strengthen the network of Centres which exist across the County. In turn this will ensure that development is focused back into the most sustainable locations (the Service Centres) in line with the Vision, thus reducing the need to travel, improving the County's resilience, protecting and enhancing its environmental resources and improving the County's sustainability overall. This will predominantly be achieved through the application of the Plan policies to housing opportunities that come forward during the Plan period as those already committed have been granted under a different suite of policies and objectives.
- 6.51 As the Plan period covers 2007 to 2022 some of the housing requirement set out above has already been provided for through existing commitments, which are made up as follows:
- completions: dwellings completed up to 31st March 2010; and
 - outstanding consents: the number of units for which there was a valid planning permission as at 31st August 2010. This figure includes sites that have been commenced and those where a start had not been made.
- 6.52 The commitments are set out in Appendix 2, which shows that 2508 units were already committed as of the 31st August 2010.
- 6.53 It was therefore only necessary to identify opportunity for the further 3492 units plus an element of flexibility through allocations, windfall and non-allocated provision in order for the housing to be provided for by the LDP.
- 6.54 In line with the Strategy opportunities for housing growth are directed predominantly to the Service Centres as follows:
- A minimum of 51% in the Urban Service Centres;
 - 24% in the Rural Service Centres; with
 - A maximum of 25% (or in any event no more than 1522 units) in 'Linked Settlements and Other Locations'¹¹.

¹¹ The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.

- 6.55 This 'high level spatial distribution' (51:24:25) was chosen as it results in a higher concentration of housing in the most sustainable locations than has been the case in the past. This 'high level spatial distribution' allows some flexibility in terms of meeting housing needs regardless of the actual needs that arise during the plan period.
- 6.56 The LPA were keen to ensure that a majority of future housing should be met in the USCs in line with PPW and the role recognised for these Centres in the WSP and Community Strategy. The County's current Unitary Development Plan (UDP), Proposed Modifications 2006, though not adopted, sought to ensure that 45% of all new housing developed between 2001 - 2016 occurred in the same USC locations. To date, 44% of all completions have occurred in these USCs. This shows that the level set in the UDP is deliverable. The LPA were also mindful that currently only 40% or so of the County's population reside in the USCs. This means that a significant proportion live elsewhere; as is recognised by the Strategy. Bearing these factors in mind, and that RSCs will also need to grow if the Council's aim through the LDP Strategy of improving sustainability of the County as a whole is to be achieved, the LPA chose to increase the overall proportional provision in USCs to 51% during the LDP period.
- 6.57 As already noted, LPA recognise the need to bolster the role of the RSCs if the Strategy is to be effective. Although the UDP did not have RSCs, it did have 28 'Large Settlements'. Those Large Settlements between them were apportioned 26% of the overall housing provision for 2001-2016. To date in the region of 24% of completions during the UDP period have been delivered in those settlements. However, this delivery was based on 28 settlements as opposed to the 15 included as RSCs in the LDP. The LPA recognise that it is necessary to grow the RSCs overall if a critical mass is to be achieved capable of sustaining and enhancing community facilities and improving overall sustainability of the rural areas. As such the LPA have provided opportunities through the Plan for 24% of housing needs to be met in the RSCs. This is not an insignificant increase bearing in mind that currently the level of delivery is much lower than this. The LPA recognises that this may mean a significantly larger number for some of the RSCs compared to what they have seen in the past and that this will need to be managed through appropriate phasing and ensuring that the type of development coming forward best meets the needs of that area. This approach is considered appropriate given that the RSCs have been identified as having an increased role for the longer term and not just for this plan period.
- 6.58 Allowing for an element of housing requirement to be met in locations other than the Service Centres recognises the need for some continued growth in the more rural settlements to help maintain community vibrancy and the Welsh language. Under the UDP 32% of new housing completed has occurred in locations other than the Service Centre (up to 2007). It was clear from this past level of development and from the issues raised as part of the LDP preparation that the main focus of development needed to be redirected to the Service Centres if the overall sustainability of the County is

to be improved. The LPA were mindful that although the balance needs to be shifted in the LDP to favour Service Centres that some opportunity should remain to meet future needs which arise in these locations away from Service Centres. Additionally, 19% of the County's LDP housing number was already committed in such locations as of 2010. Therefore bearing all these factors in mind the LPA have applied a maximum of 25% in such locations. This is a marked reduction compared to the delivery to date in terms of the UDP and a step forward in re-directing the emphasis to the Service Centres. This extra capacity above that of existing commitments will assist with the delivery of some of the local needs which will exist, especially in terms of rural exceptions and affordable housing.

- 6.59 The LPA then looked at what this 'high level spatial distribution' (51:24:25) meant in numerical terms for each Service Centre and Settlement Group. The commitments which already exist indicate that if development were to continue to come forward on a similar basis that the distribution of 51:24:25 would not be achieved during the Plan period. Therefore it was necessary to apply a mechanism in relation to the unit numbers not committed (i.e. the remaining requirement as of August 2010 as set out in para 6.53 above) to ensure that over the plan period the overall delivery is indeed 51:24:25. A mechanism was therefore put in place to achieve this through requiring that the remaining housing requirement as at 31st August 2010 be apportioned 60:30:10.
- 6.60 The remaining housing requirement was distributed within the Settlement Hierarchy 60% to the USCs, 30% to the RSCs and 10% for all the 'Linked Settlements and Other Locations'. Each Service Centre got its own specific housing number. Each Settlement Group also got a housing number for all its locations other than the Service Centre, this number is to be a single housing figure to be shared between all the 'Linked Settlements and Other Locations' which make up that specific Settlement Group.
- 6.61 This distribution of housing was calculated on the basis of the Settlement Group populations. This was a mathematical calculation. For example, each of the RSCs got a share of the 30% remaining requirement. The share that the RSC got was based on the RSC's Settlement Group population as a proportion of the population of the County. The same exercise was applied to the USCs and also for all Settlement Groups in relation to all locations other than the Service Centre.
- 6.62 The LPA recognise that this is a mathematical exercise and therefore applied a reality check to ensure that the figure for each Service Centre was appropriate and deliverable. This involved looking at the role of the Service Centre as identified by other key policy documents (Wales Spatial Plan, Community Strategy, Regeneration Strategies), the level of existing commitments; the capacity of the Service Centres to accommodate further growth including consideration of past rates and whether they could be increased and future capacity.

- 6.63 As a result of this reality check it was clear that the particular role of Aberystwyth as a national and regional centre wasn't adequately reflected in the number provided to it through the above mathematical exercise. It was also clear that the opposite was true in relation to the other USCs where the level of growth was too high compared to what could be realistically delivered in those Centres. As a result the remaining allowance given to USCs was reapportioned. This involved top-slicing 50% of the remaining USC allowance and apportioning it directly to Aberystwyth, followed by apportionment of the remainder between all the USCs (including Aberystwyth) on the basis of their Settlement Group populations. This resulted in a housing number which was greater than past rates for Aberystwyth, commensurate to its national and regional status and a housing number for each of the remaining USCs that although greater than past rates were realistically deliverable. This rebalance of the USC share of the remaining housing allowance was the most appropriate solution given the observations noted in para 6.64 and 6.65 that follow in relation to RSCs and also 'Linked Settlements and Other Locations'.
- 6.64 The LPA's reality check concluded that the figure attributed to each of the RSCs was broadly reasonable and realistic. There are a few RSCs which will see growth that is significantly higher than that experienced in the past, however generally this growth had occurred in the Settlement Group area previously but in the less sustainable locations. The LPA consider that through careful management in terms of how and when development comes forward such levels are acceptable (see Settlement Group Statement for detail), particularly given that the role generally foreseen for these locations is a longer term one than just for the plan period. On this basis no refinement was required to that of the mathematical apportionment in relation to RSCs.
- 6.65 In terms of 'Linked Settlements and Other Locations' the numbers being considered are relatively small and any impact can be managed through mechanisms set out in Plan policies (specifically Policy S04). The additional restriction that open market housing will not be permitted in the 'Other Locations' will help assure that the numbers available at such locations go to meet genuine local needs. Although the numbers remaining uncommitted in these locations are low, scope remains to meet both some of the current and future needs through the existing outstanding consents and the numbers which remain uncommitted given that the majority of needs should be met in the Service Centre.
- 6.66 It should be noted that the strategic distribution of housing provision when calculated directly on the basis of 51:24:25 of the projected need of 6000 dwellings results in an apportionment of 1500 units to 'Linked Settlements and Other Locations'. However, because the distribution between each Settlement Group was in fact calculated on the basis of the population proportion of each Settlement Group, this resulted in a total figure of 1522 units for the 'Linked Settlements and Other Locations' cumulatively not 1500. The same slight variation is true in relation to the Service Centres. It is these actual figures that appear in Table 6.1 under Policy S01 and

included in Appendix 2 and which will inform all monthly monitoring calculations. Note that despite this small variance the figures for all the elements of the hierarchy still add up to 6000 units and that when rounded the proportional split remains 51:24:25.

- 6.67 Each Service Centre therefore has a housing allowance (see Appendix 2). The majority of the housing allowance set against each Service Centre is provided for through specific land allocations (Policy S01). These allocations are listed in the Settlement Group Statement (see H and M sites) and shown on the Proposals Map. A list of all allocations is also included for information in Appendix 6. The allowance is also met in part by existing commitments (see Appendix 2). Appendix 2 also details the level of reliance on windfall sites within Service Centres where relevant (Aberystwyth and Aberaeron only). The LPA acknowledge that opportunity for further windfall development may exist within the Service Centres. Policy S02 and S03 make clear when such windfall would be permitted. Where outstanding consents or allocations do not come forward within the Service Centres the LA will consider the reasons for this in order to determine whether further land needs to be included as part of a review of the Plan. More land was assessed as part of the preparation of this LDP than was required for inclusion during this Plan period. Opportunity therefore exists to bring forward the next best site (sites) as part of a review if required
- 6.68 Land allocations for housing are not identified for locations other than the Service Centres therefore development in 'Linked Settlements and Other Locations' would all occur on 'non-allocated' sites. No housing numbers have been applied to individual 'Linked Settlements' or to 'Other Locations'. Instead, each Settlement Group will be able to draw on a pool of housing provision for that particular Group, to best meet some of its emerging needs across the plan period. This pool of numbers is separate to the housing number identified for the Service Centre. This number is applied to all locations outside of the Service Centre and would include any units for affordable units, agricultural workers, rural enterprise etc. No open market housing will be permitted in locations outside of a 'Service Centre' or 'Linked Settlement'. Development in these 'Other Locations' is restricted to affordable housing or TAN 6 rural enterprise dwellings only.
- 6.69 Land in 'Linked Settlements and Other Locations' was not specifically assessed. However, the level of land put forward in such locations as part of the Candidate Sites process (see www.ceredigion.gov.uk/ldp) indicates that opportunities for meeting the provision in locations other than the Service Centres will not be an issue.

Opportunities for Affordable Housing

- 6.70 Based on the Local Housing Needs Assessment (ORS 2004 and update 2008) (LHNA) the LPA were able to calculate a 15 year requirement in terms of affordable housing. This was for 2045 units for 2007-2022.
- 6.71 However, the LDP is not capable of delivering the affordable housing need expressed in the LHNA in view of the level of remaining general housing

requirement for the plan period as at August 2010 (that of 3492 units). This is primarily due to viability issues as will be further explained in the paragraphs that follow. As a result the Plan sets an aspirational target of 1100 units for the plan period (Policy S05).

- 6.72 The target set in the Plan is made up of two elements as follows:
- 6.73 The first is the number of units which have already been catered for to date, since 2007. The affordable housing completions achieved from the beginning of the plan period to 31 March 2010 were 62 Discount for Sale (DFS) units [assumed at 70%] and 6 Social Rented units. Additionally as at 31st August 2010 there were outstanding consents for a further 215 DFS and 122 Social Affordable Housing units. This provides a total existing commitment of 405 units.
- 6.74 The second is the number of units that could be achieved from August 2010 onwards. To work out this contribution the LPA looked at the type of affordable housing needed along with what could be sought in terms of viability.
- 6.75 The LHNA indicates that there are different types of affordable need as follows:
- 9% DFS at 70% Market Value; to
 - 32% at 50% Market Value (both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent) (that is, 41% Intermediate Affordable Housing if the 9% and the 32% are added together); to
 - 59% Social Rented Affordable Housing (to be made available without public housing subsidy)
- 6.76 The Plan aims to cater for these various types of needs.
- 6.77 The LPA therefore undertook a viability assessment to see what level of affordable housing it could viably seek on sites (allocated, windfall and non-allocated) during the remainder of the Plan period based on the aspiration of meeting the various needs which exist. This work identified that a target of 20% affordable housing could be sought in relation to all new housing development (including that of single units).
- 6.78 By applying this 20% contribution in relation to all new applications the yield expected from allocated LDP sites is 527 units, and from windfall and non-allocated sites, approximately 170 units. This is based on the remaining requirement which was 3492 units as at August 2010 (see Policy S01). The LPA also acknowledge that a contribution may also occur in relation to 'Other Locations' outside the Service Centres where housing development of open market housing is not permitted. However, the precise nature of this contribution is difficult to gauge in view of the remaining provision uncommitted, potential claw back of unimplemented consents and

uncertainty as to how many units may be taken up to meet needs under TAN 6.

- 6.79 The target is therefore approximately 1100 units taking into account potential yield from LDP sites (allocated, windfall and non-allocated), existing completions and outstanding consents to date (including known units delivered with public housing subsidy to 31 August 2010).
- 6.80 This target (1102 units), if delivered in line with the various types of needs would be made up of:
- 340 DFS at 70% Market Value (includes completions and outstanding consents as per previous paragraph),
 - 223 at 50% Market Value (both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent); and
 - 539 Social Rented units (at 35% Market Value) (private developer subsidy only).
- 6.81 These numbers will not add up to the need expressed in para 6.75 as they also include commitments – which were approved prior to the LPA seeking to achieve that balance.
- 6.82 It is important to note that the numerical target will be very much influenced by the mix of units supplied. Over the plan period, the required mix may vary, so too then will the target. Clearly the level of discount required on the properties will affect the number of units delivered, if developers are to maintain viability. Variations of the mix will be at the discretion of the LPA as is further detailed under Policy S05. Policy S05 also details how the LPA will seek units in relation to small sites, how the mix will be applied and where there might be a role for commuted sums in some circumstances.
- 6.83 The LPA acknowledge that some of the allocated sites may require contributions to infrastructure provision that take priority over affordable housing. It is not possible to predict the extent to which this will impact on affordable housing delivery until viability is examined in the context of specific proposals. The LPA will therefore monitor the delivery of units against the estimated yield set out in the Allocated Sites Schedules and monitor the overall County total accordingly.
- 6.84 It is the intention of the LPA in conjunction with the Local Housing Authority, private developers and Registered Social Landlords (RSLs) to take a proactive stance for improved and varied partnered development arrangements of all types and tenures of Affordable Housing. Supplementary Planning Guidance: Affordable Housing will provide detail on a range of implementation mechanisms to deliver the Affordable Housing target.
- 6.85 The target set out does not rely on Social Housing Grant contributions from Welsh Government, although it does incorporate known completions and consents delivered with public housing subsidy to 31 August 2010. There is

no information on the extent to which future publicly funded affordable housing development may impact in terms of additional delivery and only what is committed in terms of planning consents for RSLs is incorporated.

Opportunities for Economic Growth:

- 6.86 In order to sustain communities, particularly their young people, the Strategy provides opportunities to meet at least the current projected employment and economic growth (see Policy S01).
- 6.87 The Ceredigion Economic Needs Assessment undertaken by DTZ (2008, updated 2010) identifies that opportunities should be provided to cater for a minimum of 4000 jobs. This takes into account positive economic growth aspirations for the County, recognising the potential National and Regional role of Aberystwyth as a key driver and its role as a Strategic Regeneration Area.
- 6.88 The Assessment predicts that, of this growth, around 23% of it will be in office based activities (B1a), around 15% will be in industrial and warehousing activities (B1b/c, B2 and B8) and 63% in activities that do not require B Use Class sites and premises, for example retail, tourism, health and agriculture.
- 6.89 This shows that the number of projected jobs does not equate directly to a need to allocate employment land since jobs may be created locally without it having any land use implications. Indeed the Assessment indicates that only 37% of potential growth in Ceredigion would be accounted for by uses that could be suitably located on business or industrial parks and that these usually relate to B1, B2, B8 and certain sui generis uses.
- 6.90 The Assessment recognises that the rurality of Ceredigion is a key factor in its economic profile which results in markedly different patterns of travel to work than the national averages. A high proportion of people in Mid Wales work from home, representing 20% of those in employment, the Wales average being 10%, the Teifi Valley being 26%. There are also very high levels of self employment and part time workers in the County. All of this points to the need for a flexible approach in relation to future employment policy provisions.
- 6.91 The Strategy therefore recognises that opportunities for employment should be maximised in the USCs for all scale and type of developments. Employment opportunities which generate a large number of trips, either through what they sell or through the level of workforce required, should be located within the USCs or, where appropriate, on allocated sites located elsewhere (see Policy S01 and S02).
- 6.92 It is also recognised that if the role of the RSCs is to be truly achieved then ensuring opportunities for economic development closer to where people live is essential, but that this should be achieved at a scale suitable to that RSC (see Policy S03).

- 6.93 Likewise it is acknowledged that, due to the nature of the economic base in Ceredigion, a large number of the jobs generated are self employed in nature and that therefore allowing opportunities for businesses closer to where people live, subject to the scale of the development , will reduce trip generation and aid sustainability generally.
- 6.94 Taking the DTZ projections into account therefore along with the nature of economic growth within the County (incl. agriculture, retail, tourism and leisure) and the regeneration strategies (listed previously in Para 6.23), the Strategy is to help meet future growth in two ways. Firstly, by enabling entrepreneurship through a permissive policy approach to economic development proposals throughout the county, which in turn should assist the sustainability of communities and reduce the need to travel. Secondly, by ensuring that enough land has been allocated to provide opportunities to cater for the jobs that would require or benefit from a business or industrial park type location, or a mixed use or bespoke allocation in terms of retail, community, health and other employment uses. The first is dealt with through Policies LU11-LU21. The second is as follows for each key sector type:

B1, B2, B8 and certain sui generis uses:

- 6.95 The service sector is dominant within Ceredigion. Major employers include the Universities in Aberystwyth and Lampeter, Coleg Ceredigion, Institute of Biological, Environmental and Rural Sciences (IBERS), QinetiQ (Aberporth), the Hywel Dda Trust and the County Council. Many of these uses require office type premises.
- 6.96 The DTZ Assessment identified the need to allocate between 26-34ha to meet B1, B2, B8 and certain sui generis uses (including facilities for waste). This need was taken forward and translated into land requirements by the 'Review of Potential Employment sites in the Aberystwyth Area (NLP, 2010)' and the 'Review of Potential Employment sites in South Ceredigion (NLP, 2010)'. This translation into land requirements also involved assessing how much provision should go where. The County is divided into 2 main Travel to Work Areas (TTWA), the Aberystwyth TTWA (which includes Aberystwyth and North Ceredigion) and the Cardigan TTWA (which includes Cardigan, Lampeter, Llandysul and Tregaron). Following this land assessment, 39 ha (net) has been allocated in the LDP for these specific use classes, 23 ha (net) in the Aberystwyth TTW Area, recognising its national and regional role and 16ha in the Cardigan TTWA. This is slightly higher than DTZs assessed needs because there is an inadequacy of town centre sites. The implication of this is that there is increased need for employment space at out of centre locations. Therefore, as out of centre sites cannot accommodate development at such a high density as that of town centre sites, more employment land is required. Opportunities exist within these allocations to accommodate waste needs during the plan period, including the specific allocation of land for waste needs at Aberystwyth (site E0301).

- 6.97 NLP's land assessment concluded that the majority of the need for allocated sites could be accommodated by extending existing business or industrial sites. The only wholly new site justified to be added is that of Capel Bangor, which now benefits from a planning permission for office, warehousing and light industrial. The allocations are listed in the Settlement Group Statements and shown on the Proposals Map – see sites with an 'E' or 'M' prefix. The sites are also listed in Appendix 6 along with a summary as to how the allocations were derived. Requirements and constraints required to be taken into account at the planning application stage are set out in Volume 2A of the LDP: Settlement Group Statements (Allocated Site Schedule). Development on allocated sites will be subject to Policies S01-S04 and LU11.
- 6.98 It should be noted that in addition to 'new' allocations many of the 'existing' sites are also incorporated as employment allocations. Taken together the new and existing land amount to 134ha (gross). This inclusion of existing sites as part of the overall allocations recognises that there may be small parcels of land within existing sites which may contribute to new economic development and/or that some of the existing sites could get redeveloped during the plan period. Their allocation also provides further protection against pressures that may arise from other types of development on such sites.
- 6.99 As the new provision is largely focused on locations where industrial or business sites already exist, not all Service Centres will have an allocation. This is particularly true of the RSCs. The NLP site assessment work concluded that if the role of the RSCs is to be truly achieved then ensuring opportunities for economic development closer to where people live is essential. Although some RSCs have established multi-unit employment sites already in existence, in the absence of specific funding and delivery proposals future development is likely to come forward in the form of single units. Allocating new sites, in the absence of clear public or private funding proposals is therefore likely to hinder rather than assist economic growth in the RSCs unless multi-unit sites already exist. For this reason wholly new sites have not been allocated in the RSCs and applications for B1, B2 and B8 (including certain sui generis uses) will be determined in accordance with Policy S03 and LU12.
- Retail:**
- 6.100 The USCs are the County's main **shopping** centres. Furthermore, Aberystwyth has a regional role in relation to shopping, which reflects its role generally in Mid Wales and the fact that it is the largest town within Ceredigion. A number of the USCs also serve large areas outside the County, particularly Cardigan, Lampeter and Llandysul. Large retail development (see Policies LU18-LU19 for definition) should be located within the USCs. In addition to providing a range of shops and goods, USCs also provide an important focus for cultural activity, tourism and service provision – all of which add to the character, vitality and viability of the centre.

- 6.101 The interest in relation to retail development in recent years has primarily related to Aberystwyth, Cardigan and Lampeter. Retail Needs Assessments were undertaken for these three USCs to provide the LPA with a better indication as to these needs and requirements:
- 6.102 The Aberystwyth Retail Needs Planning Study (CACI, 2007) recommends land use allocations to assist with delivery in relation to retail needs particularly as competition for other land uses will be high.
- 6.103 In Cardigan the 'Cardigan and Lampeter Retail Needs Planning Study (CACI, 2008) and Cardigan and Lampeter Bulky Goods Needs Study Addendum (CACI, 2009)' Assessments recognise that the recent permission at Bath House means that the identified need is already partly provided for; however, a small level of allocation could be provided.
- 6.104 Therefore as a result of the retail needs assessments and the regeneration documents four Mixed Use sites (M0301, M0302, M0303 and M0201), combining retailing and other uses (incl. entertainment, restaurants, offices and housing), are allocated in the LDP for Aberystwyth and Cardigan. Policies S02, LU18 and LU19 will apply to these allocated sites. The need for allocated sites in relation to Aberystwyth and Cardigan is further detailed in Appendix 6.
- 6.105 In Lampeter the level of need indicated is much lower; the CACI 2008 and 2009 Assessments and the NLP 2012 Lampeter Convenience Capacity Analysis all concluded that a policy approach would be an appropriate way forward in helping to meet needs as they arise in line with Policy S02, Policy LU18 and Policy LU19.
- 6.106 In the remaining USCs retail interest and pressures are also much lower and a policy approach provides for a more responsive means of dealing with retail needs as they arise in line with Policy S02-S04, Policy LU18 and Policy LU20.
- 6.107 The role of the RSCs in providing for a choice in daily convenience good needs should be strengthened. Local retail facilities help reduce the number and length of journeys made, reduce elements of social exclusion and help create a better quality of life for residents. The aim is to strengthen the ability of these more rural Settlement Groups to cater for their own daily needs, through strengthening the provision in the RSC. Proposals should however primarily serve local needs and should not be of a scale which would draw customers from further afield who would be more sustainably served through a nearer RSC or indeed USC (see Policy S03).
- 6.108 The role of local convenience shops and small scale retail provision within the 'Linked Settlements' is recognised as being important, especially for goods which serve day to day needs. The further loss of village shops and post offices will be resisted. In order to ensure the survival of rural shops, new approaches in provision may be required (Policy S04).

Tourism and leisure uses:

- 6.109 Tourism and leisure uses often require bespoke provision, reflecting the nature of the proposal, and are far more difficult to predict and provide for in terms of allocations in the absence of known schemes. Any future growth in tourism and leisure facilities will therefore be dealt with at the time of an application, in line with Policies S01-S04 and detailed policies set out in Section 7 of the LDP, rather than through site allocation (see Policies LU14 – LU17, LU22 and LU24).
- 6.110 The exception to this is where stated in the Settlement Group Statement (Allocated Site Schedules) that the provision of open space is required, or where, development of the site requires the relocation or redevelopment of an existing community or leisure facility as part of the overall development.

Agriculture:

- 6.111 Agriculture (which includes fisheries) is also an important employment sector within Ceredigion. Whilst employment in agriculture does not affect the demand for future allocated employment sites, continued restructuring of the sector may present opportunities and challenges. The LPA will therefore need to be able to respond to these changes as they occur and will predominantly rely on national policies to determine such applications (see Para 7.61 Section 7).

Bespoke employment sectors:

- 6.112 The airport at Blaenannerch (**West Wales Airport**) in the South of the County serves a supporting role to the local economy. The curtilage of the airport is shown on the Proposals Map and has been included as a Mixed Use allocation in the LDP (site M0801) in recognition of the Welsh Government's continued support for this facility. Details of the acceptable mix of uses on site are scheduled in the Settlement Group Statement for Aberporth/Parcllyn.
- 6.113 In order to maintain an adequate and sustainable supply of sand and gravel two allocations have been included in the LDP for mineral resource working. Both are extensions to existing operational quarries; Cardigan Sand and Gravel, Penyparc (site MNA0201) and Pant near Llanddewi Brefi (MNA0701). No identified needs exist in relation to land allocations for other types of mineral provision for this plan period.

Growth Opportunities for Other Sectors:

- 6.114 As has already been noted, housing and employment provide the greatest pressure in relation to growth during the plan period.
- 6.115 However, if the LDP is to respond in a strategic way to the particular need to improve sustainability Countywide then there are a number of other matters that are important to acknowledge and address in order for the Strategy to be achieved.

- 6.116 The LDP will therefore encourage development which helps provide for **growth in other sectors**, to balance economic and housing growth. This includes growth in relation to:
- 6.117 **Community (including education):** Predominantly such needs will be met through policy provision (Policy LU22). However, specific needs known at the time of drafting the LDP have been catered for through allocations. Specifically:
- student accommodation at Aberystwyth (site M0306),
 - an Integrated Health Centre in Tregaron (site M0701); and
 - an education provision as part of site M0305 in Aberystwyth.
- 6.118 The justification for these allocations is further explained in Appendix 6. Detailed requirements and constraints which need to be taken into account at the time of planning application are set out in the Settlement Group Statements (see Allocated Sites Schedules).
- 6.119 **Transport:** Predominantly such needs will be met through policy provision (see Policies DM03 and DM04). However, specific needs known at the time of drafting the LDP have been catered for through the following allocations:
- Rhydyfelin Park and Ride (Aberystwyth Settlement Group) – site T0301;
 - Bow Street Railway Station and Parking (Bow Street Settlement Group) - site T0901; and
 - Dovey Junction Improvement access road (Talybont Settlement Group) - site T2101.
- 6.120 The justification for these allocations is further explained in Appendix 6. Detailed requirements and constraints to be taken into account at the time of planning application are set out in the Settlement Group Statements (see Allocated Sites Schedule).
- 6.121 The scale of such growth should relate to the economic and housing growth proposed for that location through the LDP, see Policies S01, S02, S03 and S04. This should ensure that any potential negative impacts on the existing community and the Welsh language are minimised, and that where possible development would have a positive effect on the sustainability of the community and Welsh language.

Achieving Sustainable Development

- 6.122 Whatever the type of growth, it will need to be achieved in a sustainable manner and have due regard and consideration to matters including:
- design, context of surroundings, matters relating to community, Welsh Language, health and wellbeing (see Policies DM06 – DM10);

- the environment and climate change, including, biodiversity, landscape and natural resources, energy and minerals (see Policies LU25 – LU32 and DM11 – DM23); and
- the availability of adequate infrastructure and services (utility, waste, transport etc) (see Policies LU31 – LU32, DM03 – DM04 and DM12 – DM13).

- 6.123 All these matters are addressed through specific policies in Section 7 and 8.
- 6.124 The Strategy is summarised in the following box and further illustrated in the Key Diagram:

The Strategy:

The Strategy is to improve the sustainability of the County, including protecting and enhancing the County's environment and resources, and to ensure that through change the County is made more resilient economically, socially and environmentally.

To ensure sustainable development is achieved the Strategy will strengthen Ceredigion's network of town and rural settlement communities and the Welsh language through the use of focused growth.

Growth will therefore be focused on the Service Centres (Urban Service Centres and Rural Service Centres) whilst recognising that some opportunity will remain for locations other than these Centres.

The Strategy embraces change and provides for projected housing and economic growth. This includes providing for affordable housing and a wide range of housing needs.

In terms of the projected housing growth this will be achieved by providing opportunity for:

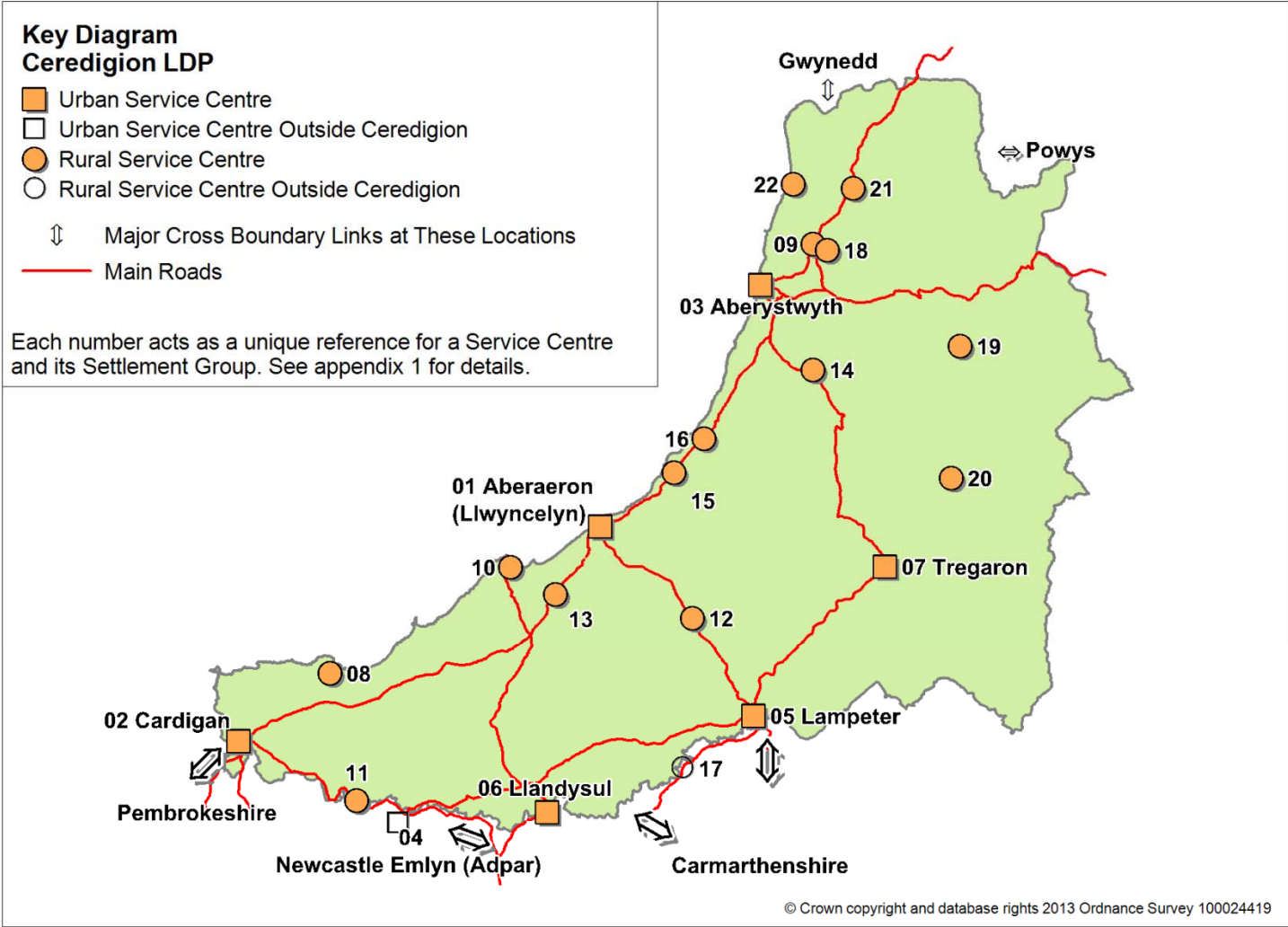
- At least 51% of this growth in the Urban Service Centres (USCs);
- 24% of this growth in the Rural Service Centres (RSCs); and
- A maximum of 25% of this growth (or in any event not more than 1522 units) in settlements and locations other than the Service Centres (predominantly in the Linked Settlements)¹².

In terms of employment it means:

- increasing the opportunities for people to work closer to where they live by having a permissive policy in relation to employment proposals throughout the county; and
- providing specific site allocations for land uses which require a 'business or industrial park' type location, or which would benefit from mixed use sites (such as for retail or community purposes).

It is important also that other facilities, services and infrastructure come forward that support the role of the various settlements that exist in the County reducing the overall need to travel and further improving the sustainability of the County.

¹² The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.




Strategy Policies:

Policy S01: Sustainable Growth

Growth will be focused to deliver stronger, more sustainable communities and this will be achieved by providing opportunity for development as follows:

1. Approximately 6544 dwellings in order to meet the projected growth of 6000 units (detailed Table 6.1). This will be achieved in a sustainable manner through the following distribution:
 - a. At least 51% in the Urban Service Centres in line with Policy S02 on allocated sites as set out in Appendix 2, the Settlement Group Statements and shown on the Proposals Map and on 'windfall sites';
 - b. 24% in the Rural Service Centres on allocated sites as set out in Appendix 2, the Settlement Group Statements and shown on the Proposals Map in line with Policy S03; and
 - c. A maximum of 25% (or in any event no more than 1522 units) in the 'Linked Settlements and Other Locations' on non-allocated sites in line with Policy S04.¹³
2. Employment opportunities to provide for 4000 jobs across the County in a sustainable manner in line with Policies S02, S03 and S04, either on:
 - a. The 39 hectares (net) allocated land (23 ha Aberystwyth Area and 16 ha in the Cardigan Area) as set out in the Settlement Group Statements and shown on the Proposals Map; or
 - b. Sites that have not been allocated in accordance with policies LU11-LU21.
3. Other types of development on allocated sites as set out in the Settlement Group Statements and shown on the Proposals Map and also on sites that have not been allocated provided in accordance with Plan Policy.

In delivering this growth, the County's environment and resources are protected and enhanced.

 Objectives: 1- 18

¹³ The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.

- 6.125 As set out in para 6.124 the Strategy is to improve the sustainability of the County. The key to achieving this Strategy is the creation of sustainable communities.
- 6.126 Through focused growth the Strategy provides opportunities for a range of jobs, homes, services and facilities to come forward which will improve sustainability across the County.
- 6.127 The scale of this growth and its broad distribution are set out in Policy S01, the main strands of which are housing and economic growth.
- 6.128 Settlements classified as Urban Service Centres (USC), Rural Service Centres (RSC) or Linked Settlements are listed in Appendix 1. Locations not named in Appendix 1 are mainly open countryside with a scattering of small settlements, where development will be strictly controlled.
- 6.129 The projected need for housing over the plan period is for 6000 additional units (see para 6.46). However, in order to deliver that level of growth there is a need to provide flexibility to allow for some sites not coming forward (see para 6.47). For this reason the plan makes an additional allowance of approximately 10% resulting in the 6544 units referred to in the policy and shown in Table 6.1. The flexibility is catered for in the sustainable settlements, the Service Centres.
- 6.130 It should be noted that the strategic distribution of housing provision when calculated directly on the basis of 51:24:25 of the projected need of 6000 dwellings results in an apportionment of 1500 units to 'Linked Settlements and Other Locations'. However, because the distribution between each Settlement Group was in fact calculated on the basis of the population proportion of each Settlement Group, this resulted in a total figure of 1522 units for the 'Linked Settlements and Other Locations' cumulatively not 1500. The same slight variation is true in relation to the Service Centres. It is these actual figures that appear in Table 6.1 under Policy S01 and included in Appendix 2 and which will inform all monthly monitoring calculations. Note that despite this small variance that the figures for all the elements of the hierarchy still add up to 6000 units and that when rounded the proportional split remains 51:24:25
- 6.131 Table 6.1 shows how this provision can be met through a combination of commitments, allocations, windfall and non-allocated sites. Policies S02, S03 and S04 detail how and where this provision will be permitted. Appendix 2 sets out in detail the projected need and opportunities provided for each Settlement Group, its Service Centre and its 'Linked Settlements and Other Locations'. Appendix 2 is updated monthly in terms of commitments and can be viewed on the Council's Planning website.

Table 6.1:

	a	b	c	d	e	f	g
	Projected Growth	Development Opportunity relied upon to deliver (b):					
	Anticipated provision based on a need of 6000	Commitments as of 31 st August 2010	Land Allocations relied upon to deliver (a)	Windfall relied upon to deliver (a)	Non-allocated allowance relied upon to deliver (a)	Flexibility Allowance	Total Development Opportunity to deliver (a)
USC	3041	946	1847	248	0	436	3477
RSC	1437	389	1034	0	0	122	1545
Linked Settlements & Other Locations (incl TAN 6 units)	1522	1173	0	0	349	0	1522
Total	6000	2508	2881	248	349	558	6544

- 6.132 The provision of housing without allied employment opportunities would clearly not be sustainable (Criterion 2). Accordingly the plan also allows opportunity for the creation of 4000 jobs (see para 6.87). These jobs can come forward either, in line with Policies S02-S04, through the allocated sites (see Settlement Group Statements and Proposals Map) or as windfall through the plan policies (see LU11 – LU21 and Settlement Group Statements). The additional policy based approach to employment provision regarding windfall sites is important because of the rural nature of the area with 60% of the population living outside of the USCs, the small scale of enterprises and the need to capture all appropriate job creation projects. Policy S01 also shows how allocations are split between the County's two Travel To Work Areas of Aberystwyth and Cardigan.
- 6.133 It is important that people have access to other facilities close to where they live to reduce the need to travel (Criterion 3). This makes it easier for people to meet their needs within a close proximity and improve the sense of community. For that reason the plan provides support for such facilities (existing and proposed) both through allocated sites and on windfall sites based on assessment against policies.
- 6.134 Where other specific needs were known at the time of writing the plan (e.g. minerals), the plan provides certainty as far as it can regarding the delivery of the needs through specific land allocations (Criterion 3). All allocations are detailed in the Settlement Group Statements part of the LDP (Volume 2A) and are also illustrated on the Proposals Map. They are also listed for ease of reference in Appendix 6 of the LDP. Specific requirements relevant to the planning application stage in relation to allocations are set out in the 'Allocated Sites Schedule' part of the Settlement Group Statements.
- 6.135 Policies in the 'Development Management Section of the Plan and some of the Policies in Section 8:'Specific Types of Land Use Proposals' will ensure that growth is achieved in a sustainable manner, protecting and enhancing the environment and improving the County's resilience.

Policy S02:

Development in Urban Service Centres (USCs)

Urban Service Centres provide sustainable locations where development will be permitted which:

1. In relation to Aberystwyth;
 - a. Contributes to the maintenance of its national significance and its role as a strategic centre for Mid Wales; and

- b. Supports current objectives and action plans relating to its Strategic Regeneration Status;
- OR
- 2. In relation to Cardigan, Lampeter, Llandysul, Aberaeron and Tregaron:
 - a. Contributes to their overall sub-regional role as set out in the Settlement Group Statements; and
 - b. Contributes to their regeneration strategies, where these exist;
- AND
- 3. In relation to all USCs:
 - a. Is within the defined settlement boundary (see Proposals Map), accords with the provisions of the Settlement Group Statement and satisfies all other Plan policies.

➤ Objectives: 1 - 5, 7 - 9, 11, 16, 17

- 6.136 The Urban Service Centres (USCs) are the primary focus for development in the Ceredigion LDP Strategy.
- 6.137 The USCs are the most sustainable locations for development given that they have a critical mass in terms of employment and services (see para 6.18-6.22). It is for this reason that the majority of development during the plan period is directed towards them.
- 6.138 The USCs are listed in **Appendix 1**. Further detail regarding the role and function of each USC is set out in the individual Settlement Group Statements (LDP, Volume 2A).
- 6.139 **Aberystwyth** has a pre-eminent role which is acknowledged nationally, including in the Wales Spatial Plan (see para 6.19). This role is supported through its national designation as a Strategic Regeneration Area (SRA) and is furthered in the LDP through providing for the main concentration of both housing and employment opportunities. The SRA has no defined boundary. However any applications, which may have a positive or negative effect on the objectives of the SRA Action Plan, either in isolation or cumulatively, and **are** either within or outside of the Aberystwyth Settlement Group, will therefore need to have full regard to the Action plan's objectives.
- 6.140 Where Regeneration Strategies exist for the **other USCs** these provide a flavour of the individual characteristics of the USC (see para 6.23). Current Regeneration Strategies can be viewed on the Council's website and will be updated as appropriate.

- 6.141 These Regeneration Strategies are often qualitative rather than quantitative and therefore provide a guide as to what could be achieved rather than a certainty regarding the acceptability of a specific planning application.
- 6.142 A **settlement boundary** is provided for each USC to make clear the acceptable geographical spread of development. It is expected that all development will come forward within the USC settlement boundary.
- 6.143 **Land allocations** have been included to meet a range of different needs within each of the USCs, as shown on the Proposals Map. Details and requirements regarding allocated sites are scheduled in the Settlement Group Statements (see the Allocated Site Schedules section).
- 6.144 Existing commitments and **allocations** exist to meet the majority of the projected growth for a variety of uses in the USCs (retail, housing, offices, etc.). However, given that they are the most sustainable locations for development, no upper growth limit is fixed for any type of development in the USCs.
- 6.145 Within the USC, land that has not been allocated is referred to as a windfall site in relation to housing developments and as a site that has not been allocated in terms of all other development types. Windfall development or development on land which has not been specifically allocated, including housing, which comes forward will be accepted subject to the proposal being in line with other policies in the LDP. Particular requirements or constraints which may affect such sites are set out in the Settlement Group Statement.
- 6.146 **Appendix 2** provides an indication as to how the potential level of housing development could be accommodated in terms of commitments, allocations, and windfall within each USC. This information is kept up to date on a monthly basis on the Council's planning website.
- 6.147 The Settlement Group Statement sets out specifics in relation to each USC, including any requirements at the planning application stage in relation to each allocated site (See Allocated Site Schedule) and also in relation to any windfall and non-allocated site development.

Policy S03:

Development in Rural Service Centres (RSCs)

Focusing development in Rural Service Centres will improve the sustainability of rural areas and therefore development will be permitted as follows in the Rural Service Centre:

1. Housing development in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of:
 - a. allocated sites (see Settlement Group Statement and Proposals Map) up to the housing provision levels set out in Appendix 2 (column b); and
 - b. 'windfall' sites;
2. Employment development in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of allocated sites (see Settlement Group Statement and Proposals Map) and on sites that have not been allocated. Development on sites that have not been allocated should be no greater than 'medium' in scale;
3. Retail development only where it provides opportunities for an improved choice of convenience goods; and
4. Other development types which will support the Rural Service Centre's function in line with the Settlement Group Statement.

Additionally, all housing development must come forward within the defined settlement boundary illustrated on the Proposals Map, other than rural exception sites (see Policy S05 Affordable Housing). Other uses which come forward adjacent to the settlement boundary will be permitted, provided they accord with other Plan policies and where it has been demonstrated that there is no suitable location available within the boundary.

➤ Objectives: 1 – 5, 7 - 9, 11, 16, 17

- 6.148 The Rural Service Centres (RSCs) have an important role to play in improving the sustainability of the whole geographic area in which they are set and the County in general. As such they are the secondary focus for development as part of the Strategy because of their role in providing to a greater or lesser extent for the day to day needs of their wider area (see para 6.26-6.28). By bolstering the role of the RSCs through the concentration of development, they will increasingly become a focus for the provision of services and infrastructure. This will improve the sense of community and make it easier for people living in each area to meet their needs locally.

- 6.149 The RSCs are listed in **Appendix 1**. Their individual role and function are further set out in the Settlement Group Statements (LDP, Volume 2A).
- 6.150 Each RSC has a **settlement boundary** to set the acceptable limits of residential development. However, acknowledging the more rural context of RSCs over USCs, opportunity is additionally provided for development types other than general housing to also come forward beyond the boundary if suitable locations are not available within the boundary. This is to encourage and facilitate the creation of community uses and facilities together with employment opportunities. Additionally, rural exceptions sites or 'affordable housing only' sites may come forward in RSCs immediately outside of the settlement boundary in accordance with TAN 2 and Policy S05 provided a clear need has been demonstrated for the development. For the purposes of Policy S03 'adjacent' means 'immediately next to'.
- 6.151 In relation to RSCs any land that has not been allocated is referred to as a windfall site in terms of housing development and a non allocated site in terms of all other development types. Development which comes forward on a windfall site or on sites that have not been allocated, whether for housing, employment or other types of uses, will be accepted subject to the proposal being in line with other Plan policies (including Criterion 1 above in relation to housing, see para 6.151 below for further clarification). Particular requirements or constraints which may affect such sites are set out in the Settlement Group Statement.
- 6.152 In the RSCs it is important that **housing** development comes forward but equally important that the overall scale does not exceed that which has currently been assessed as sustainable. As such, in the RSCs development on allocated sites will cumulatively only be permitted up to the levels set out in Appendix 2 for each RSC (see column b).
- 6.153 **Appendix 2** also clarifies how the level of housing development projected for the RSC could be delivered - in the majority this can be met through commitments and allocations (see Settlement Group Statement and Proposals Map). Development will not be permitted once the number in column b has been reached in relation to current commitments, the only exception to this will be with regard to small windfall sites (see para 6.154 below). An update of Appendix 2 will be available monthly on the Council's Planning website setting out the current up to date position in relation to the remaining projected need and commitments.
- 6.154 The scope for **windfall** within the defined settlement boundaries of the RSCs is generally limited, more often to single figures. However, the LA acknowledge that windfall sites may have some role in

helping to deliver the level of projected housing set out in Appendix 2 by adding to the flexibility. Therefore, windfall sites for 1 or 2 dwellings will be permitted where development would comply with other policies of the Plan.

- 6.155 Renewal of previous or current planning permissions in the RSCs is not guaranteed, see Policy LU05.
- 6.156 '**Employment development**' in the context of Criterion 2 of this Policy relates to B1, B2 and B8 uses (and sui generis uses that complement these B class uses). Some of the RSCs have employment allocations for these use classes either within the RSC or nearby (see Settlement Group Statement and Proposals Map). In order to ensure that employment opportunities support the role of the RSC limits are placed on the scale of development that comes forward on land not allocated in the LDP. In relation to such employment development under Criterion 2 of this policy 'medium scale' is defined as development with a gross floor space of no more than 2500sq. m. Other economic development uses are covered by Criterion 3 (shopping) or 4 (leisure, tourism, etc.).
- 6.157 In relation to **shopping opportunities** (Criterion 3) it is expected that RSCs will only provide for day to day needs. It is not expected that they compete with the USCs or draw people to the area that are not already there. As such the policy supports the expansion of 'convenience' shopping but not the creation of comparison opportunities at RSCs. No specific retail allocations are provided for any of the RSCs.
- 6.158 **Other uses** (Criterion 4) could include leisure or community uses amongst others. It is important that these uses support the role of the RSC and are of a scale appropriate to its role and function.
- 6.159 The Settlement Group Statement sets out specifics in relation to each RSC, including any requirements at the planning application stage in relation to each allocated site (see Allocated Site Schedule) and also generally in relation to any windfall development (in relation to housing) and development on sites that have not been allocated in relation to all other development types.

Policy S04:

Development in 'Linked Settlements and Other Locations'

Locations other than the Service Centres (Urban or Rural) require a degree of development to meet the needs of existing communities. However they are less sustainable and therefore development in 'Linked Settlements and Other Locations' will only be permitted where:

1. It does not result in the loss of services and facilities unless there is adequate provision in an adjacent settlement or Service Centre;
2. In the case of housing development:
 - a. General housing provision will only be permitted in the 'Linked Settlements'. All 'Other Locations' are inappropriate for housing development unless justified on the basis that it meets a demonstrated:
 - i. unmet affordable housing need in the locality and accords with Policy S05; or
 - ii. need for a rural enterprise dwelling in line with TAN 6.
 - b. The overall level of development within the 'Linked Settlements and Other Locations' does not exceed its provision as set out in Appendix 2 (column b);
 - c. It comes forward at a rate no greater than the proportionate rate of development in the relevant Service Centre (Urban or Rural) as set out in Appendix 2 (column a);
 - d. In the 'Linked Settlements' only, it does not cumulatively exceed 12% of the existing level of housing as at 2007 in that 'Linked Settlement' (see Appendix 5) unless justified on the basis that it meets a demonstrated:
 - i. unmet affordable housing need in the locality in line with Policy S05 and its accompanying explanatory text; or
 - ii. need for a rural enterprise dwelling in line with TAN 6.

OR

3. In the case of economic development is:
 - a. proposed on an allocated site as set out in the Settlement Group Statements and shown on the Proposals Map; or
 - b. a site that has not been allocated and either:
 - i. of a 'small scale' meeting a specific local need; or
 - ii. accords with TAN 6 requirements in terms of a rural enterprise.

AND

In all Cases

4. In terms of its physical location, regardless of development type:
 - a. In a 'Linked Settlement' it is located within or immediately adjacent to the substantive built form; or
 - b. In 'Other Locations' it either accords with the requirements of TAN 6 or in terms of affordable housing it is located immediately adjacent to existing groups of dwellings in line with the intentions of Para 9.2.22 of PPW and TAN 2, Para 10.13.

↳ Objectives: 1 – 5, 7 – 9 , 11, 16, 17

- 6.160 All parts of the County which have not been identified as a Service Centre (Urban or Rural) are captured by this Policy and are referred to collectively as 'Linked Settlements and Other Locations'. Some of these areas have been defined in the LDP as 'Linked Settlements' and are listed in Appendix 1 (see para 6.34 for how these were chosen). Anywhere not defined as a Service Centre or 'Linked Settlement' in Appendix 1 is referred to as 'Other Locations' and is mainly open countryside but with a number of small settlements and development at such locations must be strictly controlled. It is expected that these 'Linked Settlements' along with the 'Other Locations' will look to a Service Centre to meet their needs and as such their communities are seen as 'linked' to one or other of the USCs or RSCs.
- 6.161 Any development that occurs outside of the Service Centres should predominantly focus on the 'Linked Settlements'. However, the LDP recognises that there will be circumstances which accord with PPW (TAN 6) where specific types of development in '**Other Locations**' could be acceptable, including dwellings for agricultural workers, rural enterprise, farm diversification for economic gain and other similar uses. Such provisions are covered by national guidance and have not been repeated in Policy S04 other than for the cross references in criteria 2(a)(ii), 3(b)(ii) and 4b.
- 6.162 **General market** housing will not be permitted in these 'Other Locations' as they are the least sustainable places (Criterion 2a). The only means of securing that housing meets the needs of existing local communities is by restricting it to rural enterprise dwellings or affordable housing only. For these reasons and for the purposes of the Ceredigion LDP, PPW Para 9.2.22 should be read as relating to affordable housing only – not open market housing. Housing development in the 'Other Locations' will therefore only be permitted if either it can be justified in accordance with TAN 6 as a rural enterprise dwelling or where a need can be demonstrated for an affordable dwelling. The justification for the affordable dwelling should also demonstrate that the unmet need cannot be met in a

nearby Service Centre or 'Linked Settlement'. However, the fact that need exists for an affordable unit does not override the requirement that development should be sustainably located. Affordable units must therefore be located within or immediately adjacent to existing groups of dwellings in line with the intentions of Para 9.2.22 of PPW and TAN 2, Para 10.13 (Criterion 4b).

- 6.163 The '**Linked Settlements**' are often less coherent in their built form than larger settlements. For this and other reasons the LDP has not sought to assign settlement boundaries to 'Linked Settlements'. It is important that development comes forward in a way which improves the physical/visual coherence of the buildings comprising the settlement and to that end the policy requires that to be acceptable, development must be located within or adjacent to the substantive built form of the 'Linked Settlement' (Criterion 4a). In other words development must be located within or immediately adjacent to a group of dwellings clearly identifiable as part of the settlement concerned. For the purposes of Policy S04 'adjacent' means 'immediately next to' and should result in no vacant land between it and the built form, including that of very large gardens.
- 6.164 In terms of **Housing**:
- 6.165 Given the reason for allowing development in the 'Linked Settlements and Other Locations', namely to help meet some of the needs of the existing populations, it is important that the rate of development both overall in the 'Linked Settlements and Other Locations' and in any one 'Linked Settlement' is managed.
- 6.166 For that reason Appendix 2 (see Criterion 2b) sets a limit to development for the 'Linked Settlements and Other Locations' collectively for each Settlement Group (see Appendix 2, column b). Development will not be permitted, whether in a 'Linked Settlement' or in an 'Other Location' once the number in column b has been reached in relation to commitments. The only exception to this would be in relation to TAN 6 dwellings. This exception is necessary because, where a need has been demonstrated in accordance with the requirements of TAN 6, that need is immediate and cannot be provided for at another location. Therefore even if the housing number has been reached in terms of commitments – a justified TAN 6 dwelling will still be permitted. TAN 6 dwellings, as do the affordable dwellings permitted in 'Other Locations', form part of the count in relation to how many commitments there are in the 'Linked Settlements and Other Locations' and what capacity remains to permit more units. Column c will change over time as further applications are granted or existing applications lapse and is therefore updated monthly on the Council's Planning website.
- 6.167 It is important that in the 'Linked Settlements and Other Locations' development does not come forward disproportionately to that in the

Service Centre. The 'Linked Settlements and Other Locations' are regarded as less sustainable than Service Centres but as still having some limited development need, including for housing, either in acknowledgement of their settlement character and community role or as a result of specific needs such as agricultural workers dwellings. This provision is seen as acceptable within the context of the improved sustainability Countywide which will result from the strengthening of the Service Centres, especially that of the RSCs. For that reason it is important that housing development in the 'Linked Settlements' is not at a higher rate than that of its Service Centre (Criterion 2c). Appendix 2 sets out the proportional split within each Settlement Group (column a). That proportional split should be achieved and maintained during the plan period. A monthly update is provided on the Council's Planning website as to the actual split to see if Column a is being achieved.

- 6.168 Development in any one 'Linked Settlement' is also restricted by an upper limit (Criterion 2d). The limit applied is up to 12% over the number of dwellings which already existed at April 2007. The number of dwellings at each 'Linked Settlement' as of April 2007 is set out in Appendix 5, along with the 12% limit. The only exception to this is if there is a demonstrated unmet need for affordable housing in the locality or where need has been demonstrated in relation to a TAN 6 dwelling. However, no open market housing will be permitted over the 12% limit. This limit ensures that development is broadly proportional to the existing population while allowing some flexibility as to where within the Settlement Group, but outside of the Service Centre, the housing comes forward. However, a 'Linked Settlement' can only grow by up to 12% if there remains capacity within the provision set for the 'Linked Settlements and Other Locations' for its Settlement Group (with the exception of TAN 6 units).

The following text provides Guidance on applying Criterion 2:

Applying Criterion 2:

Applications for rural enterprise dwellings which accord with TAN 6 and the Plan policies will be permitted (see para 6.165 above). The following text is not therefore applicable to TAN 6 units.

For all other housing applications the following check should be undertaken prior to submission of an application:

For applications relating to development within or immediately adjoining a '**Linked Settlement**':

- Firstly check whether the application complies with **Criterion 2b**. Is there capacity remaining in the provision for the 'Linked Settlements and Other Locations' for that

Settlement Group (see on-line monthly update of Appendix 2, on Council's Planning website). For example if the housing number for the plan period is 100 and the current commitments shown is 70, then capacity currently remains. If it showed commitments at 100 units then no capacity would remain and this would result in a refusal;

- **Capacity** remains?
 - Proceed to checking your application against Criterion 2c.
 - **No capacity** remains?
 - Application will be **refused**.
- Then check whether the application complies with **Criterion 2c**. Is the balance between provision in the Service Centre and the 'Linked Settlements and Other Locations' in line with that set in column a of Appendix 2 (see on-line monthly update of Appendix 2 on Council's Planning website)? For example, if 75% of the housing should be in the Service Centre and 25% should be in 'Linked Settlements and Other Locations' and currently the commitments are 30 in the Service Centre and 20 elsewhere the current balance is 60%:40% and the balance sought is not being met and this would result in a refusal.
 - The **balance is** being achieved and maintained?
 - Proceed to checking your application against Criterion 2d.
 - The **balance is not** being achieved?
 - Application will be **refused**.
 - Then check whether the application complies with **Criterion 2d**. Has that 'Linked Settlement' reached its 12% limit (see on-line monthly update of Appendix 5 on Council's Planning website). For example, if the 12% limit would allow for up to a further 10 units in that settlement, an application will be refused if the number of commitments is currently at 10 units unless it is for an affordable house or a TAN 6 dwelling;
 - **Headroom** remains?
 - Application will be permitted provided all other criteria in Policy S04 are met along with other Plan policies.
 - **No headroom** remains?
 - Application will be **refused** unless it is

for an affordable house or TAN 6 unit (as per the requirements of the policy).

For affordable housing applications in '**Other Locations**':

- Firstly establish demonstrable unmet affordable housing need in the locality in line with Policy S05 and its accompanying explanatory text.
- Secondly check whether the application complies with Criterion 2b. Is there capacity remaining in the provision for the 'Linked Settlements and Other Locations' for that Settlement Group (see on-line monthly update of Appendix 2, on Council's Planning website). For example, if the housing number for the plan period is 100 and the current commitments shown is 70, then capacity currently remains. If it showed commitments at 100 units then no capacity would remain and this would result in a refusal;
 - **Capacity** remains?
 - Proceed to checking your application against Criterion 2c.
 - **No capacity** remains?
 - Application will be **refused**.
- Then check whether the application complies with **Criterion 2c**. Is the balance between provision in the Service Centre and the 'Linked Settlements and Other Locations' in line with that set in column a of Appendix 2 (see on-line monthly update of Appendix 2 on Council's Planning website)? For example, if 75% of the housing should be in the Service Centre and 25% should be in 'Linked Settlements and Other Locations' and currently the commitments are 30 in the Service Centre and 20 elsewhere the current balance is 60%:40% and the balance sought is not being met and this would result in a refusal.
 - The **balance is** being achieved?
 - Application will be permitted provided all other criteria in Policy S04 are met (incl. **balance** and **capacity**) along with other Plan policies.
 - The **balance is not** being achieved?
 - Application will be **refused**.

For open market housing applications in '**Other Locations**':

- Application is contrary to Policy and will be **refused**.

- 6.169 Renewal of previous or current planning permissions in the 'Linked Settlements and Other Locations' is not guaranteed, see Policy LU05.
- 6.170 In terms of **economic development**:
- 6.171 In relation to Criterion 3, economic development covers all aspects of the economy, including retail, leisure and tourism. Small scale in the context of Criterion 3 is as follows:
- B1, B2 or B8 employment development with a gross floor space of less than 1500 sq meters;
 - Leisure development with a gross floor space of less than 500sq meters;
 - Retail development with a gross floor space of less than 250 sq meters; and
 - Tourism developments commensurate with the scale of the settlement in which it is proposed. There is no defined amount of land area which can be applied to the size of tourism developments as these vary on a site by site or type of development basis.

**Policy S05:
Affordable Housing**

The LDP policies and allocations aim to secure in the region of 1100 affordable homes by:

1. Seeking to negotiate a proportion of 20% affordable housing on all housing development in accordance with the Local Housing Needs Assessment distribution of need for;
 - i. 9% Discount For Sale @ 70% Market Value: and
 - ii. 32% @ 50% Market Value (both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent): and
 - iii. 59% Social Rented @ 35% Market Value; **or**
 - iv. A scheme of equivalent value to Criterion 1(i)-1(iii) to meet a mix of current needs in the locality (as determined at pre-application stage to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and Registered Social Landlords on local need and deliverability)

2. Requiring that where, as a result of Criterion 1, proposals yield an affordable housing requirement which is not a whole unit or where the mix cannot be provided as whole units

then:

- i. a scheme of equivalent value shall be determined to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and Registered Social Landlords on local need and deliverability; or
 - ii. at the discretion of the Local Planning Authority, a commuted sum at the 'equivalent value' of 10% of Open Market Value (OMV) of the development as valued at the time of application.
3. Permitting 100% affordable housing sites where justified by evidence of unmet affordable local need provided the location of the development is in line with Policies S02, S03 and S04. Rural housing exception sites will only be permitted in relation to RSCs, 'Linked Settlements' and 'Other Locations'.

The occupancy of all affordable housing will be controlled in perpetuity in accordance with Appendix 4 of the Plan.

Developments which include affordable housing or propose 100% affordable housing must provide adequate information to indicate the plot location, plot size, build standard and property type of the affordable units. If there is insufficient information to determine the value of the unit at completion, the application will be refused.

Developers seeking to negotiate a reduction in affordable housing provision will need to submit details to show lack of viability for the specific site.

🔗 Objectives: 1 – 5, 7, 8, 16

- 6.172 Policy S05 sets out the Affordable Housing Target for Ceredigion and creates the opportunity for provision of housing to meet a range of affordable needs in both urban and rural areas of Ceredigion. The policy will ensure the transparency of planning proposals for affordable housing and also help satisfy Objectives 1 and 8.
- 6.173 By 'all housing development' the policy refers to allocated, windfall, and non-allocated housing development. This includes conversion as well as new build.
- 6.174 The justification for requiring 20% affordable housing on all sites along with the type of need to be provided has been set out in para 6.75-6.78.

- 6.175 Criterion 2 is an important element of the policy in view of the relatively small number of large developments occurring in Ceredigion where the full mix of affordable housing set out in this Criterion could be provided in its entirety. The negotiation of varied on-site provision will therefore be considered where the threshold requirement would deliver part-units rather than whole units. This will be based upon achieving 'equivalent value' to the 20% numerical threshold at the required split of housing types (used to assess viability of affordable housing provision). The 'equivalent value' is 10% of Open Market Value (OMV) of the development as valued at the time of application. The mix of Affordable Housing provided on site to the value of 10% of OMV of the development in these circumstances should fill gaps in affordable housing to meet needs in the locality at the time of application, as agreed with the Local Authority with reference to the Local Housing Authority (regarding current needs) and to the existing affordable housing stock. The formula ensures that the value of affordable housing provision pro rata required of the developer is standardised and equivalent. However, where the equivalent value provision would still result in a balance of part units, the LPA will usually require developers to make up part units to whole units with the LPA using money from the commuted sums fund to assist the developer in funding the balance needed to do so. In some instances the LPA will use its discretion to accept the balance of value as a commuted sum. The LA will provide interim reckoning tools and guidance to simplify these negotiations. These will be incorporated in SPG.
- 6.176 The various options for using any commuted sum funds will be illustrated in SPG: 'Affordable Housing'. Early discussion with the LPA is advised where alternative provisions will be necessary.
- 6.177 In Criterion 3, 100% affordable rural housing exceptions sites, TAN 2, requires rural exceptions sites to be within or adjoining existing rural settlements which would not otherwise be released for market housing. The principle of allowing affordable housing exceptions including 100% exception sites is to meet local affordable needs to help sustain rural communities, consistent with PPW, Section 9 and TAN 6.
- 6.178 Occupancy criteria for Affordable Housing are set out in Appendix 4: 'Affordable Housing' and are incorporated in the Section 106 agreement applied to the land granted planning consent in relation to all private developments.
- 6.179 Details of relevant cascade mechanisms for qualification to occupy affordable housing according to respective tenures are set out in Appendix 4: 'Affordable Housing' and will be incorporated in each specific Section 106 agreement in relation to all private developments.

- 6.180 The policy seeks to avoid grant of consent for affordable housing which is of inappropriate proportion and design. '(See 'Physical Characteristic requirements' in Appendix 4.)
- 6.181 Developers are encouraged to consider the range of means by which the affordable housing requirement may be met and to discuss these in the pre-application stage. If the developer is partnering an RSL in the delivery of the affordable housing the affordable properties will need to meet the Code for Sustainable Homes standards required by the RSL.
- 6.182 SPG/application guidelines will be provided on matters to be taken into account in preparing a planning application with sufficient information to allow an initial assessment of the value of the completed unit against which applicants would need to qualify to occupy.

7. Specific Types of Land Use Proposals (LU Policies)

7.1 This Section relates to specific types of land use. These policies seek to deal with local matters. Where national guidance on its own is sufficient, policies have not been included within the LDP. Matters covered include:

- Housing (other than scale and location which is dealt with in Section 6);
- Economic development (B1, B2 and B8 and sui generis) (other than scale and location which is dealt with in Section 6);
- Tourism;
- Retail (other than scale and location which is dealt with in Section 6);
- Community, leisure and recreation facilities and services;
- Energy generation (efficiency measures dealt with in Section 8);
- Minerals; and
- Waste.

7.2 The policies in this section should be read in conjunction with policies set out in Section 6 (The Strategy), and 8 (Development Management Policies).

Housing

7.3 The broad level and distribution of growth including housing growth on allocated and non-allocated sites is set out in the Settlement Strategy Policies S01-S04 (Section 6).

7.4 Relevant national guidance in relation to housing development, to be considered alongside LDP policies is:

- PPW (WG);
- TAN 2, Planning and Affordable Housing (WAG); and
- TAN 6, Agricultural and Rural Development (WAG).

Specifically, PPW provides policy guidance in respect of housing in rural areas outside of settlements at Section 9. TAN 6, section 4, also applies in respect of accommodation associated with rural economic activity which fulfils functional and financial tests. PPW, Section 7, applies in respect of the re-use and adaptation of redundant rural buildings.

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

- Tandem development;
- Housing in the vicinity of industrial uses;
- One planet development.

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

Housing Development

7.7 Housing proposals on allocated, windfall and non-allocated sites will be determined in accordance with Policies S01 – S04 and other relevant LDP policies.

No Policy LU01 has been included within the LDP:

Requirements regarding all Residential Developments:

**Policy LU02:
Requirements Regarding All Residential Developments**

Housing development will be required to provide:

1. all units to Lifetime Homes' standards so far as reasonably practicable; and
2. a mix of dwelling types and sizes to help secure a balanced housing stock, in that local area.

☞ Objectives 1, 6, 8

7.8 Policy LU02 sets out requirements for all residential development. The policy is aimed at ensuring that the right types of dwelling are provided to meet the County's needs.

7.9 In view of the fact that in Ceredigion, with its ageing population, new dwellings will be likely to be the only source of flexibly designed housing provision, it is considered necessary to apply this standard to all dwellings. Additionally, Lifetime Homes standards are already applied to all RSL properties in Wales and there is an aspiration by the Welsh Government to apply them to all housing by 2013 as part of the Code for Sustainable Homes.

7.10 It is necessary to ensure that the right type of dwellings are provided to meet the demographic needs of the settlement or area. It is equally important to ensure that any under provision which exists in the current range of housing stock is addressed. Research information on the nature of the housing stock will be made available to applicants on the Council's website and should be used to inform the mix of dwelling sizes and types put forward in any given location.

- 7.11 The proponents of Lifetime Homes acknowledge that it may not be possible to meet all 16 criteria but that the overall aim should be to provide a standard as close to the Lifetime Homes standard as possible. Applicants will therefore need to demonstrate why certain requirements cannot reasonably be met in respect of Lifetime Homes standard if they are unable to comply fully.

No Policy LU03 has been included within the LDP

Meeting a Range of Housing Needs

Policy LU04:

Meeting a Range of Housing Needs

The LDP provides for a range of housing needs based on an overall assessment of those needs by:

1. Permitting new gypsy and traveller sites and the accommodation of gypsy and traveller caravans:
 - i. where there is evidence of the need for permanent or temporary stay sites;
 - ii. subject to the availability of access and utilities infrastructure;
 - iii. located so as to afford access to education and health services and to ensure the safety of occupants; and
 - iv. constructed in accordance with the standards set out for Gypsy and Traveller sites.

2. Permitting the development of supported accommodation which falls within class C2 of the Town and Country Planning (Use Class) Order 1987, for people with special needs, generally within the Urban and Rural Service Centres. Where possible such facilities should be integrated into proposed new housing schemes or make use of existing buildings through appropriate conversion and should be located with accessibility and proximity to facilities in mind.

 Objectives: 1

- 7.12 Policy LU04 explains the range of needs to be considered and how provision should meet those needs, in accordance with Objective 1. Affordable housing needs are dealt with separately in Policy S05.
- 7.13 The Council commissioned a 'Gypsy and Traveller Accommodation Needs Study' from ORS. The report, published in November 2011, found that there was no evidence of a requirement for a public site in

Ceredigion, or of sufficient travelling through Ceredigion to justify the development of a permanent transit site. The LDP will therefore apply policy criteria to proposals for Gypsy and Traveller sites, subject to normal review of the plan. The planning requirements for site provision are set out in the Welsh Government Circular 30/2007, Planning for Gypsy and Traveller Caravan Sites.

- 7.14 To date the first stage of the process to determine future Extra Care Housing requirements has been undertaken by the LA. Further research is likely to determine specific areas and locations for appropriate sites to be considered at the first LDP review.


Encouraging the Delivery of Housing Development

Policy LU05:

Securing the Delivery of Housing Development

To ensure the genuine availability of land to meet the identified housing number set out in Policy S01 of the LDP:

1. The LPA will, where appropriate, seek a staged release in relation to allocated sites. Applications in relation to allocated sites may therefore initially be granted for a lesser number of units than that which is applied for and/or the overall number of units set out for the site in the Settlement Group Statement. Where appropriate, this approach may also be applied to non-allocated and windfall sites; and
2. Additionally, in relation to Rural Service Centres (RSCs), Linked Settlements and Other Locations:
 - a. Short planning permissions will be issued at the discretion of the LPA;
 - b. Housing development in RSCs may, and in Linked Settlements and Other Locations will, be conditioned with completion dates; and.
 - c. Outline, Reserve Matters and Full consents will not be renewed except with strong justification.

 Objectives: 1

- 7.15 Policy LU05 is intended to improve delivery of completed housing rather than of planning consents.
- 7.16 Housing development in Ceredigion has different characteristics to that in more urban Counties. It is not dominated by the large volume builders and includes a large number of individual landowners who apply for planning permission. There has been a tendency to secure planning consents in a settlement without the clear intent to

implement or deliver the units in the foreseeable future. This has often resulted from a pressure to secure a planning permission before the 'build quota' for a village is used up. Moreover, there has been a permissive approach in place to the renewal of planning consents. Planning consents have also been preserved as being extant by virtue of 'technical starts' which support the motivations, in some instances, for obtaining planning consent rather than secure a commercial intention to build. All these factors are tending to hamper genuine housing delivery and responsiveness to immediate needs.

- 7.17 The policy will aid the LA in securing a genuine five year land supply as required by the Joint Housing Land Assessments published by Welsh Government.
- 7.18 Criterion 1 of the Policy sets out that allocated sites will usually be granted permission in a number of stages. This staged approach is to ensure delivery of housing to meet needs identified by the LDP. This is to ensure where development of that 1st stage does not come forward that delivery on other sites is not impeded by the existing permission. This allows some control in ensuring that the remainder of each site is only permitted as and when the 1st stage has been significantly completed. This ensures that all permissions do not get tied up on one site which ends up becoming extant and therefore preventing the release of further permissions but at the same time leaving a gap in the actual delivery and provision of housing in that Service Centre. The number of stages appropriate for each allocated site will be determined at the pre-application stage in discussion with the applicant taking into account current commitments and delivery within the Service Centre along with any specific requirements in relation to the delivery of the allocated site in question. The LPA thus recognise that there will be sites where staged release will not be necessary, appropriate or relevant and that early discussion with the LPA prior to submitting any application will help establish whether staged release is to be applied. This staged approach does not preclude the need for a clear masterplan to be submitted by the applicant upfront at stage 1 regarding the overall layout of the whole allocated site.
- 7.19 This 'staged' approach will also be applied to non-allocated and windfall sites where appropriate. For example, where a windfall site is large, the LPA would apply the same staged approach as it would to allocated sites. Pre-application discussion at the earliest opportunity should be undertaken by the applicant to determine whether the LPA will seek a staged approach in relation to the non-allocated or windfall site.
- 7.20 The need for this staged approach should not be confused with the need to 'phase' development over the plan period. The 'phasing' of development looks at development coming forward gradually

throughout the plan period in order to minimize the potential impacts of new development. The need for ‘phasing’ is therefore a separate matter to ‘delivery’ and is further addressed in policy DM01 and the relevant Settlement Group Statements.

- 7.21 Criterion 2 of the Policy does not apply to Urban Service Centres (USCs) because development in the USCs is for the most part undertaken by the development industry rather than by private landowners. The intention of the criterion is not to penalize those with genuine intent to build, nor to create obstacles for larger sites or any other site where construction complexity or practical difficulties arise which cause unforeseen delay to operations. Moreover, the LPA wishes to encourage development in the USCs, which are the most sustainable locations for development.

Short planning permissions:

- 7.22 The standard default term for a planning consent in the Town and Country Planning Act (1990) is 3 years for outline and a further 2 years for Reserved Matters or five years for a Full planning consent. Alongside other management tools identified in the policy, the LPA will exercise discretion to issue short planning permissions so as to indicate that it expects applicants to be prepared to execute a consent expeditiously. The length of the permission will vary between applications, taking into account the nature of that individual development and will be discussed with the applicant at the time of application, preferably as part of pre-application discussion.

Completion Date Condition

- 7.23 In respect of applying a completion date condition, the LPA will do this as set out in the policy. This measure is intended to deal with a clearly identified barrier to the delivery of rural housing in Ceredigion (that is, outside the USCs). The application of a completion date condition to residential development is intended to resist land banking and inappropriate speculative planning applications. In Rural Service Centres it will not be applied as a matter of course, but it may be appropriate where there is evidence that existing consents are not being progressed. Applying a completion date condition to secure early completion of newer applications will be one measure to promote genuine development whilst other measures are taken up to deal with the non-completion of existing consents (see reference to completion notices below).
- 7.24 In the case of ‘Linked Settlements and Other Locations’, the application of a completion date condition will be appropriate, consistent with development meeting immediate housing need as stipulated in Policy S04.
- 7.25 The non-completion of a development by the due date would render any further works after that date ‘unauthorised’. The effect would be that a planning permission with a ‘technical start’ could not be

preserved in perpetuity but would need a further application to determine whether or not it could proceed. The latest planning policy would be used to determine such an application, with no automatic presumption in favour. The criterion will apply to general and affordable housing.

7.26 Applicants can however apply for a variation of the condition where justified to allow more time to complete.

7.27 The completion condition should be seen as part of a package of measures and is necessary because the shorter permissions alone won't secure the delivery of permissions into dwellings being built.

Renewals of planning consent:

7.28 In Rural Service Centres outline applications are not encouraged, particularly where the principle of development is established in the case of an allocated housing site, but where they are made there will be an expectation of their being followed through with Reserved Matters applications, which signal a readiness and commitment to carry out the development. Where available consents are all taken up renewal applications will be considered positively only where this does not perpetuate a situation which has failed to deliver housing.

7.29 In Linked Settlements, the assumption is that applications for housing will meet current need in the existing community. Outline applications will therefore be seen as speculative and will not be renewed other than in exceptional circumstances at the discretion of the LPA. There will therefore be an expectation that a Reserve Matters or Full application will be submitted and the property constructed within the lifetime of the permission. Failure to do so will attract the potential reversion of planning status to that of its former use.

7.30 Outside Service Centres and Linked Settlements applications will be appropriate only where justified on grounds of local affordable need or under TAN 6 and are in line with all requirements set out in Policy S04. It follows that these will not be speculative developments. Applications for agricultural worker/rural enterprise dwellings etc will be considered under TAN 6, with the relevant financial and functional tests applied. Criterion 2 of Policy LU05 does not therefore apply to TAN 6 applications.

7.31 In Rural Service Centres, Linked Settlements and Other Locations renewals of Reserved Matters or Full consents will only be considered where there is evidence of unforeseen circumstances having prevented the build. 'Unforeseen circumstances' do not include a change in commercial lending practices that frustrated the original development unless the applicant can provide evidence of finances in place to commence any development agreed as subject of a renewed consent.

Completion Notices

7.32 A separate mechanism is available to the LPA in terms of dealing with permissions that have become extant (started but not completed). Where there is no identified ongoing resolution of site issues, Completion Notices may be served by the LPA in USCs and elsewhere, where there is no evidence of genuine efforts to progress the development. As a standard means available to help with genuine housing delivery. LPAs are empowered under Section 94 of the Town and Country Planning Act 1990, to issue Completion Notices. However, the LPA considers it is important to signal intent in the LDP that this action will or may be taken in specific circumstances depending on locality.

Housing Density

**Policy LU06:
Housing Density**

The density for a proposed housing development should:

1. In Service Centres be in line with the density guide set out in:
 - i. the relevant Settlement Group Statement in relation to windfall land; or
 - ii. the Allocated Sites Schedule in relation to allocated sites.
2. elsewhere be in accordance with the following guide ranges:

Location character	Guide density range Units per ha
Urban Core	30-80
Inner Urban Suburb	30-50
Outer Urban Suburb/Large Rural Settlement Core	25-30
Large Rural Settlement Edge/Small Rural Settlement Core	20-25
Small rural Settlement Edge/Single rural or urban dwellings.	15-25

Densities may be varied if justified by evidence of unforeseen

constraints leading to a reduction in density or exceeded provided proposals take account of nature conservation interests and are imaginatively designed and preserve adequate public and private amenity space.

↳ Objective: 6

- 7.33 The efficient use of land is considered to be important in Ceredigion where there is limited resource within the most accessible settlements. PPW Section 9 suggests that increased densities may be encouraged 'as appropriate' in the most accessible locations. However, in addition to taking into account the amount of developable land in the locality (both for this and future plan periods), consideration also needs to be given to the character and layout of the existing adjacent and the resulting built form, to the identified housing needs of the locality, to the topography of the site, and to the landscape setting and nature conservation interests of the settlement. Good design can ensure that higher density can be achieved without detriment to amenity and the quality of the natural and built environment, fulfilling Objective 6.
- 7.34 The Settlement Group Statement site schedules (in Volume 2A) of the LDP set out guideline densities. These incorporate an allowance for the open space provision required on site (see Policy LU24 for details) as well as accounting for known abnormal site conditions. Requirements for SUDs, Nature Conservation Policies DM14 and DM15 and other environmental Policies (DM10: Design and Landscaping, DM20: Protection of Trees, Hedgerows and Woodlands and DM22: General Environment Protection and Enhancement) are also set out in the site schedules. These requirements have been estimated in reaching the guide density for each site. In many instances, it is possible to achieve some of the range of requirements within the same area on the site, providing the developer with more flexibility and minimising the overall amount of undevelopable land. This is explained further in Policies LU24 and the Nature Conservation Policies. Accordingly, in the Allocated Site Schedules, when there are no distinct features or characteristics of a site which can be physically demarcated, site densities are given as gross area density per hectare to allow flexibility as to how/where on site the requirements are to be met (as stated above this will have incorporated an allowance for the open space provision required on site as well as accounting for known abnormal site conditions). However, where it is possible to identify and demarcate areas such as existing biodiversity features (e.g. ponds), existing open space or floodplain areas within the site, density guideline is expressed as a density per hectare on the net area calculated by subtracting the area measurement of the known 'undevelopable' areas from the total site area. This 'undevelopable' area will therefore be able to provide for some of the requirements as listed above, depending on the nature of why it was removed. The recommended density for non-

allocated sites in Service Centres is also suggested in the relevant Settlement Group Statements.

- 7.35 The suggested density ranges set out in Policy LU06 for non-allocated sites outside Service Centres are based on the review of densities found in historical sites, recent completions, adjacent authority guide densities, JHLA studies, recommendations from an Urban Capacity Report (Entec, 2008) and assumptions on density in the Affordable Housing Viability Assessment (DV, 2010).
- 7.36 It may occasionally be the case in respect of allocated and non-allocated sites that there are unforeseen constraints to development which may result in lower densities being deliverable. The recommended density may need to be varied in the light of nature conservation or other constraints. Any lowering of site density should be justified by appropriate evidence.

Subdivision of Existing Dwellings

Policy LU07: Subdivision of Existing Dwellings

The conversion of large residential units to flats will be permitted provided that:

1. The dwelling is of a suitable size and layout capable of conversion without substantial extension;
2. The development does not adversely affect the amenity of the adjoining occupants and includes adequate soundproofing between units;
3. The development does not result in significant parking problems;
4. There is adequate provision for the storage of refuse; and
5. Provision of 3 and 4 bedroom apartments is included as part of the mix, where there is evidence of unmet local need for larger flats and the property has appropriate physical capacity.

Conversion of residential units to HMOs, that require planning permission, will not be permitted.

 Objective: 1

- 7.37 Conversions provide a sustainable alternative to new build and have an important role to play in increasing the available level and type of

housing stock within the County, helping to fulfil Objective 1. Policy LU07 considers various circumstances in which opportunity for conversions may be suitable.

- 7.38 Requests for the conversion of large dwelling houses, especially large town houses within the USC are seen as inevitable. These, often 3 or 4 storey town houses which are characteristic of many parts of Aberystwyth and other USCs, may no longer be appropriate for single household occupancy.
- 7.39 The sub-division of properties should be considered where this does not involve substantial extension and does not result in the loss of existing accommodation that could realistically be occupied by one household. Substantial extension would take into account the contextual built form and the integrity of the proportions and shape of the original building.
- 7.40 The demand for housing located within town centres is likely to continue to grow. The Council will seek to prevent the proliferation of one type of housing within the town centre and will encourage conversion not only to flatted accommodation, which has been a feature of more recent development, but to ensure that family households are not excluded from the town centres. Development should consider including family sized apartments to cater for households that may not be able to afford houses. Family sized accommodation is considered to consist of 3 to 4 bedrooms in addition to reception rooms.
- 7.41 Ceredigion also has a number of large country houses, such as Trawscoed Mansion, which although not necessarily located within existing settlements, may also be considered appropriate for conversion. The sympathetic conversion of such country houses may be appropriate subject to consideration of the impacts on the local community and infrastructure.
- 7.42 Consideration should also be given, in both urban and rural locations, to providing flats that are designed in a way which caters for a range of needs. Small adaptations to layout can ensure that flats are accessible to a wide range of occupants. Ground floor units, for example, may lend themselves as being suitable/attractive to people with disabilities or to the elderly.

Replacement of Existing Dwellings:

Policy LU08: Replacement of Existing Dwellings

Proposals to replace existing dwellings will be permitted provided they comply with the following:

1. The existing dwelling should not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3 of the Use Class Order 1987 (as amended);
2. The replacement dwelling should:
 - i. be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling unless there are demonstrable planning advantages to be gained from deviating from the original orientation, position or size.
 - ii. respect or enhance the design of the original dwelling, that of surrounding properties and the locality;
3. The proposed development will be subject to the demolition of the original dwelling at the appropriate time.

 Objectives: 1

- 7.43 The replacement of an existing dwelling rather than its repair or renovation often presents a more practical and viable option, for example, where the original dwelling has suffered structural damage as a result of fire or severe storms.
- 7.44 The replacement of existing dwellings however potentially has a significant impact on the variety housing stock that exists within the County and indeed the local area. Often such proposals involve a replacement that is larger than the previous dwelling and thus reduces the stock of smaller dwellings in that area.
- 7.45 Additionally where the existing dwelling makes an important contribution to the local environment, either visually, historically or culturally, then every effort should be made to renovate and retain the existing dwelling rather than permitting new build. However, where the existing dwelling is of little or no architectural quality or local significance, then in some instances the replacement could provide a better designed dwelling.
- 7.46 For a proposal to be acceptable it must relate to the replacement of a dwelling that is intact and which has not been abandoned, otherwise Policy LU09 should instead be applied which deals with former or abandoned dwellings.
- 7.47 The proposed replacement dwelling should be located within or adjacent to the footprint of the original dwelling and should not generally exceed the size of the original dwelling, including any extensions that have been built. Changes in the position, size or design of the replacement dwelling will need to be assessed

according to the improvements or benefits that this may have, such as increased highway safety. There may be advantages in a change of location to the extent that it would, for example remove the dwelling from the floodplain. Where the original dwelling (and hence its replacement) is located within a defined settlement boundary, consideration may be given, where appropriate, to a replacement residential development that increases the number of units on site. This approach may be appropriate in areas where opportunity for development is restricted or where the replacement of one larger property with, two or three smaller properties would better meet the current housing needs. This approach will not be acceptable outside of defined settlement boundaries or where the original building and its setting made an important contribution to the physical, historical or cultural fabric of the locality. In respect of 'demolition of the original dwelling' the 'appropriate time' would relate to the choice of footprint for the replacement dwelling and the practical need to clear the site. Where this is not necessary for the purposes of the approved replacement building works, it should be completed prior to the first occupation of the completed replacement dwelling.

The Re-use of Former/Abandoned Dwellings:

Policy LU09:

The Re-use of Former/Abandoned Dwellings

Within Service Centres and Linked Settlements the choice of renovation or re-build will be considered on its merits.

In the open countryside, re-use will only be permitted where:

1. The original dwelling:
 - i. Has not been demolished, or fallen into such a state of disrepair so that it no longer has the substantial appearance of a dwelling;
 - ii. Is capable of renovation. Where renovation is not practicable because the building is structurally unsound, detailed justification must be provided for re-build.
 - iii. Is not a temporary or mobile dwelling;
2. The replacement dwelling is of a form, bulk, size, scale and high quality design that respects the qualities of the original building and the character of the surrounding area. The replacement building should respect the footprint of the original dwelling and should make re-use, where practicable, of the original materials;
3. The replacement dwelling and its associated works, subject

to conditions, would not have a detrimental effect on the character of the landscape or on the open countryside.

Otherwise proposals will be deemed to be for new housing in the open countryside and determined in accordance with national guidance.

 Objectives: 1

- 7.48 The re-use of former or abandoned dwellings, as a result of renovation or rebuild in rural areas can have a valuable contribution to make in meeting the housing need of rural communities helping to fulfil Objective 1 and reducing the pressure for new build. It is important to ensure however, that the re-use of the dwelling does not have adverse impacts on the character of the location and that the development does not result in new development in the open countryside.
- 7.49 The LPA will seek to ensure that re-use only occurs if the original dwelling has substantially retained the appearance of a dwelling. Features which may determine whether the structure is recognisable as a dwelling may include the retention of; substantial parts of external walls, especially a front or rear elevation; openings for doors or windows; roof; chimney stack. It is recognised that re-use of existing dwellings through renovation alone may not be possible. Where the former/abandoned dwelling is incapable of being renovated, due to it being structurally unsafe or due to unreasonable costs, then consideration will be given to a replacement dwelling. Evidence in the form of a structural and financial report will need to be provided in support of such a case.
- 7.50 To ensure that the character of the dwelling and its locality are not subsequently harmed by uncontrolled expansion, General Permitted Development Order (GPDO) rights relating to the dwelling may be removed.
- 7.51 If the dwelling has been demolished prior to permission for re-use being granted, then the application will be treated as new build in which case it will be subject to policies S01 – S04.
- 7.52 Proposals to convert buildings other than former dwellings into residential use are covered by PPW, Section 9, not Policy LU09.

Temporary Residential Caravans

Policy LU10: Temporary Residential Caravans

Proposals for the siting of caravans for full time residential use will be permitted:

1. for a temporary period where the accommodation is required in association with a prior-approved building project; and
2. the caravan is located on or adjoining the site, provided that land outside the curtilage of the associated permanent dwelling is restored to its original use within a specified period after completion of the dwelling, and
3. The caravan is removed on completion of the permanent dwelling.

 Objectives: 1

- 7.53 The rural nature of Ceredigion and the high level of self build within the County means that that there is frequent pressure for temporary residential caravans to be located in areas perceived to be open countryside. Policy LU10 is intended therefore to apply to proposals that are not the subject of the GPDO.
- 7.54 There is a tendency for self-build projects to take much longer to complete by virtue of the part-time nature of building activity on site. There is considerable potential for adverse visual impact both locally and cumulatively across the county which is better managed by constraining permission.
- 7.55 The requirement for the restoration of land outside the curtilage of the permanent dwelling is to avoid the 'creep' of the effective curtilage of the permanent dwelling site, often into the open countryside, and will be the subject of conditions on the planning permission.
- 7.56 The term of the temporary use will be 2 years subject to renewal only where there is demonstrable positive progress towards the completion of the associated permanent dwelling.
- 7.57 PPW, Section 9, applies to the use of a temporary residential caravan where the justification for a dwelling is inconclusive.

Economic Development (B1, B2, B8 or sui generis)

- 7.58 Section 6 (Policy S05) sets out the level of economic growth projected for the plan period as being circa 4000 new jobs. The Policy also sets out the general approach to meeting that growth across the County.
- 7.59 The following policies deal with B1, B2, B8 and certain sui generis uses only.
- 7.60 Policies S02-S04 provide additional clarity as to the scale of development that would be appropriate in various locations in accordance with the Settlement Strategy.
- 7.61 Relevant national guidance in relation to economic development include:
- PPW (WG): Chapter 7 Supporting the Economy; and
 - TAN 6: Planning for Sustainable Rural Communities (WAG)
- 7.62 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:
- Sustainable Economic Development;
 - Business development in primary residential areas;
 - Prevention of alternative use on industrial sites;
 - Development considerations for industrial and commercial uses;
 - Use of occupancy conditions;
 - Intensification of employment uses;
 - Agricultural development proposals; and
 - Re-use and adaptation of rural buildings.
- 7.63 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

Employment Proposals on Allocated Sites:

Policy LU11:

Employment Proposals on Allocated Sites

A proposal in relation to allocated sites (see Policy S01) will be permitted provided that:

1. It reflects and enhances the recognised role of the site (prestige, high quality, neighbourhood or local site) and is in line with the relevant Allocated Sites Schedule;

2. It protects and enhances the existing B1, B2, B8 and complementary sui generis use of the site; and
3. It provides appropriate supportive infrastructure.

↳ Objectives: 2, 5, 18

- 7.64 Policy LU11 will be used to determine whether proposals relating to sites allocated under Policy S01 accord with the LDP.
- 7.65 Definitions of site roles (prestige, high quality, local and neighbourhood sites) have been set out in the explanatory text at Appendix 6.
- 7.66 The latest Economic Needs Assessment (see the Council's website) provides details about what need should be provided for and where.
- 7.67 Employment sites are traditionally reserved for business parks, manufacturing, warehousing and storage facilities. However, particularly in Ceredigion, many local businesses are service based and of an individual, specialised and uncategorised nature (sui generis) with characteristics consistent with B2 and B8 activity – uses that may well be suitably located on employment sites. Such uses may include 'in building' resource recovery and waste management facilities, motor vehicle servicing and repair, bus garaging and maintenance, electrical service workshops, Royal Mail Sorting Offices and the like.
- 7.68 Uses which more closely resemble A1 use class units, such as caravan sales, DIY and factory shops, attracting members of the public rather than trade customers, are generally inappropriate. This is because they generate car movements and parking requirements and detract from the vitality of town centres and existing retail parks.
- 7.69 Similarly, leisure or tourist accommodation uses, though providing employment, are generally incompatible with employment sites due to issues of accessibility, trip generation and parking.
- 7.70 Proposals for development on allocated sites should be accompanied by an appropriate level of infrastructure (car parking, access roads, water and sewage infrastructure) to support its needs.

Employment Proposals on Non-Allocated Sites

Policy LU12:

Employment Proposals on Non-allocated Sites

Proposals in relation to non-allocated sites will be permitted provided that:

1. the scale of B1, B2, B8 is in line with that envisaged under Policies S02-S04;
2. The density of the development is appropriate in relation to its location and proposed use; and
3. It is demonstrated that re-use of redundant or underused buildings within the area has been considered.

☞ Objectives: 2, 5, 8, 9

7.71 Policy LU12 allows for individual applications for employment uses in locations other than on allocated sites. This policy approach is especially important given that just over 60% of the projected increase in jobs will result from businesses that could not appropriately be located on an allocated site. It is important therefore that economic opportunities in those sectors are encouraged and enhanced. It is also recognised that a large number of these will be located away from the USCs, and that these opportunities will help reduce the need to travel for employment purposes and improve overall sustainability throughout the County.

7.72 It is likely that in the majority of these applications will be for 'small business' developments, usually on a 'one-off' basis (single unit premises). It is also recognised however that occasionally there may be operational reasons why larger scale development needs to be located away from allocated sites, for example, water bottling at source or agricultural products storage.

7.73 'Smaller scale developments' for employment in Ceredigion, are defined as follows:

- B1, B2 or B8 employment development with a gross floor space of less than 1500 sq metres.

7.74 In order to secure the best use of land, appropriate development densities should be applied. As a guide, the LPA will apply the following densities suggested by the Ceredigion Economic Needs Assessment (DTZ, 2008, updated 2010):

- For office uses, the density requirements will vary depending on location. For town centre development it is proposed that site coverage of close to 100% can and should be achieved. In out of town locations this is likely to be a density of 40%. The best density should always be applied. The LPA have assumed an average of 2 storey development.
- For other business space, warehouse and relevant non-B uses a development a density of 40% should be achieved. In

relation to such uses a single storey development is likely to be the most acceptable form.


Change of Use in Relation to Existing Employment Land or Buildings

Policy LU13:

Change of Use in Relation to Existing Employment Land or Buildings

Change of use of employment land or buildings within Use Classes B1, B2 or B8 should in the first instance be to other appropriate B uses and, where planning permission is required, will be permitted provided that:

1. The employment facility in its present use class is no longer viable; or
2. The loss of the existing use does not leave an under provision of that use within the Travel to Work Area; or
3. No other alternative suitable sites exist and the new use would result in a significant improvement to the environment which outweighs the loss of employment land; or
4. On allocated sites that the change of use of a specific unit does not affect the overall integrity of the site to perform its function in meeting the economic needs of the area as defined in the most recent economic needs assessment.

 Objectives: 2, 5

7.75 The LDP seeks to ensure that there is an appropriate balance of employment opportunities throughout the County and that uses are appropriately located in relation to the road and transport network, to meet both travel to work and operational needs sustainably. The loss of premises from employment use or the change of use to inappropriate uses could affect this balance.

7.76 Where employment facilities are considered to no longer be viable in their present use class evidence will need to be submitted by the applicant to support this conclusion. The application should be accompanied by an assessment of the change of use proposal in relation to the current range of employment accommodation provision under each use class and the likely future needs.

- 7.77 The latest Economic Needs Assessment (see the Council's website) provides details about what need should be provided for and where.
- 7.78 It is important to retain the integrity of existing and allocated employment sites since they help meet the county's identified economic needs. The co-location of employment units on specifically allocated sites also has benefits for the business itself in terms of being able to utilise shared services and infrastructure.
- 7.79 Travel to Work Areas (TTWAs) are defined areas where the bulk of their resident population also work within the same area. Information relating to TTWAs can be obtained from the Office for National Statistics' website: www.statistics.gov.uk

Tourism

7.80 Tourism is one of the County's main employment sectors. The County's attractiveness as a tourist destination is heavily based on its outstanding natural beauty. It is therefore important that this beauty is sustained. One of the Objectives of the LDP is to sustainably develop its tourism economy. Policies in this section help support this by:

- Encouraging the development of sustainable tourism;
- Assisting in improving the attractiveness of Ceredigion as a year round tourism destination;
- Ensuring that tourism accommodation is developed in a sustainable manner and appropriately located; and
- Encouraging the provision of further tourism attractions and facilities.

7.81 Relevant national guidance relating to tourism proposals include:

- PPW (WG), Chapter 11 Tourism, Sport and Recreation;
- TAN 6: Agriculture and Rural Development (WAG);
- TAN 13: Tourism (WAG); and
- TAN 16: Sport, Recreation and Open Space (WAG).

TAN 6 includes advice relating to diversification of farms and re-use/adaptation of rural buildings. TAN 16 covers leisure facilities forming part of a tourism development.

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

Off-road Recreational Vehicles	TAN 16
Golf courses	TAN 16

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

Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping pitches, Cabins and Chalets:

Policy LU14:

Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping pitches, Cabins and Chalets.

Development relating to static caravans, touring caravans, camping pitches, cabins and chalet accommodation will be considered as follows:

1. In the Coastal Area:
 - a. no additional units relating to static caravans, touring caravans, cabins and chalets will be permitted;
 - b. the provision of additional camping pitches within existing caravan sites will be permitted provided that:
 - i. it can be accommodated without the need for additional essential ancillary facilities; and
 - ii. conditions are attached so that such pitches are for the use of tents only;
 - c. change of use of existing camping pitches to touring caravan pitches will not be permitted.

2. Outside of the Coastal Area:
 - a. New sites for touring caravans, camping and cabin accommodation will be permitted provided that:
 - i. Where possible it supports strategic tourism nodes;
 - ii. It supports the role and function of the settlement within which it is proposed (or otherwise nearest settlement), where possible, by providing additional facilities that are available for use by the community;
 - iii. Facilities offered via the site do not affect the vitality of services which already exist within the nearest settlement; and
 - iv. Tourism Needs and Development Impact Assessment is submitted as part of the application process.
 - b. Extensions to existing static caravan, cabin and chalet sites, will be permitted provided that:
 - i. Tourism Needs and Development Impact Assessment is submitted; and
 - ii. Any new facilities required due to the extension do

not affect the vitality of facilities already offered within the nearest settlement.

- c. Change of use of tent pitches to touring caravan pitches or vice versa will be permitted.
- d. Change of use of touring pitches to static caravan pitches, cabins and chalets will not be permitted.

The extension, enhancement or upgrading of existing sites that does not propose an increase in the number of units/pitches, will be permitted where there would be overall improvement to the environmental quality of the site and where there would be a reduction of its impact on the surrounding landscape.

Proposals for the change of use of a caravan, cabin or chalet sites to permanent residential use will not be permitted.

📄 Objectives: 2, 4, 5, 11, 13

- 7.84 Policy LU14 facilitates a year round tourism base which is supported by a range of accommodation that caters for all types of needs and focuses on addressing gaps in the current type of provision.
- 7.85 The Dyfed Structure Plan (First Review 1991) introduced a long standing Countywide embargo on the development of new static caravan sites or increases in the number of static caravans on existing sites. Similarly there has been a long standing embargo (back to the 1960s) on permitting additional units in relation to touring caravans and chalet/cabins development in the coastal area. Historically the Coastal Road (Trunk Road A487) has been the method to define the Coastal Area. The reason for the embargo was that that the provision of these types of accommodation was already high in terms of overall numbers and as a proportion of accommodation type, especially in the Coastal Area. These issues remain just as valid today and present a strong case, along with the issue of significant impact on the landscape, especially on the coastal seascape, to continue with the embargo in the Coastal Area.
- 7.86 For the purposes of the LDP the 'Coastal Area' will continue to be defined as land on the seaward side of the Trunk Road (A487).
- 7.87 The only provision that is lacking in the Coastal Area is for camping pitches. The Policy therefore seeks to allow further pitches for that purpose. In terms of additional camping pitches, these must be proposed on a site that is able to accommodate further persons without the need to provide additional essential ancillary facilities in relation to:
- Provision of water; and
 - Toilet and shower block.

- 7.88 The scale of additional camping pitches should relate to the scale of the existing site. Such permissions will be conditioned so that the pitches can only be used for tents. The change of use of these pitches in the Coastal Area to allow touring caravans and motorhomes will not be permitted.
- 7.89 Outside of the Coastal Area (inland) however the picture is different. Accommodation inland is generally deficient and needs strengthening in most sectors. However in relation to the static and chalet accommodation there remains concern regarding the impact of these structures on the landscape the LPA therefore considers that additional static caravan/chalet accommodation should only be permitted in cases where unmet need for such accommodation can be demonstrated and, where this is so, in association with existing static caravan/chalet sites. The LA is therefore keen to establish the need for additional units and considers that if there is a need this should be accommodated as part of existing static caravan and chalet sites located outside of the Coastal Area. The LA will then monitor this demand and review the approach if necessary.
- 7.90 In areas outside of the Coastal Area development of new touring caravan, which includes motorhomes, and camping sites will be permitted providing that it is appropriate in relation to the location. Larger sites should be located within or adjacent to USCs and RSCs where a wider range of facilities and services should already be present. Smaller sites, which perhaps only cater for 5 pitches and offer basic facilities, can be accommodated in Linked Settlements or adjacent to farmsteads where suitably screened. This approach accords with Policies S02-S04.
- 7.91 It is the applicant's responsibility to provide evidence as part of the planning application as to why a new site or an extension to an existing one is appropriate. This evidence should detail potential environmental or landscape impacts and appropriate mitigation. A Tourism Needs and Development Impact Assessment may also be required. The information required will vary greatly and will be proportionate to the nature of the proposal, its scale and location. However, as a general overview the types of information required would be:
- Proposed size of development;
 - Evidence to support why a development of this type is needed e.g. no sites within the locality, waiting list of people wishing to use the existing site etc.
 - Evidence to show that the proposal is viable/sustainable in relation to estimated project costs, i.e. capital outlay, expected occupancy rates/turnover/overheads, projected net return etc;
 - Impact on the local community – how will the development support them e.g. more revenue for the local shop, job creation.

Much of this information will be readily available to tourism operators as it commonly forms part of their business planning.

- 7.92 Despite restricting the provision of new sites the LA recognise that the erosion of existing provision in relation to caravan, camping, chalet and cabin sites would negatively affect the choice of accommodation available. The loss of existing sites could also lead to an increased pressure to develop new sites. The loss of existing sites will therefore be resisted.
- 7.93 In addition permission for new sites, or extensions to existing sites which provide additional units, will include a requirement to submit a Statutory Declaration annually along with a site register of occupants. The LPA may also attach conditions to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes.
- 7.94 Applications for change of use to residential will therefore not be supported as the Council do not consider caravans, chalets and cabins as suitable for permanent residency. They have been developed as tourism accommodation and have not been developed in the first instance for residential use and as such do not meet the high standards associated with permanent residency, including appropriate amenity space, parking and access requirements.
- 7.95 The Council recognises the importance of sustaining a healthy tourism accommodation base and as such there may be a need to enhance and upgrade the facilities on offer on existing sites e.g. a new swimming pool. Where possible measures to reduce the environmental impact of the overall site should be included as part of such proposals e.g. introducing renewable energy, increasing biodiversity on site or extensive landscaping.

Countywide: Relocation of Caravans, Cabins and Chalets

Policy LU15:

Countywide: Relocation of Caravans, Cabins and Chalets

The relocation of all or some static or touring caravans, cabins and chalets from one site to another within the County will be permitted where it can be shown that the proposal forms part of an overall scheme which:

1. Does not involve the loss of caravans, cabins and chalets from inland areas to the Coastal Area;
2. Results in significant and permanent visual improvement to the area from which they are being relocated and does not

- result in a significant negative visual effect to the area to which they are being moved; and
3. Does not result in the loss of important local facilities which are provided by the site; or
 4. Does not affect the viability of local facilities which are highly dependent on the tourist trade that the site generates.

➤ Objectives: 2, 4, 5, 11, 13

- 7.96 Policy LU15 supports the appropriate relocation of existing pitches to locations elsewhere in the County. The intention is that relocation occurs from areas where there is potentially an over supply of that provision to where it is in deficit. Relocation may also result in significant gain in terms of visual amenity.
- 7.97 This policy does not however allow for an increase in pitch numbers- such applications would be subject to Policy LU14.
- 7.98 The LPA will assess whether the relocation of these types of tourism accommodation has an overall visual and environmental benefit. Any relocation should include extensive, sympathetic landscaping and adhere to Policy DM10: Design and Landscaping.
- 7.99 As there is a shortage of tourism accommodation outside of the Coastal Area (see Policy LU14) the LPA will not allow the relocation of static or touring caravans, chalets and cabins from inland Ceredigion to the Coastal Area. Relocation of caravans, chalets and cabins from within the Coastal Area to inland locations will be permitted. Relocation within the Coastal Area will also be permitted

Tourism Accommodation – Types of Accommodation not covered by Policy LU14

Policy LU16:

Tourism Accommodation – Types of Accommodation not covered by Policy LU14

In terms of types of accommodation not covered by Policy LU14, including; hotels, guest houses, bed and breakfast and hostels, the LDP will:

1. Resist the change of use of establishments where possible unless it can be demonstrated that;
 - i. potential or continued use of the facility is unviable;
 - or

- ii. there is no demand for this type of accommodation; or
 - iii. demand is adequately met by other providers in the Settlement Group.
2. Encourage and support the development of new hotels and holiday centres within or adjacent to either USCs, RSCs or where this is not possible within or on the edge of other settlements;
3. In locations outside USCs, RSCs and LSs encourage and support the conversion of existing buildings to other types of tourist accommodation provided that the buildings are structurally sound and will not require major external alterations; and
4. Require an annual statutory declaration (accompanied by a site register) in relation to new permissions relating to holiday cottages as a means of ensuring the accommodation is used only for holiday purposes.

 Objectives: 2, 4, 5

- 7.100 Policy LU16 recognises that Ceredigion has a limited number of hotel, guest house, bed and breakfast and hostel bed spaces and that the loss of this type of accommodation, through conversion to other uses, could weaken the range of accommodation available. Making Objective 4 more difficult to achieve.
- 7.101 The LPA will only consider allowing a change of use where evidence is submitted in relation to Criterion 1 of the Policy.
- 7.102 It is for the applicant to demonstrate that all reasonable attempts have been made to secure the continued operation of the existing provision. A statement of the efforts that have been made should be submitted as part of the planning application. The statement may, for example, refer to estate agency advertising, advertising on websites (formal and informal), through trade and business organisations. It should clearly illustrate when the advertisement took place and for how long. The statement should also explain why the current use is not working e.g. location, marketability etc.
- 7.103 As the provision of hotels, bed and breakfast, guesthouses and hostels range in size the LPA acknowledges that each use should employ different marketing techniques and time taken to advertise. The LPA expects that marketing should be on a more extensive scale for hotels and hostels than bed and breakfasts and guest houses.

- 7.104 New self-catering holiday accommodation will be required to submit an annual Statutory Declaration accompanied by a site register of occupants to confirm that it is being used for tourism purposes. The LPA may also attach conditions to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes and that the accommodation does not become permanent residential.
- 7.105 For the purpose of this Policy a holiday centre is a development which is an all inclusive, self-contained area that offers accommodation alongside other leisure and recreation facilities.

Tourism Facilities and Attractions (non-accommodation)

Policy LU17:

Tourism Facilities/Attractions (non accommodation)

The development of new tourist facilities and attractions will be supported provided they:

1. Relate well to an existing settlement or are easily accessible through a choice of means of transport;
2. Benefit the local economy by broadening the tourism base;
3. Benefit the community and are available for use by the wider community where possible;
4. Include environmentally friendly measures;
5. Offer, where possible, aspects which provide opportunities during wet weather;
6. Do not significantly affect general amenity and enjoyment of existing activities; and
7. Are accompanied by an appropriate Tourism Needs and Development Impact Assessment detailing the long term use and viability of the facility.

Development proposals that would have a significantly adverse effect on the amenity, setting and characteristics of existing tourism resources will not be permitted.

 Objectives: 2, 4, 5, 7

- 7.106 Policy LU17 supports Objective 4 by facilitating the provision of new tourism facilities and attractions.

- 7.107 The development of new facilities/attractions should be of an appropriate scale to the location in line with Policy DM01. Facilities/attractions that will generate a large amount of trip generation should be next to a Service Centre or located along a major transport route which offers good public transport links.
- 7.108 It is acknowledged that some tourism facilities/attractions will require a countryside location, for example a shooting range or a woodland activity centre. These applications will be judged on their merits but they should be sited as close to a settlement as possible to lessen their environmental impact.
- 7.109 Ceredigion's landscape and natural environment are key to the tourism economy and as such this Policy helps ensure that proposed developments do not undermine these qualities.
- 7.110 New development should implement environmentally friendly methods, for example rain water harvesting, small scale renewable energy etc.
- 7.111 A Tourism Needs and Development Impact Assessment may also be required, the detail expected to be provided as part of this is set out in the explanatory text that accompanies Policy LU14.

Retail

- 7.112 Settlement Strategy Policies S02-04 have already set out the retail function for each of the settlement types. Taken together they provide the retail hierarchy for the County. Those policies provide clarity as to the scale of proposals that would be appropriate in different types of settlements/locations (see also Policy DM01) in order to ensure that development takes place in sustainable locations.
- 7.113 Policy S01 (Section 6) sets out the retail allocations for the County – all of which are provided as part of mixed use sites.
- 7.114 The policies that follow apply to allocated and non-allocated sites.
- 7.115 The LPA's most recent retail needs assessment (where it exists, this can be found on the Council's website) should be the starting point for any demonstration of need in relation to the requirements of Policies LU18-LU20.
- 7.116 Relevant national guidance in relation to retail includes:
- PPW (WG): Chapter 10 Planning for Retailing and Town Centres; and
 - TAN 4: Retailing and Town Centres (WAG).

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

Locating retail and other services in existing centres	PPW, Section 10 Some elements also dealt with in the LDP: Policies LU18-LU20.
New regional centres	PPW, Section 10
Mixed use development	PPW, Section 10
Uses best located in centres – key factors	PPW, Section 10
Uses best located in centres – needs	PPW, Section 10
Major new retail proposals – incremental and cumulative effects	PPW, Section 10
Retention of food shopping and essential services in centres	PPW, Section 10
Out-of-centre food supermarkets,	PPW, Section 10
Change of use to/from local shops and village shops, and to/from public houses	PPW, Section 10, also LDP Policy LU21 TAN 4
Shops ancillary to other uses, e.g. farm shops	PPW, Section 10
Change in nature of edge of centre and out-of-centre retail developments	PPW, Section 10
Bulky goods	PPW, Section 10
Factory outlets	PPW, Section 10
Warehouse clubs	PPW, Section 10
Amusement centres	PPW, Section 10
Retention of allocated retail sites	PPW, Section 10
Retail development on land designated for other uses	PPW, Section 10

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

Retail Proposals:

<p>Policy LU18: Retail Proposals Countywide</p> <p>Change of use to retail, redevelopment or development of new retail or commercial land or buildings will be permitted provided that:</p> <p>1. The scale is in line with that envisaged under Policies S02-S04;</p>
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2. Consideration has been given to the likely impact of the development on existing retail provision within the Service Centre, or nearest Service Centre if the proposal is located in a Linked Settlement or other settlement. The conclusion, and the basis for this conclusion, should be presented as part of the planning application;
3. It would not cause a material oversupply of convenience, comparison or bulky goods in the relevant Service Centre or Linked Settlement. The conclusion, and the basis for this conclusion, should be presented as part of the planning application;
4. A3 uses would not cause unacceptable disturbance to the occupiers of nearby properties or adversely affect amenity; and
5. Unless located within a town centre boundary, proposals for units of more than 800m² gross floorspace are accompanied by a Retail Impact Assessment demonstrating how the policy requirements of National Guidance and the LDP have been met.

👉 Objectives: 2, 3, 5, 7, 9

Policy LU19:

Retail Proposals in Urban Service Centres

Change of use to retail, redevelopment or development of new retail or commercial land or buildings in the USCs will be permitted provided that:

1. It accords with the requirements set out in Policy LU18;
2. It accords with Policy S01 if the proposal is in relation to an allocated site; and
3. It does not have a significant negative individual or cumulative impact on the vitality and viability of the existing town centre.

👉 Objectives: 2, 3, 5, 7

Policy LU20:

Retail proposals in Rural Service Centres

Change of use to retail, redevelopment or development of new retail or commercial land or buildings, in the Rural Service Centres will be permitted provided that:

1. It accords with the requirements set out in Policy LU18; and
2. It primarily serves local, convenient and accessible needs.

 Objectives: 2, 3, 5, 7

- 7.119 Policies LU18, LU19 and LU20 help deliver the aims of Objectives 3 and 5 by encouraging retail needs to be delivered in a sustainable manner. These policies apply to both allocated and non-allocated sites and deal with sites or buildings in relation to change of use to retail as well as development of new or the redevelopment of existing retail units. All proposed extensions relating to existing retail premises will be treated as new developments, and considered according to these policies.
- 7.120 New retail developments located outside of town centres can have a detrimental impact on existing retail uses within those centres. These impacts need to be considered when determining proposals for new retail development. In addition the need for the new retail development should be established with the onus being on the developer to provide evidence of need.
- 7.121 Large retail development should preferably be located within the defined town centre of one of the USCs (see Proposals Map). Proposals will be determined in accordance with the sequential approach as set out in PPW and TAN 4.
- 7.122 Shops within Ceredigion tend to be smaller in scale than in larger towns across Wales and therefore negative impacts become apparent sooner. For that reason a large scale retail unit is defined within the LDP as that which has a gross floorspace greater than 800 sq. m. All large scale units located outside of town centres must be accompanied by a retail impact study. This figure is however intended as a guide, and an impact study may be required, in some circumstances, for developments of less than 800 sq. m. Any proposed retail development which has a floorspace greater than 800 sq. m would generally be considered inappropriate in a rural location. This is because the size of shops and services which currently exist within the County outside of the USCs are generally less than 800 sq. m.

- 7.123 New retail development can have negative impacts or cause nuisances at the local level. It may, therefore, be necessary to condition the opening hours of the proposed use in order to minimise the potential impacts on, for example, local residential amenity and the existing shopping provision. Where necessary, the LPA will consider the use of conditions or will seek to enter into negotiations to secure planning obligations to minimise the impact.

Change of Use from an Existing Retail Use:

Policy LU21:

Change of Use from an Existing Retail Use

Applications for the change of use of land or buildings which currently have a retail use (A class) will be determined in accordance with the following:

1. In the first instance the change of use should be to other retail uses (in class A) and will be permitted provided that the loss of the existing use does not leave an under provision of that type of use or goods sector within the area.
2. Where the proposal involves a change of use from class A that requires planning permission then this will be permitted where evidence is provided which demonstrates that:
 - i. The loss of the existing use does not leave an under provision of that use or goods sector within the area; or
 - ii. No other alternative suitable site exists and the new use would result in a significant improvement to the environment which outweighs the loss of a retail unit; or
 - iii. The scale of the proposed use is small and ancillary to the main use of the unit and supports the wider function of the unit, and where relevant, the designated site.
2. Where a change of use is proposed in locations other than within a defined Town Centre (see Proposals Map), and it is the only provision within the existing use class for that specific settlement it will only be permitted where it can be demonstrated that its retention in its present use class is no longer viable, through appropriate marketing for a period of 12 months at an appropriate market value.
3. In relation to existing retail parks and sites allocated for

retail uses in the LDP, the change of use of the specific unit should not affect the overall integrity of the site to perform its function in meeting the retail needs of the area.

4. Within Town Centres (as indicated on the Proposals Map), the change of use of land or buildings which currently have a retail use will be permitted providing that:
 - i. It would not result in the creation of a 'dead store frontage';
 - ii. If in a Primary Frontage (see Proposals Map) the proposal would not create a concentration of non-retail uses unless it contributes to or enhances the retail function of the town centre. Non-retail uses should not be allowed to dominate Primary Shopping Frontages; and
 - iii. If in a Secondary Frontage (see Proposals Map) the proposal would not create predominance of non-retail uses and does not harm the retail function of the town centre.

☞ Objectives: 2, 3, 5, 7

- 7.124 Policy LU21 is aimed at protecting and enhancing the vitality and viability of the County's retail provision by controlling the location, type and concentration of non-retail uses. It is acknowledged that the retail function will not only vary between different shopping centres and locations but it will also vary over time. The retail function of the individual Service Centre or settlement is therefore best evaluated when an application is received taking into account the retail hierarchy set in Policies S02-S04.
- 7.125 Certain changes of use are permitted without the need to apply for planning permission. The GPDO needs to be consulted for these exceptions. Where permission is required, in the first instance the change of use of land or buildings within use 'class order A' should be directed to other uses in that class order.
- 7.126 Evidence will be required, as part of the submitted planning application, to demonstrate that change of use will not result in either a material under or overprovision in any given retail goods sector.
- 7.127 Criterion 5 deals with change of use from retail within the USCs. Town centres need to maintain a diversity of uses if they are to maintain their vitality and viability. The role of the town centre should be able to evolve in order to be able to meet the continually changing demands and needs of the population. This policy therefore seeks to protect a balance of uses within these town centres, without compromising the existing retail function of the town. When determining applications for change of use from retail, consideration

should be given to the existing fabric of the town centre, which should include an assessment of the likely impact of the proposal on the retail function of the town. The location and proportion of existing non-retail frontage should also be considered, taking into account the impact of continuous blocks both individual and cumulative.

- 7.128 In recognition of the strong retail offerings within Aberystwyth and Cardigan, parts of the two USCs have been designated as Primary and Secondary Frontages (see the Proposals Map).
- 7.129 The LPA will seek to retain at least 75% of units within the Primary Frontage for retail use. Primary Frontages form the retail core of the town centre; here the majority of units should be retail. In the Primary Frontage the emphasis is on protecting and enhancing the shopping role. Change of use can result in concentrations of non-retail uses, which in a Primary Frontage can undermine the retail function of the centre. Any new development or change of use should therefore be able to demonstrate a contribution or enhancement to the shopping role. Non-retail uses should not be allowed to become concentrated within individual parts of the Primary Frontage in a way that could undermine the retail function.
- 7.130 Within Secondary Frontages the LPA will seek to retain at least 50% of the units within retail use. Within Secondary Frontages the aim is to ensure that any change of use from retail does not harm the retail function. It is however recognised that these Frontages will have a greater mix of uses than that of a Primary Frontage and that those other uses provide vital services that have an important contribution to make to the vitality and viability of the town centre. Here the emphasis should be on retaining a balance of appropriate uses whilst maintaining a predominance of retail uses. When determining an application for a change of use from retail, consideration will be given to the cumulative effects of continuous blocks of non-retail within the designated area. Non-retail units should not account for more than 3 adjacent units.
- 7.131 A potential threat to the vitality, viability and attractiveness of town centres is that of 'dead shop frontages' within the main shopping frontages. These occur when uses that may not require an active daytime frontage (e.g. night clubs, restaurants, book keepers) are established. 'Dead shop frontage' can be avoided by incorporating an A1, or other use that requires an active daytime frontage, into the development. The LPA may require a premises to be open during the core retailing times in the interest of the vitality, viability and attractiveness of the affected frontage and town centre.
- 7.132 Outside of the designated Primary and Secondary Frontages, but within the town centre boundary, there are other areas that have an important contribution to make to the vitality and viability of the town as they contain other services or provisions. Such areas may also

provide scope for the development of specialist areas such as a café quarter, craft or cultural sector, or local produce quarter.

- 7.133 Change of use can, either as a result of individual or cumulative presence of specific uses, have negative impacts or cause nuisances at the local level. It may, therefore, be necessary to condition the opening hours of the proposed use in order to minimise the potential impacts on, for example, local residential amenity and the existing shopping provision.

Utility infrastructure

- 7.134 Policies relating to the provision of new utility infrastructure either as stand alone development or as part of a wider development are covered in Section 8 'Development Management Policies'.

Community Provision

- 7.135 The Vision (Section 4) is for the County to be home to a vibrant network of bilingual communities whose residents are healthy, and have access to a range of services and facilities.
- 7.136 Sustaining and enhancement of communities is dependent on a number of elements. For communities to be healthy adequate access to health facilities has to be secured along with a range of adequate provision for recreation and leisure opportunities (physical activities, adult learning etc).
- 7.137 The 'community' can be defined in a number of ways. It can be used to define a group of residents in a precise location. It can also be used to refer to a group of individuals who share a particular interest or viewpoint. Community is not simply about facilities but also about social networks, in terms of meeting and greeting. The importance that the Welsh language plays in this is recognised in Section 8, Policy DM01.
- 7.138 Sustaining communities therefore relies in part on the protection and enhancement of the services and facilities of a given area. The policies that follow deal specifically with physical facilities and services, including educational facilities. Policy DM01 in Section 8 deals more specifically with the need to take into account impact on the community, in terms of its social characteristics, and on the Welsh language as part of the decision making process.
- 7.139 Relevant national guidance in relation to community facilities/services, leisure and recreation matters include:
- PPW (WG), Chapter 11 Tourism, Sport and Recreation; and
 - TAN 16: Sport, Recreation and Open Space (WAG).

Specific Types of Land Use Proposals (LU Policies)

TAN 16 provides information on the links between health and wellbeing, sport and recreational activity and sustainable development in Wales.

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

Off-road Recreational Vehicles	TAN 16: Sport, Recreation and Open Space
Golf courses	TAN 16: Sport, Recreation and Open Space
Major sporting and recreation facilities	TAN 16: Sport, Recreation and Open Space
Allotments, cemeteries and church yards	TAN 16: Sport, Recreation and Open Space

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

Community, Leisure and Recreation Facilities and Services

**Policy LU22:
Community Provision**

The LDP will help sustain and enhance community provision by:

1. Supporting the development of new sustainable community provision, provided that:
 - i. They are located within or adjoining a settlement;
 - ii. The planning application demonstrates that the feasibility of multi use has been considered;
 - iii. No suitable facility exists nearby which could appropriately accommodate the proposed use; and
 - iv. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use.

2. Resisting the loss or change of use of an existing community provision unless:
 - i. Alternative provision of at least equivalent local community value can be provided either within or adjoining the settlement or other settlements which are part of the Settlement Group. In relation to open space specifically, the alternative should be an enhanced provision which is preferably located

within close proximity to the existing provision.

- ii. It can be demonstrated that existing level of community provision is inappropriate or surplus to the community needs of that settlement or Settlement Group; or
- iii. The current use has ceased to be viable and no other community use can be viably established.

A report will need to be submitted with any planning application for the change of use or loss of facility explaining why the loss or change of use is justifiable.

↻ Objectives: 5, 7 – 9

- 7.142 Policy LU22 aims to protect existing community provision and encourage the development of new where appropriate in line with Objectives 5, 6, 7, 8, 9, 11, 12 and 14.
- 7.143 Community Provision for the purposes of this policy includes leisure and recreation facilities and also open space. Community Provision should therefore be taken to include, but is not limited to, village halls, schools, sports pitches, play areas etc.
- 7.144 For communities to be sustainable there needs to be a range of community facilities and services available in terms of places to work, live, shop, socialise and also areas available for recreation, sporting activity, open space, education (including primary and secondary schools) and health care.
- 7.145 The type of facility that should be on offer within individual settlements will vary depending on the size and role of that settlement (see Policies S02-S04 and DM01). For example, leisure centres are generally suitably located in the USCs, whereas a football or rugby field will also be found in RSCs. Facilities that generate a high level of travel demand should be located close to larger settlements which can be accessed by a choice of transport means and where the population base is already larger.
- 7.146 Where non-viability is given as the justification to change the use of a building or site from community provision evidence will need to be supplied in terms of the measures taken to attempt to secure its continued use for community purposes. The report should demonstrate the various methods of advertising, the period advertised for, and the attempts made to find alternative community uses for the building/site e.g. the multiple or shared use of the building for public or commercial purposes to serve the community. The evidence should also demonstrate whether the current use is adequately provided for elsewhere within reasonable travelling distance for that use, and if so where and to what standard. The

report should also demonstrate how the building/area has been considered for any other type of community provision. For example a school which has ceased to function as a school could be used as a community hall. The applicant would need to demonstrate how this alternative provision sufficiently meets the needs of the community.

- 7.147 If an existing use is being relocated, for example a number of primary schools being replaced by one area school, then the planning application should be accompanied by a report detailing a proposed scheme for the existing, now surplus sites. This scheme should explain the possible future uses firstly focusing on a community use and then considering potential other uses.
- 7.148 The Settlement Group Statements (SGS) (see Volume 2A of the LDP) indicate what facilities exist within each Service Centre as at September 2010. The Council undertake an assessment of community provision available in settlements periodically. This information is available from the Council's website.
- 7.149 If an allocated site has an existing community provision within the site the LPA has identified this within the 'Sites characteristics, requirements and constraints' section of the SGS. Any development of these allocated sites will need to accord with Policy LU22.
- 7.150 Appendix 6 sets out LDP land allocations in relation to community, leisure or recreation facilities in the LDP (see Mixed Use Allocations).
- 7.151 One of the aims of Policy LU22 is to protect the network of open space that currently exists throughout the County to help ensure that communities remain healthy and active (Objectives 6 & 7).
- 7.152 Open space contributes to the amenity value of an area and to the quality of life of residents, encouraging community interaction and cohesion.
- 7.153 Open space is defined within the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation or land which is a disused burial ground. Open space encompasses recreation land, playing fields, and many more variations. Open spaces vary in size and character and include both formal and informal provision. It includes equipped areas, such as playgrounds with swings and slides, along with tennis courts and football pitches. It also includes non-equipped open spaces which are areas where it is an identified and recognised open space but no equipment has been provided so that its users can decide how to use the space. Additionally open space can be areas that are not formally recognised, for example an area of land within a housing estate or a tree with a rope swing, or a field that has always been used for the village show.

- 7.154 If an open space has been identified as being a community provision, e.g. by the Community Council or local residents, the LPA will endeavour, where appropriate, to protect or secure equal provision from any new development proposed at that location. This will be done via negotiations with the applicant.
- 7.155 If development is to affect existing open space resources then the preference for the relocation of the provision is to be on site within the new development in the first instance. Such relocation should result in an enhancement from the existing provision.
- 7.156 The LPA has undertaken an Open Space Assessment of formal open space available within the Service Centres. These reports help to indicate where shortfall in provision exists. The reports are available on the Council's website.

No Policy LU23 has been included within the LDP

Provision of New Open Space:

**Policy LU24:
Provision of New Open Space**

As specified in the Settlement Group Statements land allocated for housing will be required to make provision for open space.

Development that occurs on windfall and non-allocated sites will also be required to provide open space if the development results in the provision in total of more than 10 bedrooms.

Any provision of open space will be required to meet the CCW Accessible Natural Greenspace Benchmarks and the Fields in Trust (FIT) Children's Playing Space Benchmark Standard and further design guidance within the Supplementary Planning Guidance.

📌 Objectives: 6, 7, 9, 11, 12

- 7.157 The aim of Policy LU24 is to provide additional open space where appropriate as part of new developments. By doing so the health and wellbeing of communities will be enhanced and social cohesion will be encouraged (Objective 7).
- 7.158 See Para 7.153 for a definition of open space.
- 7.159 It is important that new development provides an environment that is safe and welcoming for residents and users. Open space enhances the character and appeal of an area.

Specific Types of Land Use Proposals (LU Policies)

- 7.160 The level of open space provision will differ between sites and between types of development.
- 7.161 All sites that have been allocated for housing within the LDP will be required to provide an element of open space in line with Policy DM05. The Settlement Group Statements (Volume 2A of the LDP) set out the requirements on sites allocated for housing.
- 7.162 The policy looks to provide open space in line with benchmarks set out by CCW 'Greenspace Toolkit' and the Fields in Trust Standards standards. This is set as 2.8 ha per 1000 people and equates to 2ha accessible natural green space and 0.8ha play space.
- 7.163 In order to ascertain the total amount of land required for open space the LPA will look at the type of development being proposed as some types of development will require a lower or higher provision. For example, a development of 1 and 2 bedroom bungalows will not be expected to provide the same amount of provision as a mixed development of 2 – 5 bedroom houses as the occupants are less likely to be families.
- 7.164 The policy will also apply to windfall and non-allocated residential sites which provide more than 10 bedrooms overall.
- 7.165 Publicly accessed places such as new hospitals and council offices can also provide opportunities for quality open space. Whilst it is accepted that these sites will be landscaped an element of accessible green space would also be beneficial. Pre-application discussion should be sought in relation to the level and type of provision likely to be sought.
- 7.166 Many of the requirements included in the Allocated Site Schedules in relation to Policy LU24: Provision of New Open Space can be delivered in-combination with other policy requirements. For example matters required as a result of, Policies DM10: Design and Landscaping, DM20: Protection of Trees, Hedgerows and Woodlands and DM22: General Environment Protection and Enhancement, could potentially all be met within the same part of the overall allocated site. This will reduce the amount of undevelopable area on these allocated sites. Where it was known at the allocation stage that a larger area for biodiversity or open space would be required, the LPA removed that undevelopable land area from the amount of developable land. Where this has been the case the LPA have included reference within the Allocated Site Schedule and the site has been given a 'net developable area'. Additionally, integrated approaches should be considered in terms of the requirements under SUDS (TAN 15 and DM13: Sustainable Drainage Systems). For more information regarding meeting several requirements within the same part of a site see the SPG: Nature Conservation and SPG: Open Space.

- 7.167 The Council recognises the important role allotments can play in providing recreation opportunities. This policy seeks to encourage the provision of allotments where viable, particularly in areas that can be accessed by a choice of means of transport.
- 7.168 A planning application which includes open space provision should be accompanied by details of the future management mechanism for the open space.
- 7.169 Further guidance on the development of open space, including allotments, will be included in the SPG: 'Open Space'.

Energy

- 7.170 This next part of the section deals only with the generation of energy. Energy efficiency measures are dealt with in Section 8: Development Management Policies.
- 7.171 The Wales National Energy Statement 2010 reinforces the focus in Wales on delivering renewable energy as a national priority.
- 7.172 The extension of Permitted Development Rights for microgeneration may see a focus on community scale developments.
- 7.173 Ceredigion currently makes a significant contribution to renewable energy production, with a large hydro-electric power scheme (56MW capacity) and 4 wind farms (80.45MW capacity). However, there is likely to be additional energy generation from community scale renewable technologies stimulated by UK government incentive schemes including the 'Clean Energy Cashback Scheme' (also known as the 'Feed-in Tariff (FiT)) providing payments to home owners and owners of commercial and public buildings for units of electricity generated from renewable sources to an upper limit of 5MW, in addition to payments for units exported to the grid and also in respect of the future introduction of a Renewable Heat Incentive.
- 7.174 Relevant national guidance in relation to energy proposals include:
- PPW (WG), Chapter 12;
 - TAN 8: Planning for Renewable Energy (WAG);
 - Overarching National Policy Statement for Energy, EN-1, Part 2 Government Policy and Energy Infrastructure Development;
 - National Policy Statement for Energy, EN4 deals with oil and gas supply;
 - National Policy Statement for Renewable Energy Infrastructure (NPS)-EN3 sets out the policy basis for decisions on nationally significant infrastructure planning (>50MW installed capacity) – including wind energy and biomass energy most likely to be appropriate to Ceredigion;

Specific Types of Land Use Proposals (LU Policies)

- Wales National Energy Statement (WAG 2010) sets out Wales aims and intentions including detailed targets for a range of renewable and other non-fossil fuel generating sources, and which will be material to planning decisions;
- Statutory Instrument (SI No.2193 (W.185) - The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2009) allows a range of domestic microgeneration equipment (incl. solar photovoltaic and solar thermal panels, ground and water source heat pumps and flues for biomass heating); and
- (Consultation Draft) 'Microgeneration and Low Carbon Energy Technologies: Proposed Changes to Permitted Development Rights for Non-domestic Premises and Householder (Turbines, Air Source Heat Pumps and Solar Panels on Flat Roofs) (WAG, April 2010).

7.175 Most offshore renewable energy developments will require consent from the Marine Management Organisation (MMO) established under the Marine and Coastal Access Act 2009.

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

Welsh Government renewable energy targets	PPW, Section 12
Facilitation of additional grid network infrastructure	PPW, Section 12
Large scale renewable energy development in internationally or nationally designated areas	PPW, Section 12
Development control for renewable energy	PPW, Section 12
Nature conservation and landscape considerations arising from renewable energy proposals	PPW, Section 12, see also LDP Policy DM21
Minimising detrimental effects on local communities arising from renewable energy	PPW, Section 12


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

Renewable Energy Generation

Policy LU25: Renewable Energy Generation

Subject to Policy LU26, renewable energy projects will be permitted which facilitate the development of additional renewable energy generating capacity and associated reduction in carbon emissions, where:

1. resource delivery has been assessed as an effective and viable option;
2. adverse impacts of the particular technology can be mitigated;
 - i. In line with natural heritage objectives; and
 - ii. To minimize the potential detrimental effects on local communities; and
3. a suitable scheme is provided for decommissioning at the end of the operational design life of the infrastructure, where appropriate.

 Objectives: 9, 10

- 7.178 Policy LU25 sets out a positive policy approach to the expansion of renewable energy capacity in the county, where planning permission is required, to help meet Objectives 9 and 10.
- 7.179 In the absence of adopted guidance, a detailed renewable energy resources audit for Ceredigion will be carried out at a later date. Once this work is completed, it will be published as full SPG: Ceredigion Renewable Energy Resources Audit. It will also provide targets for potential capacity delivery for the remaining plan period. Land allocations may be made in a review of the LDP, subject to evidence of genuine intention to exploit identified resources.
- 7.180 An interim SPG will be developed which contains descriptions of the range of potential renewable resources and technologies capable of realistic exploitation in Ceredigion. The Interim SPG will include, the target capacity based on current information relating to; Onshore wind energy: Biomass (Electricity): Tidal stream: Local electricity generation (mainly PV/wind/hydro). In respect of onshore wind energy, the WAG aspirational target for SSA D will be the LDP interim target.
- 7.181 Policy LU25 applies to the range of strategic, local, community and small scale renewable energy developments that are not the subject

of the GPDO or appropriate to be determined under PPW, National Planning Statements, or under the Marine and Coastal Access Act 2009, or energy from waste, which is dealt with through Welsh Government work streams such as the National Waste Strategy for Wales.

- 7.182 In practical terms, it is anticipated that in respect of technologies other than wind turbines, renewable energy proposals in Ceredigion are most likely to fall into local, community and small scale projects as defined in PPW, Chapter 12.
- 7.183 In respect of such developments, the potential issues of concern in respect of various technologies are provided in detail in 'Practice Guidance – Planning Implications of Renewable and Low Carbon Energy' (WAG, 2010).
- 7.184 General development sites will need to consider whether there is potential to benefit from district heating/shared renewable resources.
- 7.185 There will be a need to demonstrate that the choice of renewable energy generation development is made on the basis of comparing viable alternatives and their impacts. For example, the LPA may encourage the installation of district heating and/or electricity generating schemes if it would be feasible and more efficient in new development than to employ microgeneration technology on each property.
- 7.186 The LPA generally supports the proximity principle whereby renewable energy is used close to its point of generation or processed close to where the resource is available, see Policy LU31.
- 7.187 'Natural heritage objectives' is a term referred to and explained in terms of expectations of impact of wind farm development, in TAN 8 Annex D Section 8. The same principles apply in respect of impacts of other renewables technologies.

Large and Medium Sized Wind Farms

Policy LU26:


Large and Medium Sized Wind Farms

Large (over 25MW installed capacity) and Medium sized (5-25 MW installed capacity) wind farms will not be permitted in Ceredigion outside the TAN 8 SSA D boundary (see Proposals Map). The development of wind farms within the TAN 8 SSA D boundary will be considered first within the defined preferred area (see the Proposals Map) and favourable consideration given to proposals outside the preferred area only where the potential operational yield for the whole of SSA D cannot be delivered from

within the preferred area; in the latter case such proposals will be considered against the sensitivity ranking of these other areas within SSA D as set out in paragraph 7.187. In all cases development must satisfy the other 5 criteria set out below and should also have regard to the requirements of policies DM18 and DM21.

Development should:

1. not give rise to adverse cumulative visual impacts by virtue of incongruous variation in turbine design.
2. not undermine significant tourism projects and associated income streams.
3. not give rise to unmanageable health and safety risks for recreational and other users of the area within the SSA.
4. potential detrimental cumulative effects within Ceredigion of construction and maintenance traffic, in particular of abnormal loads on:
 - i. the amenity, health and safety of communities that lie on the delivery routes;
 - ii. and infrastructure fabric ; and
5. include a suitable scheme for decommissioning at the end of the operational design life of the facility and associated infrastructure.

 Objectives: 9 - 11

- 7.188 Large Wind Farms over 25MW but less than 50 MW installed capacity fall to the LPA to determine. Proposals over 50 MW are to be determined in accordance with National Policy Statements with input from the LPA in the form of a Local Impact Report. The purpose of Policy LU26 is to form the basis for assessment of the former and in respect of the latter, to inform the LPA response to the appropriate responsible body on respective proposals.
- 7.189 North Ceredigion, is home to SSA D: Nant y Moch (see Proposals Map), which TAN 8 suggests has an indicative generating capacity” of 140MW. The SSA extends into Powys on its eastern side.
- 7.190 In 2008 Arup prepared a report for Ceredigion and Powys County Councils intended as a ‘refinement’ exercise in accordance with TAN 8 Annex D methodology. The study resulted in a recommendation that TAN 8 capacity aspiration to 2010 could be met within a

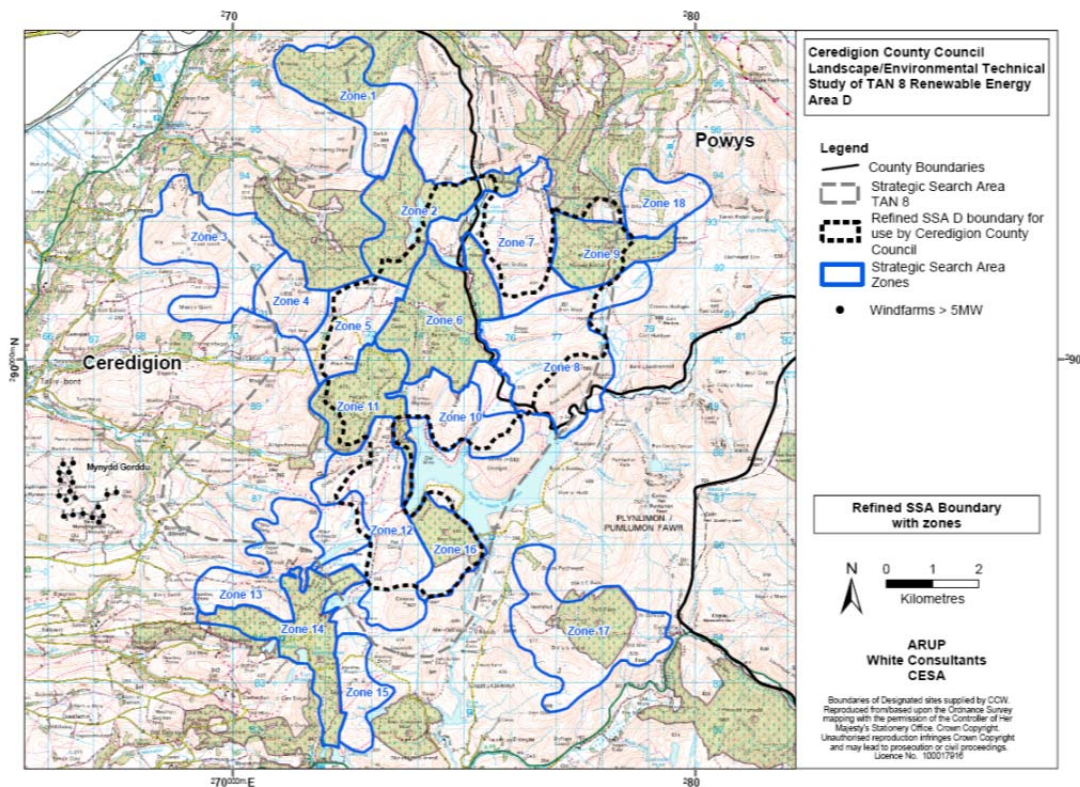
substantially reduced area largely within the TAN 8 SSA D boundary. The only part of the ‘refined’ area so identified to lie outside the TAN 8 SSA D boundary lies in Powys.

7.191 The preferred area of search is shown on the Proposals Map. This is taken from the ‘TAN 8 Annex D study of SSA D: Nant-y-Moch – Final Report, April 2007. This ranked the technically feasible areas within SSA D by sensitivity as set out in Table 10, page 45 of their report, reproduced below. The preferred area selected by the LPA reflects these rankings. To the extent that it is necessary in accordance with policy LU26 to consider areas outside the preferred area then these will be considered by reference to the sensitivity rankings in Table 10. However the Arup report had regard to land not within SSA D and also to land which although within SSA D is not within Ceredigion. This can be seen by reference to the Arup Figure 12a on page 48 of the report which is also reproduced below. Accordingly policy will operate by reference to Table 10 but subject to the requirement that, to be considered, land referred to in Table 10 must also be within Ceredigion and within SSA D as identified from Figure 12a.

Figure 7.1: Extracted Table 10 Page 45 Arup Report 2007

Zone	Zone Name	Summary rank	Approx. Capacity (MW)	Cum Cap
11	Fynach Fawr	1	17	17
6	Banc yr Wyn	2	34	51
9	Mynydd Bychan	3	17	68
8	Plynlimon Moorlands – Banc Llechwedd Mawr	4	32	100
10	Cefn yr Esgair	5	17	117
12	Esgair Ffosfodr	6	16	133
5	Bryn Mawr	7	19	152
16	Nant-y-Moch Resr SE	8	9	161
2	Llyn Conach	9	36	197
13	Esgair Goch	10	9	206
7	Plynlimon Moorlands – Foel Fras	11	36	242
17	Drybedd	12	14	256
18	Plynlimon Moorlands – Llechwedd Diflas	12	11	267
14	Llyn Blaenmelindwr	14	8	275
15	Esgair Gorlan	15	4	279
4	Moel y Llyn	16	11	290
1	Mynydd Ddu	17	23	313
3	Foel Goch and Moel Garn	18	34	347

Figure 7.2: Extracted Figure 12a Page 48 Arup Report 2007



- 7.192 SSA D falls within a Special Landscape Area (SLA) (Policy DM 18) and Policy DM21 sets out the landscape considerations that will need to be addressed as part of any proposal in relation to SSA D.
- 7.193 The imperative for delivering renewable energy is accepted and will be weighed as such in any judgment in relation to income streams associated with significant tourism initiatives. It is anticipated that due reference will be made to this priority in the consideration and preparation of tourism projects. In respect of existing commitments, mitigation measures should be sought to achieve an optimum solution for all parties. ‘Significant’ income streams should be assessed on the basis of comparative value of wind energy and the respective tourism initiative to the Ceredigion economy.
- 7.194 It is not considered reasonable to develop medium sized wind farms outside SSA D in Ceredigion because there is no suitable brownfield land and it is also considered that it would undermine the natural heritage objective implicit in TAN 8.
- 7.195 Transport Assessment guidance for windfarm developments should be used as available. There are specific concerns over the cumulative impacts of abnormal delivery loads over limited available routes from ports to SSAs in Wales.

- 7.196 The Cambrian Mountains are an important natural resource not only in a local sense but in a strategic sense as part of a larger ecosystem. The LPA is keen to ensure that negative impacts on the area are limited as far as possible within the opportunities remaining to it to do so, left by national policy.
- 7.197 The HSE reported in 2008 that the public health and safety aspects of wind farms should be dealt with as part of the planning process.

Nature Conservation and Ecological Connectivity

- 7.198 Policies relating to nature conservation including local biodiversity conservation and Regionally Important Geodiversity Sites (RIGS) are covered in Section 8: 'Development Management Policies'.

The Coast

- 7.199 Policies relating to coastal matters, including coastal management are covered in Section 8: 'Development Management Policies'.

Minerals

- 7.200 Minerals planning covers all minerals and substances in, on or under land extracted either by underground or surface working. Minerals make a vital contribution to the Welsh economy so it is essential that society has access to the minerals it requires. However, mineral extraction operations and related development can also impact on the environment, landscape and amenities. The LA has a responsibility to safeguard mineral resources in Ceredigion from sterilisation, and to contribute to the sustainably managed supply of aggregates. This should be achieved by striking the best balance between environmental, economic and social costs; ensuring the prudent use of finite resources through efficiency of use, re-use and recycling, protecting the environment, reducing the impacts of mineral extraction, and ensuring high standards of restoration and aftercare.
- 7.201 Relevant national guidance in relation to mineral matters include:
- Minerals Planning Policy Wales (MPPW), (WAG);
 - Minerals Technical Advice Note 1: Aggregates (MTAN1), (WAG); and
 - South Wales Regional Aggregates Working Party Regional Technical Statement (SWRAWP RTS).
- 7.202 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

Specific Types of Land Use Proposals (LU Policies)

Protection of existing amenity and environment;	MPPW Key objective. MPPW & MTAN1 Parts B & C
Minimising effects on local communities;	MPPW Key objective. MPPW & MTAN1 Part C
Protection of SPAs, SACs, Ramsar Sites, SSSIs & NNRs and other Environmentally Important Areas;	MPPW & MTAN1 Part B - Protecting Areas of Importance
Surface and Groundwater Resources;	MPPW & MTAN1 Part B - Protecting Areas of Importance
Environmental Impact Assessments;	MTAN1 Part C – Reducing the Impact of mineral extraction etc. (EIA)
Traffic Impacts;	MTAN1 Part C – Reducing the Impact of mineral extraction etc. (Transport)
Monitoring and enforcement;	MTAN1 Part C – Reducing the Impact of mineral extraction etc. (Environmental Management).
Financial Guarantees;	MTAN1 Part D – Achieving restoration, aftercare and beneficial after-use. (Financial Guarantees)
Efficiency of use;	MPPW & MTAN1 Part E Efficiency of Use/Recycling
Ensuring prudent use of finite resources;	MPPW & MTAN1 Part E Efficiency of Use/Recycling
Maximising the use of alternative or recycled materials;	MPPW & MTAN1 Part E Efficiency of Use/Recycling
Peat;	MPPW Part 2 Policies for individual minerals - Peat
Metalliferous Minerals;	MPPW Part 2 Policies for individual minerals - Metalliferous
Dust;	MPPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Dust)
Blasting;	MPPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Blasting)
Noise;	MPPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Noise)
Visual Impact;	MPPW & MTAN1 Part C Reducing the impacts of extraction/aggregates

	production (Visual Impact)
Environmental audits;	MPPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Environmental Management/Management)
Community liaison;	MPPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Environmental Management/management)
European Protected Species;	MTAN1 Part B - Protecting Areas of Importance – European Protected Species

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

Sustainable Supply of Mineral Resources

Policy LU27:

Sustainable Supply of Mineral Resources

The LDP shall ensure that an adequate and sustainable supply of mineral resources can be produced to meet society's needs, without compromising the environment, amenity, geodiversity, or future resource needs.

In practice ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out for Ceredigion in the RTS to be met (set at 4.5Mt of aggregate provision over 15 years from 2007 in the current RTS) and maintaining a minimum landbank (of permitted reserves) of 10 years for crushed rock aggregates and a minimum landbank of 7 years for sand and gravel aggregates, throughout the plan period.

To ensure the above can be achieved:

1. Aggregate mineral resources identified in the LDP Proposals Map will be safeguarded (see Policy LU30).
2. Specific Sites for future sand and gravel extraction have been allocated and are shown on the Proposals Map (see Policy S01). Applications for minerals working within these areas will be considered in accordance with Policy LU28, relevant DM policies and other material considerations and having regard to the specific requirements set out in the relevant Settlement Group Statement and Site Allocations Schedule.

3. Mineral operations will be permitted where it can be demonstrated that they are needed:-
 - i. to provide local building stone (aka Dimension stone) In this case the production of aggregates as ancillary by-products will be permitted.
 - ii. to provide low grade fill materials **on a small scale** where no other suitable substitute materials can be sourced from anywhere within a 10 mile radius.
4. Borrow pits will be permitted where they meet the requirements set out in MPPW.
5. Other than where development accords with any of criterion 2, 3 or 4, no new rock quarries or new sand and gravel sites will be permitted.
6. Extensions to existing sites will only be permitted where otherwise there would be:
 - i. an overall shortage of supply, or inadequate production capacity to maintain the required rate of supply, or
 - ii. a shortage of materials that cannot readily be substituted, or
 - iii. net adverse environmental impacts arising from changes to the pattern of aggregates supplies; or
 - iv. sterilisation of mineral resources ; or
 - v. a lost opportunity to bring about clear overall benefits in environmental terms, without significant increase in the landbank.
7. Proposals for mineral extraction will not be permitted unless accompanied by a comprehensive scheme showing how the site will be restored to agriculture, forestry, woodland, conservation or amenity after-uses; and such schemes must show progressive working and restoration, unless it can be demonstrated that this is not practicable without sterilising permitted reserves.
8. Proposals will be supported that enable a higher proportion of secondary aggregate/recycled materials to substitute for the consumption of primary aggregates; including facilities for storing, processing and recycling construction, demolition and excavation materials on construction sites and within active mineral sites and former quarries (see also Policy LU31).

Specific Types of Land Use Proposals (LU Policies)

- 7.204 The SWRAWP RTS provides the strategic basis for ensuring a sustainably balanced supply of aggregates across the South Wales Region and sets the level of apportionment to individual authorities.
- 7.205 Policy LU30 sets out in detail what is meant by safeguarding.
- 7.206 MTAN1 defines aggregates as the basic constituents used in construction. It places aggregates into 3 categories (primary aggregates, secondary/recycled aggregates and mineral waste) and gives examples of each.
- 7.207 The specific land allocations identified on the Proposals Map (see also Policy S01) provide the extended landbank necessary to ensure that throughout the plan period Ceredigion can contribute to the regional supply of aggregates in accordance with the level of apportionment set out in the SWRAWP, RTS.
- 7.208 'Small-scale' (see Criterion 3 ii) is not defined anywhere in Minerals planning policy or guidance. By their very nature sites producing only 'as-dug' fill material tend to be significantly smaller than sites producing aggregates. In the context of Ceredigion the total output from sites producing 'as-dug' fill materials is unlikely to exceed a few thousand tonnes per year. Circumstances will differ from site to site so no specific threshold is applied. However, in practice the larger the site proposed the more difficult it will be to demonstrate to the satisfaction of the LPA that the site is only required for the production of 'as-dug' fill material, and the less likely it will be that planning permission will be obtained.
- 7.209 'Low grade' refers to materials generally unsuited for use as a crushed rock aggregate because they do not meet the required specifications. In practice most of Ceredigion's rock faces contain both sandstone (suited for aggregate) and mudstone (only really suited for use as fill material) together. Where there is a predominance of mudstone over sandstone the rock is unlikely to be suitable for aggregate use and notwithstanding the presence of some sandstone, overall the material will be low grade.
- 7.210 Borrow Pits (criterion 4) are 'temporary mineral workings operated to supply particular construction projects, usually highways contracts' (see also MPPW).
- 7.211 Applicants seeking to obtain planning permission for a quarry extension under criterion 6 will need to demonstrate to the LPA which of the five circumstances listed under Criterion 6 apply. Early consultation with the LPA is recommended.
- 7.212 The following hypothetical situation sets out to illustrate what is meant by an environmental impact arising from changes in the pattern of aggregates supplies. It only illustrates one factor

(transport impacts), but in practice other environmental impacts will need to be considered and it will be the net sum effect of all these environmental impacts that will be critical.

- Hypothetical site 'A' is reaching the end of its permitted reserves and wishes to extend so it can maintain its present level of supply into the future. Adequate permitted reserves of similar material may well exist at hypothetical site 'B'. If permission is refused for the extension to 'A' then demand from 'B' will increase. The routes from 'B' to the main markets may pass through a number of communities, or involve far longer haulage distances leading to greater adverse transport impacts than would occur if 'A' was permitted to extend and traffic movements remained as existing.

7.213 Extensions to quarries can sometimes enable access to mineral resources at depth, which would otherwise be sterilised if permission is refused.

Criteria that will be Applied to Mineral Proposals

Policy LU28:

Criteria that will be Applied to Mineral Proposals

All mineral planning applications must include sufficient information to enable them to be fully assessed to establish whether individually or cumulatively they will have an unacceptable adverse impact on the environment and/or the amenity of nearby residents and will only be approved where it can be fully demonstrated that they will not.

Each of the two areas shown allocated for future sand and gravel extraction on the Proposals Map (see Policy S01) represent the fullest extent of the allocated potential operational area, including associated margins for accommodation works, bunding or other mitigation requirements. The outer boundary of the allocation is not to be interpreted as the acceptable extent of future extraction. Approval of the precise form and extent of workings within the allocated area will be dependent on detailed consideration of the impacts arising from any scheme submitted for planning permission, in order to ensure an acceptable form of development in all material respects.

📄 Objectives: 15

7.214 MPPW requires development plans to set out the criteria that will be applied to minerals proposals and lists the issues to be addressed. Many of these issues are addressed by policies elsewhere within the LDP and National Policy. Accordingly the list below replicates the list from MPPW, together with the relevant LDP policies in brackets:

- Access and traffic generation including the routes to be used for minerals transportation (Policy DM03);
- Noise (in terms of limits, type and locations) (Policy DM22);
- The control of dust, smoke and fumes (Policy DM22);
- Disposal of mineral waste (Policies LU31 and LU32);
- Blasting Controls (Policy DM22) *for noise, but not for vibration and fly-rock;
- Land drainage, impact on groundwater resources and the prevention of pollution of water supplies (Policy DM22);
- Visual intrusion and general landscaping (Policies DM06, DM17 & DM19);
- Impact on sites of nature conservation, historic and cultural importance (Policies DM06; DM17, DM19, DM14, DM15 and DM16);
- Land instability (Policy DM22);
- Promotion of the use and treatment of unstable, derelict or contaminated land (Policy DM22);
- Cumulative impact (Policies DM14 and DM15); and
- Restoration, aftercare and after-use (Policy LU27).

7.215 *Although vibration and fly-rock from blasting are not covered by any policy, they are adequately covered by MTAN1 (bullet point 5 above).


7.216 As with many other types of development mineral operations can have a cumulative adverse impact on the environment and/or the amenities of nearby residents, such that a minerals proposal that might otherwise be acceptable, may nevertheless be unacceptable when its impacts are added together with the impacts of other minerals (or non minerals) development.

Development within Buffer Zones

Policy LU29:

Development within Buffer Zones

Exceptionally, subject to Policy LU27, extensions to mineral extraction sites and/or sensitive development will be permitted within Buffer Zones (see Proposals Map) if it can be clearly demonstrated that no less protection will be afforded to both the sensitive development and the mineral extraction site than would be achieved by applying the Buffer Zone rigidly.

 Objectives: 15

7.217 The aim of Buffer Zones is two-fold: (i) to protect sensitive development from the impacts of mineral operations by ensuring mineral operations do not encroach too close to sensitive

development; and also (ii) to protect mineral operations from any sensitive development locating too close and potentially impacting on the operator's capacity to carry out permitted mineral operations without causing nuisance.

7.218 MPPW indicates that there should be no sensitive developments within Buffer Zones (except where the sensitive development is within or on the far side of an existing built up area relative to the mineral operation). MTAN1 indicates the minimum distances that should be adopted: 200m for hard rock quarries and 100m for sand and gravel sites (and others where no blasting is permitted).

7.219 Mineral sites in Ceredigion can be very small and exceptionally there may be circumstances, where due to factors such as local topography sensitive development might be located closer to a mineral site than the minimum distances set out in MTAN1 without any greater impact.

Safeguarding

Policy LU30: Safeguarding

Planning permission for any form of development within a Mineral Safeguarding Area that is incompatible with safeguarding the mineral resource will only be permitted where evidence is submitted which demonstrates that:

1. the mineral concerned is no longer of any value or potential value; or
2. the mineral can be extracted satisfactorily prior to the incompatible development taking place; or
3. the incompatible development is of a temporary nature and arrangements are in place for the development to be removed and the site restored to a condition that does not inhibit mineral extraction within a known timescale during which the mineral is unlikely to be needed; or
4. there is an overriding need for the incompatible development; or
5. the development is within an existing curtilage, or is a minor extension to an existing building such that the extent of any resource sterilisation is commensurate only with the extent of the extension; or

6. if the development is on the immediate fringe of a settlement there are no alternative appropriate sites adjacent to the settlement that are compatible with the settlement strategy and outside the Mineral Safeguarding Area.

📄 Objectives: 15

- 7.220 Policy LU30 aims to ensure that aggregate mineral resources are not needlessly sterilised by other development, so that they may remain accessible to future generations. Defining Aggregate Safeguarding Areas carries no presumption that the mineral resources will be worked. Rather, Aggregate Safeguarding Areas should be considered as a form of constraint area, which when linked to Policy LU30 should ensure that the presence of aggregate resources is adequately and effectively considered in planning decisions.
- 7.221 The aggregate mineral resources identified for safeguarding on the Proposals Map are the Nationally and Regionally Important primary aggregate mineral resources identified on the Aggregates Safeguarding Map of Wales November 2012. Non-aggregates minerals identified on the Mineral Resource Map of Wales have not been safeguarded.
- 7.222 Development that is incompatible with safeguarding refers to any development that would have the effect of sterilising a mineral resource, either directly by preventing access to the resource, or indirectly, for example where the development would be sensitive to any mineral extraction nearby.
- 7.223 Pre extraction of a mineral resource can enable development to proceed where otherwise it would sterilise a resource. In practice though it is unlikely that anything other than very shallow sand and gravel resources will be capable of being 'extracted satisfactorily' prior to other development taking place on a site i.e. removed to such an extent that there remains no mineral resource to be sterilised. Most mineral resources extend to depths that would preclude pre-extraction.
- 7.224 Where incompatible development of a temporary nature is proposed it will be a matter for the developer to provide the evidence which demonstrates that the mineral resource affected is unlikely to be required during the temporary period applied for ('the known timescale').

Transport

- 7.225 Policies relating to transport matters are covered in Section 8: 'Development Management Policies', see Policies DM03 and DM04.

- 7.226 Policy S01 (Section 6) sets out land that has been specifically allocated within the LDP for Transport Infrastructure.

Waste

- 7.227 The LA in its role as the Waste Planning Authority is responsible for land-use planning control over waste management. This responsibility extends to all waste streams, not simply the Municipal waste collected by the LA in its role as a Municipal Waste Authority. The principle waste streams are Municipal Solid Waste (MSW), Industrial and Commercial Waste (I&C), Construction and Demolition Waste (C&D), Agricultural Waste and Other Wastes (including Biodegradable, Hazardous Waste, Packaging, End of Life Vehicles, and Waste Electrical and Electronic Equipment).
- 7.228 Ceredigion's waste policies seek to deal with waste in accordance with the LDP Vision, in a way that is sustainable, protects resources, enhances the environment and protects human health. It also seeks to do so by embracing the necessary changes needed to meet the 21st century challenges ahead in moving towards zero waste, addressing and responding to climate change, and contributing to a strong and diverse economy by supporting a dynamic growth sector of the economy.
- 7.229 The policies which follow address the need to ensure sufficient land is available for resource recovery and waste management facilities to enable all National and International obligations relating to waste to be satisfied; and the need to encourage all development to reduce and manage waste.
- 7.230 Relevant national guidance in relation to waste matters include:
- PPW (WG), Chapter 12 Infrastructure & Service;
 - TAN 21: Waste (WG);
 - Wise about Waste: The National Waste Strategy for Wales 2002;
 - Towards Zero Waste: One Wales: One Planet (The Overarching Waste Strategy Document for Wales) June 2010; and
 - Consultation on the Transposition of the revised Waste Framework Directive (Directive 2008/98/EC).
- 7.231 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

Ensuring waste is recovered or disposed of without harming the environment, without endangering human health, without risk to water, air, soil, plants, or animals, without causing a nuisance through noise or odours, and without adversely affecting the countryside or places of special interest including areas of acknowledged importance in relation to the natural and cultural heritage.	PPW, Section 12
The management of waste in accordance with the waste hierarchy, and the need to consider the Best Practical Environmental Option (BPEO).	PPW, Section 12
The need for sustainability, the need to reduce the ecological footprint of waste to One Planet levels by 2050; the need to reduce greenhouse gas emissions from waste; the need to use resources more efficiently; and the need to achieve specific targets for recycling and the landfill diversion of biodegradable waste.	Towards Zero Waste: One Wales: One Planet

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

Resource Recovery and Waste Management Facilities

Policy LU31:

Resource Recovery and Waste Management Facilities

The LDP will ensure that sufficient land is available in appropriate locations to meet regional and national waste plans and strategies and meet the obligations required by European legislation by:

1. safeguarding and retaining existing sui generis waste management sites and allocated waste sites (see Policy S01) exclusively for resource recovery and waste management facilities, and removing permitted development rights for change of use on any new resource recovery and waste management facilities to ensure the facilities are retained for resource recovery and waste

management uses;

2. permitting in-building resource recovery and waste management facilities located on land-use class B2 'general industrial' employment sites, and where appropriate alongside other employment uses;
3. permitting the storage and recycling of construction, demolition and excavation waste within active mineral sites, former quarry sites and within or immediately adjacent to farm complexes;
4. permitting composting and the maturation of digestate arising from Anaerobic Digestion facilities on agricultural land; and
5. permitting the co-location of facilities at or alongside waste producers to minimise and manage the waste that they generate at source and where practicable to recover energy from the remaining residual waste.

➤ Objective: 10, 18

- 7.233 Policy LU31 aims to ensure that sufficient land is available in appropriate locations to meet regional and national waste plans and strategies and meet the obligations required by European legislation and hence deliver the aims of Objective 18.
- 7.234 The RWP 1st Review requires each constituent authority within the South Wales Waste Group to include in the development plan elements of the RWP that are germane to its area, bringing together the RWP technology Strategy and RWP Spatial Strategy to identify appropriate sites for waste management/resource recovery facilities. Policy S01 sets out the allocation requirement in relation to new sites.
- 7.235 Waste facilities are often sui generis, but may be B2 or B8, with modern facilities increasingly falling within, or being more akin to B2 and B8 and in some circumstances even B1 operations and therefore suited to industrial estate locations. Successful progression towards a zero waste society is likely to involve a growing number of facilities engaged in a range of deconstruction, materials separation, sorting and storage activities, some of which may be highly specialised and product specific. This is a rapidly expanding field and it is not possible to predict how many such facilities might come forward. However, such facilities should be encouraged and where akin to B2 or B8 are appropriate for location on any industrial estates where B2 and B8 uses are acceptable. The criteria for considering the acceptability of such facilities on industrial estates will therefore

be the same as would apply to other commercial and industrial activities seeking to locate on an industrial estate (see Policies LU11-LU12 in Section 7 and Policy S01 in relation to employment allocations).

- 7.236 The term 'in-building' refers to resource recovery and waste management facilities that normally take place within a building. The following extract from the RWP 1st Review explains:

'Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities appear no different to any other industrial building and on the inside contain industrial processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation or impact. For this reason, many existing land use class B2 'general industrial' employment sites, existing major industrial areas and new B2 sites allocated in Development Plans will be suitable locations for the new generation of in-building waste management facilities.' (RWP 1st Review)

- 7.237 Appendix 6 of the RWP 1st Review SA Report identified the following as types of in-building facilities: Transfer Station, Pyrolysis, Dirty Materials Recycling Facility (MRF), Gasification, Incinerator, Mechanical Biological Treatment (MBT) and Autoclave.

- 7.238 In the context of criterion 2 an example of 'where appropriate' could be where a facility is proposed to satisfy criterion 5, or where the proposal represents an employment opportunity that complies with Policy LU13.

- 7.239 Dealing with construction, excavation and demolition materials as a waste matter crosses over with dealing with the use of secondary aggregates/recycled materials as a minerals matter. Maximising the use of secondary and recycled aggregates was identified as a Key Issue and led to criterion 7 of Policy LU27. Policy LU27 therefore needs to be considered in conjunction with criterion 3 of Policy LU31

New developments and the Waste hierarchy

Policy LU32:

Development and the Waste Hierarchy

Development proposals will be required to demonstrate how waste will be minimised and managed in accordance with the waste hierarchy (where applicable):

1. in the design of the development;

2. during any demolition and construction phase;
3. in the provision of facilities for recycling;
4. in respect of any opportunities for utilising residual waste as a source of fuel; and
5. in respect of any opportunities for capturing and sharing any surplus heat and power with adjacent energy users.

↪ Objective: 10, 18

- 7.240 Policy LU32 is directed at all forms of development, not simply resource recovery and waste management facilities. The policy seeks to maximise the opportunities for waste to be minimised and managed effectively in accordance with the principles of the waste hierarchy at all stages in the progression of a development from the design stage through to the use phase by ensuring that the waste hierarchy has been given full consideration right from the outset in line with Objective 18.
- 7.241 The concept of the waste hierarchy is enshrined in the National Waste Strategy, PPW, TAN21 and the RWP. The revised EU Waste Framework Directive (Directive 2008/98/EC) requires the 'waste hierarchy' to be given legal effect as a priority order in waste prevention and management legislation and policy, and the UK had to bring in domestic legislation giving effect to the revised EU Waste Framework Directive (rWFD) by 12 December 2010. It makes sense therefore to state that the waste hierarchy in Policy LU32 should be construed as being the waste hierarchy set out in the rWFD i.e. in descending priority: waste prevention; preparing for re-use; recycling; other recovery (e.g. energy recovery); and finally disposal.
- 7.242 The rWFD recognises that there can be circumstances where a departure from the waste hierarchy can deliver a better overall outcome and allows for such a departure. Consistent with this approach if it can be demonstrated with evidence that the waste hierarchy has been fully considered and that a departure from the waste hierarchy will enable the proposed development to deliver a better environmental outcome such a departure will be considered acceptable and not in conflict with Policy LU32.
- 7.243 Not all aspects of the waste hierarchy will apply to all forms of development or to different stages in the progression of a development, thus the reference to 'where applicable'.

8. Development Management Policies (DM Policies)

- 8.1 Policies in this Section set out matters that need to be considered in relation to all development, regardless of the type of use being proposed. Therefore all or some of the policies in this section will apply whether the development is, for example, for a house, a shop, play area or extension to a building. Matters covered include:
- sustainable development (including scale and rate, community and Welsh language, transport and planning gain);
 - design, placemaking and utility infrastructure;
 - nature conservation and ecological connectivity;
 - landscape; and
 - environmental protection.
- 8.2 These policies seek to deal with local matters that are not sufficiently covered by national guidance. Where national guidance on its own is sufficient, policies have not been included within the LDP.
- 8.3 The policies in this Section should be read in conjunction with policies set out in Section 6 (The Strategy) and 7 (Specific Types of Land Use Proposals).

Sustainable Development

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

- 8.4 With 54.8% of the resident population possessing an understanding of the Welsh language it is an important part of the social fabric of communities within Ceredigion and should remain so.
- 8.5 Key to this is sustaining existing communities coupled with the use of Welsh as the medium of primary school education. Underpinning the Strategy therefore is the basic principle that the best means of maintaining the vitality of the Welsh language is by sustaining communities. With such a large proportion of the existing population living in rural settlements a Strategy that supports rural as well as urban communities is vital for the health of the Language.
- 8.6 The LDP, along with national guidance, offers a number of policy approaches which although not directly related to the Welsh language, will have a positive impact. National guidance (which is subject to periodic review) includes:
- Planning Policy Wales: Chapter 4 Planning for Sustainability.
 - Technical Advice Note 7: Outdoor Advertising Control.
 - Technical Advice Note 20: The Welsh Language.

- 8.7 Probably of most importance to sustaining local communities and strengthening the language is the need to promote healthy local economies, thus providing opportunities for people to remain within the County rather than seeking jobs elsewhere. The Strategy recognises that with a large proportion of the population already living in rural settlements, encouraging economic opportunities close to where people live will have a positive effect on the vibrancy of the community and the Welsh language (see Policies S01 to 04).
- 8.8 The type of development being proposed is important if the needs of the local community are to be met. LDP Policies S01-S05 will help ensure that the right level and type of need is met.
- 8.9 It is also important that the rate at which the development comes forward allows the development to be absorbed without damaging the character of the community. The rate of development can have both a positive and negative effect on communities and their Welsh language. 'Phasing' provides a useful tool for controlling the rate at which development occurs helping to ensure that community cohesion is sustained enabling the growth to be absorbed by the community. Whereas a development of say 10 residential units would be out of scale with the existing settlement if built in 1 year, building 2 a year may well be an acceptable rate and not out of scale. This is all about an appropriate 'rate' of development.
- 8.10 Policy S05: Affordable Housing is another LDP policy that will indirectly help support the existing communities and the Welsh language. This is because of the occupancy requirements attached to affordable housing, where local connection is one of the potential qualifying criteria. If the occupants are from within Ceredigion there is a strong likelihood that many of them will have an understanding of the Welsh language, particularly if they have been educated in Ceredigion.
- 8.11 Other policies which will help in protecting and sustaining cultural aspects and Welsh language include LDP Policy DM08 which relates to bilingual signs and Policy DM19 which requires consideration to be given to the cultural landscape in determining planning proposals.

**Policy DM01:
Managing the Impacts of Development on Communities and
the Welsh Language**

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

1. Where it would result in new housing development:

- a. in Linked Settlements coming forward at a rate greater than 4% of the dwelling count as of 1st April 2007 in any rolling 5 year period,
 - b. in Service Centres coming forward at a rate faster than that referred to in the Settlement Group Statement (if specified),
2. For all other types of development where the scale of development differs from that permitted under policies S03 and S04.

📌 Objectives: 1 – 6, 8, 11, 16, 18

- 8.12 While it is intended that all of the measures outlined in the paragraphs which preceded this policy will offer implicit support to communities and the Welsh language, in order to be able to make an informed decision on planning applications, comprehensive information may be required on the likely effects of developments on the community and the Welsh language.
- 8.13 In relation to housing specifically, the LPA have identified within the individual Settlement Group Statements for Aberaeron (Llwynhelyn), Felinfach/Ystrad Aeron, Llanilar, Llanrhystud, Pontarfynach, Pontrhydfendigaid and Talybont that it will be necessary to control the rate at which new housing development comes forward. This will be achieved by ‘phasing’ the number of units permitted within the Settlement during any period of the plan. Phasing should not be confused with the need for the ‘staged release’ of a specific site which is about ensuring the delivery of a site (see Policy LU05). As rate of development is not necessarily an issue in relation to all Settlements such references have only been included in the Settlement Group Statements where rate is considered to be an issue.
- 8.14 Policy DM01 therefore provides the tool by which developers and the LPA can gain information, where necessary, about the likely effect of development on the community and Welsh language which in turn makes it possible to determine how any impacts may best be addressed. This information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale different to that envisaged and set out in Criteria 1 and 2 of Policy DM01.
- 8.15 In order to be able to make an informed decision on the effects of a proposed development on the social, linguistic or cultural fabric of communities in those instances the LPA will prepare the SPG: ‘Community and the Welsh Language’. In determining planning applications their impact on communities should be considered in a holistic manner, giving due regard to the Welsh language as an integral part of community activity and life.

- 8.16 Pre-application advice should be sought from the LPA as to whether an Assessment should be provided.
- 8.17 Generally the LPA will only ask for a Community and Linguistic Impact Assessment if it is captured by Criterion 1 or 2 of Policy DM01.
- 8.18 The LPA will provide a monthly update of the level of growth experienced by Linked Settlements to indicate how close they are to reaching the growth rate of 4% within the current rolling 5 year period. Where the proportional level of growth does not sum to a whole number the LA will round to the nearest whole number.
- 8.19 If, in the opinion of the LPA, there is a likelihood that the development would have a negative effect on the community and/or on the Welsh language, and that this effect cannot be mitigated, the LPA may refuse the application. However, in the first instance the LPA will look for mitigation measures or a variance to the proposal which will help reduce potential effects.

No Policy DM02 has been included within the LDP

Sustainable Travel:

- 8.20 Transport planning is no longer focussed primarily on infrastructure provision but on its role in enhancing people's access to services, their health and the economy, whilst trying to ensure a future for subsequent generations by seeking to reduce carbon emissions to counter the effects of climate change through global warming.
- 8.21 Ceredigion is a widely dispersed rural county where sustainable transport may be difficult to achieve. However, the county has embraced the challenge under mid Wales regional transport consortium (TraCC) Regional Transport Plan (RTP).
- 8.22 The Settlement Strategy of the LDP seeks to identify and support a network of Service Centres (Policy S01, S02 and S03) where facilities and services will be more accessible to the dispersed population by non-car travel including sustainable public and community transport services for local journeys.
- 8.23 Relevant national guidance in relation to transport includes:
- PPW (WG), Section 8;
 - TAN 18, Transport (WAG) which provides substantial guidance in relation to Transport Assessment, sustainable location of development, encouragement of walking and cycling and provision of public transport and sustainable access, including in respect of tourism, and on integrated transport planning;

- TAN 12: Design (WG), acknowledges that transport design should take account of functions of roads for both movement and as 'places' for people; and
- Manual for Streets.

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

PPW, Chapter 8:	Promoting walking
	Encouraging cycling
	Promoting public transport
	Traffic management
	Shift of freight to non-road modes; promotion of modal transfer
	Distribution centre location
	Access to development

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

8.26 The RTP for the TraCC region is an essential contextual document for planning applicants in respect of overall transport strategy, in respect of short and long term project proposals for Ceredigion and in setting out a 5 year Programme of priority projects. It forms the basis for funding bids to the Welsh Government. Details of confirmed funding for proposed schemes can be obtained from the TraCC representative for Ceredigion.

Policy DM03:

Sustainable Travel

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

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

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

☞ Objective: 6, 7, 9, 14, 16, 18

8.27 In line with the Tracc RTP, it is acknowledged that Ceredigion's large geographic area and the dispersed nature of its communities, means

that the private car will continue to play an important role in transport – but that every reasonable means to encourage alternative modes will be promoted within the County.


- 8.28 In order to meet Objective 16 of the plan, Policy DM03 sets out the requirement for all development to maximise opportunity for sustainable travel in its widest sense. This includes provision of opportunity for walking, cycling and the use of public transport but also opportunities for moving from one mode of transport to another thereby facilitating partial or complete journeys by non-car modes. The general term for this type of development is ‘transport interchange’ and in terms of this policy development of these would ‘promote sustainable modes’. The transport interchange land allocations currently identified in the LDP are to be funded under the bidding process linked to the RTP. There are in fact no transport infrastructure plans at this time for which ‘pooled’ contributions will be sought from new development. The policy therefore applies to the provision of sustainable travel infrastructure directly relating and proportionate to developments. The LPA will revisit this policy at review if it subsequently decides to implement the option of Community Infrastructure Levy (CIL). Interchanges may be rail to bus, car to rail, park and ride, park and share, park and cycle, and any other combination that could contribute to reducing private vehicle use and eliminating traffic congestion. As well as for functional every day travel, such interchanges could play a part in recreational travel experiences. Priority for the siting of public/community transport interchanges instigated at a strategic level should be given to Service Centres and settlements on the principal transport routes.
- 8.29 Aberystwyth has been selected as a ‘Sustainable Travel Centre’ where schemes will be piloted for improving the sustainability of travel.
- 8.30 SPG: ‘Parking Standards’ will be based on the Wales Parking Standards 2008 and amended to meet local conditions identified by an officer working party under TraCC in 2010. The guidance is likely to be proposed for adoption as SPG by both Powys and Ceredigion.
- 8.31 The guidelines define ‘Zones’ where specific parking standards will apply. Most of Ceredigion will be identified as Zones 5 and 6 (Countryside and Deep Rural). However, consultation will take place as to which Zones might be set out in appendices to the SPG or in separate ‘Named town parking strategies’ as being appropriate for specific areas of Aberystwyth, Cardigan and possibly other USCs.
- 8.32 Policy on Transport Assessment (TA) is provided in PPW, Section 8, with practical detailed advice on the requirement for and content of a TA in TAN 18, Section 9 and Annex D. However, Ceredigion has a historic legacy of sub-standard roads. It has a widely dispersed

population for whom the primary mode of transport continues to be the private motor vehicle. For these reasons, developments which may not trigger concerns for trip generation in more compact urban locations may be of concern for their impact in the context of Ceredigion. For these reasons, qualification will be provided in SPG: 'Transport Assessment for Ceredigion' defining what the LPA considers to be 'developments likely to result in significant trip generation'. The thresholds will be taken from 'Guidance for Transport Assessments' Appendix B, published by the UK Departments for Communities and Local Government and Transport (DfT). The SPG will provide for additional flexibility in deciding whether a TA is required in specific circumstances.

Sustainable Travel Infrastructure as a Material Consideration

**Policy DM04:
Sustainable Travel Infrastructure as a Material Consideration**

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

 Objectives: 6, 7, 9, 16

- 8.33 Policy DM04 draws the attention of applicants to the need to make the most of opportunities for walking, cycling and the use of public transport. This should be achieved by providing connections to existing routes from new development, re-instating infrastructure that has fallen into disuse where that will serve new development in a sustainable way and providing improved health and quality of life by incorporating features in development that take advantage of links to non-car travel modes for human and freight movement.
- 8.34 'Transport infrastructure with potential to provide for more sustainable travel' in the Ceredigion context includes existing/former/disused railway lines and rail sidings, public rights of way, footways and transport interchanges. It may also refer to harbours and waterways.
- 8.35 In Ceredigion, the longer term aspirations for alternative transport modes and for reintroduction of freight services in some locations are supplemented by a recognition of the potential functional and tourism/recreational value of former railway lines and associated land holdings for cycling, walking and riding as well as for potential locomotive enthusiast-based tourism development. Such potential proposals would need to be served by interchange areas, so it is important that railway sidings and adjacent holdings are also safeguarded from alternative development that would be inconsistent with such uses.

- 8.36 The Proposals Map indicates lengths of the following four former railway lines which have not been developed for other purposes. These lie on the Aberaeron-Lampeter: Aberystwyth-Carmarthen: Cardigan-Whitland and Newcastle Emlyn-Carmarthen routes.
- 8.37 Transport Interchange location and design are addressed by the Atkins Study of Urban and Rural Interchanges, prepared under TraCC, which may be proposed for adoption as joint SPG for Ceredigion, Powys and Gwynedd.
- 8.38 Additional sustainable travel infrastructure such as transport interchanges, park and ride, etc., proposed by the RTP but not yet funded will also be a material consideration in determining planning proposals. The projects either currently not confirmed for funding, not yet with firm site proposals or not requiring safeguarding, but with an expectation of delivery within the LDP period to 2022 are:
- Passenger Transport Enhancements;
 - Llanrhytud interchange/park and share;
 - Community Transport Enhancement;
 - Cardigan Park and Ride;
 - Sustainable Travel Initiatives and Accessibility Improvements;
 - First phase of Aberystwyth Sustainable Travel Centre, has no land use implications outside the highway boundary: await details of further phases which may need to be addressed at review of the LDP;
 - Network Improvements; and
 - Maintenance of highways under the Asset Management Plan and funded from the maintenance budget that require land outside the highway – possibly for work on bridges.
- 8.39 The Definitive Map and Statement is a legal document, a register of all public rights of way in Ceredigion, and is held at the Council Offices in Penmorfa, Aberaeron. PPW: Section 11 requires that LPAs should seek to protect and enhance the rights of way network as a recreational and environmental resource.
- 8.40 The Council will seek to follow the principle (laid down in WO Circular 5/1993 Annex D) that 'where it is decided to grant permission for development affecting a right of way, consideration should be given at the detailed planning stage to whether a new line for the route can be provided which would be generally acceptable to the public. The use of estate roads for this purpose should be avoided wherever possible. Under the Highways Act (1980) (as amended by the CROW Act 2000) a public path can be diverted where it is expedient to do so in the interests of the owner of the land over which the path or way passes, (the Council is supportive of applications which seek to divert a public right of way away from the farm yard on grounds of security) or where it is in the interests of the public.

- 8.41 When considering extinguishing a public right of way, the Council will take into account the effect on other public rights of way in the vicinity. Extinguishment of a public right of way will only be granted under exceptional circumstances where a developer can demonstrate that no other situation for a building would be feasible and where the development would bring a community benefit which would outweigh the loss of the right of way. Cost-reduction is not a sufficient reason to grant extinguishment.
- 8.42 Rights of Way Improvement Plans (ROWIP) are the prime means by which LAs identify, prioritise and plan for improvements to the local rights of way network. ROWIP priorities will be a material consideration in the determination of proposals which may prejudice their implementation.
- 8.43 Land which is not already part of the Definitive Map or identified as Open Access routes may be required for such purposes as providing open access or project associated access, amenity or parking/interchange facilities.
- Sustainable Development and Planning Gain**
- 8.44 New development can put considerable strain on existing local infrastructure and services and on the environment generally.
- 8.45 It is acknowledged by national guidance that where the development would lead to problems or shortfalls in provision, that additional facilities or a contribution to alleviate any potential problems should form part of the approved development (PPW, Section 3). This approach will ensure that the development is sustainable.
- 8.46 Between them national guidance and the Ceredigion LDP set out a number of specific requirements. Those set out by national guidance, in relation to design (Code and BREEAM) along with SUDS will always form the first requirement. Those introduced by the Ceredigion LDP will come next.
- 8.47 In terms of the Ceredigion LDP a number of policies set out when such provisions or contributions will be required. These include:
- Policy S05: Affordable Housing;
 - Policy LU22: Community Provision;
 - Policy LU24: Provision of New Open Space;
 - Policy LU25: Renewable Energy Generation;
 - Policy DM03: Sustainable Travel;
 - Policy DM07: Utility Infrastructure;
 - Policy DM13: Sustainable Drainage Systems; and
 - Policy DM14: Nature Conservation.


Policy DM05:

Sustainable Development and Planning Gain

To ensure that development is sustainable, planning obligations securing financial or on site provision will, where appropriate, be sought in relation to:

1. Sustainable Travel infrastructure proportionate to the needs arising from the development;
2. Sustainable Drainage Systems maintenance in line with Policy DM13;
3. Community, educational, health, recreation and open space facilities;
4. Protection, enhancement and management of environment interests;
5. Energy;
6. Other facilities and services considered necessary; and
7. Affordable Housing in line with Policy S05.

Where it can be proven that a proposal is unable to deliver in terms of the policy requirements of the Plan priority will be given to ensuring that essential transport and utility infrastructure e.g. water, sewage, access required for development to be implemented is provided. Once this has been secured the delivery of affordable housing in any further negotiations will be the priority.

 Objectives: 1, 6, 7, 9 -17

8.48 In reality the full list of elements that should be delivered as part of a scheme in order for it to be fully sustainable may not be possible. This is because all these elements come at a cost. For a development to proceed there has to be an element of profit, otherwise there is no incentive to develop. The viability of a scheme will therefore affect what can be delivered.

8.49 Where issues of viability exist the physical works necessary for the development to proceed will always take priority; access, utility provision etc; and without such works development cannot proceed and no further gain could be achieved. However, the cost of such

works should be reasonable and should not unduly compromise the ability for further community gain. Following these essential practical elements the provision of affordable housing in line with Policy S05 will be the LPA's priority. After affordable housing the order of priority will depend on the nature and location of the individual site.

- 8.50 However the requirements set out by the policies listed above should also be consulted to determine whether other requirements may be relevant at the time of the application. Development relating to non-allocated sites will also need to have regard to policies listed above.
- 8.51 Where the requirements set by the policy cannot be fully met the LPA will require a viability report detailing why such requirements make the development financially unviable and what options exist in relation to meeting at least some of the requirements.
- 8.52 Contributions or provisions will either be via planning obligations and Section 106 agreements in accordance with the Welsh Office Circular 13/97 Planning Obligations or via a Community Infrastructure Levy if the Council decides to adopt this Levy approach in the future.
- 8.53 SPG: 'Sustainable Development and Planning Gain' will be produced to set out further guidance.

Design, Placemaking and Utility Infrastructure

- 8.54 Sustaining and enhancing Ceredigion's high quality built environment is of great importance. The predominantly rural character of the County makes it particularly important that new development is sensitively located, complementing its surroundings and being innovative and of high quality in its design. Infrastructure required for utility provision can significantly influence the overall layout and design of a scheme and it is therefore appropriate to consider it alongside design and placemaking principles
- 8.55 By ensuring sustainable development Ceredigion will be able to respond positively to challenges presented in the 21st Century (incl. climate change).
- 8.56 In submitting a request for a determination as to whether a proposal is covered by Permitted Development Rights, the Council will expect that the applicant has given consideration to all the design principles listed in Policies DM01, DM06, DM10, DM11 and DM13 prior to putting forward this request.
- 8.57 Relevant national guidance in relation to design, placemaking and infrastructure include:

Development Management Policies (DM Policies)

- PPW (WG), Chapter 4 Planning for Sustainability and Section 6 Conserving the Historic Environment;
- TAN 12: Design (WG),
- TAN 15: Development and Flood Risk (WAG);
- TAN 19: Telecommunications (WAG);
- TAN 22: Planning for Sustainable Buildings (WAG);
- Tan 5: Nature Conservation and Planning (WAG)
- Flood and Water Management Act 2010; and
- Welsh Office Circular 10/99: Planning Requirement in Respect of the Use of Non Mains Sewage incorporating Septic Tanks in New Development; and
- Surface Water Flooding Map (EA).

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

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

Listed Buildings	Circular 60/96 Planning and the Historic Environment: Archaeology and 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas
Code for Sustainable Homes and BREEAM	PPW, Chapter 4
Flood Risk	TAN 15 and Ceredigion LDP Policy DM11 also Settlements constrained by Flood Zones are shown on the Constraints Map
Sewage	PPW, and Welsh Office Circular 10/99: Planning Requirement in Respect of the Use of Non Mains Sewage incorporating Septic Tanks in New Development
Telecommunications	TAN 19


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

High Quality Design and Placemaking

Policy DM06: High Quality Design and Placemaking

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

1. Promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material;
2. Complement the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form;
3. Have reference, where appropriate, to existing layout patterns and densities including changes of levels and prominent skylines;
4. Retain important natural features along with ensuring the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity;
5. Provide a safe environment by ensuring that the design of buildings and associated routes and open spaces consider safety principles;
6. Contribute to the creation of mixed and socially inclusive communities that provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;
7. Protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook;
8. Encourage the re-use of materials wherever possible and ensure that new materials where used are sympathetic to the character of the locality;
9. Where practical, include infrastructure for modern telecommunications and information; and
10. Have regard to Settlement Group Statements, Supplementary Planning Guidance, Conservation Area Appraisals and any other relevant supporting documents.

 Objectives: 6, 7, 11 – 14, 16, 18

- 8.60 Policy DM06 aims to help deliver Objectives 6 and 12 by recognising that design considerations are of paramount importance to the appearance of the built and natural environment. Good design can also protect and enhance environmental quality.
- 8.61 Legislation now requires that all residential development meet the Code for Sustainable Homes (see Code for Sustainable Homes Technical Guide November 2010, Version 3 and subsequent updates) and that all non-residential over 1000sqm meet specified BREEAM standards (see correct BREEAM document e.g. BREEAM Offices, BREEAM Retail, BREEAM Bespoke etc.). These standards are likely to become more stringent in the future. As a result of these new building standards it is acknowledged that new development could look different in terms of form, scale and massing.
- 8.62 Sustainable development is not only related to environmental issues but also social. New development offers an opportunity to create places that are designed for the community, which encourage social cohesion by having an environment which puts residents and community interaction first. This can be achieved by providing community facilities such as a community hall as part of the development, or more readily by designing the development in a way so that it provides a safe and inviting environment.
- 8.63 An important element to consider is the effect that the development will have on the area in which the development is to be located, not only in terms of the street or road itself but also in terms of how it relates to the settlement as a whole. Regard should be had to whether the site is located within or near a Conservation Area (see Policy DM07) or Listed Building (see national guidance) and to the landscape qualities of the area (see Policies DM17-DM20).
- 8.64 By appraising the existing built form, the applicant can ensure that the design of the new development can respond positively to and enhance the existing form. This does not mean that new development has to mimic the existing; innovative design is encouraged but it should not conflict with the traditional form which already exists within the locality.
- 8.65 Innovatively designed development is encouraged as it can help enforce local pride and create a sense of place. The use of modern architecture can be successful if the relationship between the existing built form is reflected. For example, the use of natural stone, slate and timber are prominent throughout Ceredigion, these materials used alongside more modern ones such as steel and glass can help connect two very different forms, allowing the new development to reflect the existing built form whilst being innovative.
- 8.66 A Design and Access Statement (DAS) is now required as part of all development proposals. The DAS provides an opportunity for the

applicant to demonstrate how design principles have been considered. The design element of the DAS should specifically set out how the proposed design relates to the locality.

- 8.67 In considering cultural heritage applicants should refer to CCW's LANDMAP. One of the aspect layers is Cultural Landscape which considers the relationship which exists between people and places and how people have given meaning to places (see Policy DM19). For further information visit <http://landmap.ccw.gov.uk/>
- 8.68 The Chief Police Officers 'Secured by Design' document should be referred to for guidance on designing areas that are safe. It focuses on crime prevention at the design, layout and construction stages (visit <http://www.securedbydesign.com>).
- 8.69 Applicants should also refer to the relevant LDP Settlement Group Statement (Volume 2A of the LDP) as these contain information specific to a Service Centre and its Settlement Group.
- 8.70 Further guidance will be provided within the SPG: 'Built Environment'. Reference to any approved or emerging place specific design briefs should also be considered. All such documents will be on the Council's website.

Conservation Areas

**Policy DM07:
Conservation Areas**

Development within Conservation Areas, as designated on the Proposal Map, and any future designated Conservation Areas must demonstrate that regard has been had to Conservation Area Appraisals, where available, and national guidance.

 Objectives: 6, 11

- 8.71 The policy helps achieve Objective 6 by protecting and enhancing the existing high quality built form within Conservation Areas.
- 8.72 Conservation Areas have been designated because of their special architectural or historic interest and more may be designated during the plan, details of which will be placed on the Council's website and included as part of any LDP review. Currently Ceredigion has thirteen Conservation Areas they are:
- Aberystwyth;
 - Aberaeron;
 - Adpar;
 - Cardigan;
 - Cenarth;

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

- 8.73 National guidance is sufficiently detailed with regard to development in Conservation Areas. See Circular 60/96 Planning and the Historic Environment: Archaeology and 61/96 Planning and the Historic Environment: Historic Buildings and Conservation Areas for further guidance.
- 8.74 This local policy reinforces the need to take into account Conservation Area Appraisal Reports in determining planning applications. Reports have already been developed to accompany a number of the designations, others will be produced at a future date. These Reports should be referred to as they will provide information on the topography, landscape setting, history, buildings and settlement forms of the Area. The Reports may also highlight negative features that detract from the special qualities of the Area and recommend ways forward to protect and further enhance the area. Copies of Appraisals are available on the Council's website.
- 8.75 To ascertain whether your property is within a Conservation Area contact the LPA or visit the Council's interactive mapping system at <http://www.ceredigion.gov.uk/>

Bilingual Signs and Place Names

Policy DM08:

Bilingual Signs and Place Names

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

 Objectives: 6, 8, 11

- 8.76 Policy DM08 encourages and supports the use of bilingual signs and advertisements, including the use of Welsh names for new streets, housing estates and businesses. This helps meet parts of Objective 6 in terms of promoting a distinct 'sense of place' and Objective 8 in contributing to promoting bilingual communities.
- 8.77 The policy supports the Council's Welsh Language Scheme prepared under the Welsh Language Act 1993 Para. 7.2 which

promotes and encourages the use of Welsh names for new streets and housing estates.

- 8.78 The use of bilingual signs helps emphasise the distinctiveness of Wales. Advertisements and signs should exhibit parity between the languages. Internal signs should also be bilingual.
- 8.79 The Cultural Landscape can provide a starting point for developers looking for locally distinctive place names. CCW's LANDMAP system may be used as a resource for obtaining such information. LANDMAP Information Guidance Note 4: LANDMAP and the Cultural Landscape of Wales includes guidance on using LANDMAP's Cultural Landscape datasets (see www.ccw.gov.uk).

Design and Movement

Policy DM09:

Design and Movement

Development should be designed to secure a welcoming environment which encourages appropriate through movement. It should:

1. Be legible, providing a sense of place;
2. Reflect site function both in relation to its general location and within the site itself; and
3. Encourage active frontages at ground level where development is non-residential.

 Objectives: 6, 11, 16

- 8.80 Policy DM09 highlights the importance of 'movement' as an essential element to good design. The policy helps achieve elements of Objective 6 by encouraging all elements of accessibility to be considered as part of new development, and recognising the difference between places in different parts of the County.
- 8.81 'Through movement' relates to the ability to move through a particular space e.g. movement through a residential estate. The level of movement available may vary between each type of access provision. For example the 'through movement' of cycles may be encouraged on a housing estate whereas the through movement of cars may be restricted. It is for the applicant to demonstrate that the development is 'legible'. Legibility relates to the extent in which people can understand the layout of a place and find their way within and through that space.

- 8.82 An essential element of good design is 'inclusive' design principles, providing access for all users e.g. wheelchair access, improved access for the blind, accommodating families (pushchairs, toddlers).
- 8.83 How movement is incorporated into the overall design will depend on the function of the proposed development. This relates to the function of the place, i.e. is the place predominantly for the pedestrian or is it for the car. By considering this, development can reflect the main user, e.g. if it is a residential development, having slower vehicle movement and a more interesting streetscape (tree planting, seating etc) can help emphasise it is people first, cars last.
- 8.84 To improve opportunities for transport by means other than the car development, where possible, should link in with existing cycle paths and footways. This is further endorsed within TAN 12: Design Section 5. Information on where these provisions exist can be found on the Definitive Map, which shows all the official rights of way within the County and is held and managed by the Council's Coast and Countryside Section. It will also be important to link up to any nearby footways. Details of footways are held by the Council's Highways Department.
- 8.85 Where development is for non-residential uses e.g. a shop, the building should be designed so that its presence interacts with the street and offers an 'active frontage' onto the public space. For example, windows allow people to be visible both within the shop and outside of it. Another solution may be that a café could have seating outside. The level of active frontage should be related to the importance of the street. Having a blank frontage could lead to an increase in vandalism i.e. graffiti and can 'deaden' a street breaking up the continuity of the street façade (see also Policy LU21).

Design and Landscaping

Policy DM10:

Design and Landscaping

All applications, other than for householder developments (see para 8.88), which will have an impact on the landscape should be supported by a landscaping scheme. The landscaping scheme should:

1. Demonstrate how the proposed development respects the natural contours of the landscape;
2. Demonstrate how the proposed development respects and protects local and strategic views;

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

☞ Objectives: 6, 9, 11 – 14, 18

- 8.86 Policy DM10 recognises the important role landscaping has to play in any well designed development. It supports Objective 6 by enhancing the built form by requiring all aspects of the landscape to be considered in a new development, ensuring that it can be protected and utilised to make new development more inviting.
- 8.87 The policy recognises that existing built form and settlement patterns have often evolved in part as a result of the landscape and topography. The way development relates to its surrounding area is therefore also fundamental to the design process of future developments if it is to fit in unobtrusively.
- 8.88 In order to help ensure that a new development fits in with its surroundings, a landscape scheme will be required. A landscaping scheme is not however required for householder applications e.g. development of garage, shed or extension. Landscaping should relate to the scale and nature of the development.
- 8.89 The landscape scheme should accord with Policy DM20: Protection of Trees, Hedgerows and woodlands and embrace the character of

the existing natural landscape whilst minimising any negative impacts on the landscape and should:

- Identify what landscape features already exist on site e.g. hedge, trees etc;
- Where, necessary, identify features to be moved/removed; and
- List new planting and other features to be implemented.

8.90 The landscaping scheme should relate not only to ‘soft’ landscaping i.e. trees, hedges, planting etc but also hard landscaping i.e. estate roads, stone walls, drives, and pavements.

8.91 The scheme should include the use of permeable hard surface. Where this is not possible an explanation should be included as part of the submission. Permeable surfaces are ones that allow water to drain into them and as such reduce the risk of surface water flooding. The use of such systems are often more attractive than traditional methods and can enhance the visual quality of the development.

8.92 Landscaping can potentially meet several of the LDP’s requirements. For example, it can also result in biodiversity gains and hence supports Objective 12 and meet the requirements of Policies DM14 and DM15. It could also help in relation to the implementation of SUDS and provision of open space (see Policy DM13 and LU24).


8.93 The SPG: ‘Built Environment’ will include further advice on landscaping.

Designing for Climate Change

Policy DM11: Designing for Climate Change

The LDP will help ensure that development addresses the implications of climate change by requiring that:

1. justified development in the flood zone is resilient and adaptable to the effects of flooding; and
2. the long term sustainability of the development has been taken into account.

 Objectives: 6, 9, 18

8.94 Policy DM11 promotes the need for new development to be designed for the effects of climate change.

- 8.95 Although national guidance provides very clear guidance on designing for climate change and requires new development both residential and non-residential to meet new environmental standards (see PPW, Chapter 4: Planning for Sustainability) further local design principles need to be considered. For example, there is an opportunity, though not a requirement to exceed the current Code for Sustainable Homes (CFSH) requirements or including design features that are not part of the CFSH. This could for example include overhanging roofs to accommodate greater rainfall or shutters on windows to allow for greater shade protection. See SPG: 'The Built Environment' for further advice.
- 8.96 TAN 15: Development and Flood Risk covers most matters relating to development and flood risk and should be consulted by all applicants. Flood Risk mapping is available at the Welsh Government website as part of their Development Advice Map <http://data.wales.gov.uk/apps/floodmapping>. TAN 15 allows for possible development of sites located on the floodplain if they satisfy the tests set out within Section 6 of the TAN. However it doesn't cover matters in relation to flood resilient measures for those developments and as such these matters are referred to in this local policy. Further advice on this issue will be provided within the SPG: 'The Built Environment'. The requirements in relation to regeneration sites allocated in the LDP are set out in the Allocated Sites Schedule (see Volume 2A of the LDP). These requirements are based on, and are further set out in the Strategic Flood Consequence Assessment (SFCA) for both Aberystwyth and Cardigan (see Council website). The SFCA does not negate the need for a Flood Consequence Assessment at the time of the application.
- 8.97 PPW and TAN12: Design, contain further requirements and recommendations that need to be considered.

Utility Infrastructure

**Policy DM12:
Utility Infrastructure**

Development will be permitted provided that;

1. Adequate infrastructure exists to facilitate the development and there are no capacity issues, either within the infrastructure itself or within the water bodies affected; or
2. Where infrastructure facilities or capacity levels are inadequate and therefore new infrastructure/upgrades/works are required:
 - i. the receiving water bodies have not reached their natural capacity to absorb and assimilate impacts of

abstraction and discharges, unless the new infrastructure/ upgrades/ works could resolve these issues; and

- ii. private contributions or provision can be made to secure that the new infrastructure/upgrades/works have been completed prior to the development commencing; or
- iii. where planned works are known development does not come forward until upgrades works have been carried out or interim measures have been suggested and agreed by the Local Authority.

3. Services are routed underground as far as possible:

- i. To minimise damage or disturbance to the environment, and
- ii. If services cannot be placed underground, justification as to why this is not feasible should be provided as part of the application; and

4. The provision constitutes an orderly and coordinated approach to the effective provision of services.

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

➤ Objectives: 6, 12, 14, 17, 18

8.98 Information from DCWW will be made available to the public in terms of water and sewage infrastructure as soon as it is available to the Council. This information will be accessible from the Council's website.

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

- Water;
- Sewage;

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

Sustainable Drainage Systems (SUDS) is dealt with in Policy DM13. Other infrastructure provisions such as schools, health facilities and transport are covered by Policies LU22-LU24 and DM03-DM04.

- 8.100 Some parts of Ceredigion have infrastructure provision problems in terms of water resources, sewage capacity etc. For an up to date position with regard to network and WWTW capacity issues refer to the Planning Department website and contact the infrastructure service provider at the earliest possible opportunity. The Settlement Group Statements (Volume 2A of the LDP) clarify however where physical site specific constraints are known such as where a site is crossed by an existing water main. In addition, it is advised to contact the EA at the earliest opportunity to ensure that abstraction licences/environmental permits are available where necessary and there are no biological or hydraulic capacity issues with the water bodies affected.
- 8.101 New connections or upgrades of existing public sewerage networks or works are undertaken by DCWW based on a 5 year programme. Currently DCWW is implementing AMP 5 (2010-2015). There will be 2 further AMP programmes during the lifetime of the plan. DCWW will use the growth and locational strategy set out in the LDP as the basis for funding bids.
- 8.102 The Council will continue to work with the utility providers to address capacity issues during the plan period. However, if the provider cannot deliver the required improvements or new services in time, there is an option for the developer to provide the required system or provide contributions towards upgrades. Within Ceredigion this option is very important in helping achieve Objective 17 and the overall Strategy. Without this approach the identified needs (e.g. housing) of the County may not be met during the plan period.
- 8.103 It is acknowledged therefore that in some instances interim measures may be required in order to allow a development to take place. The LPA will seek the advice of relevant organisations, for example EA and DCWW with regard to potential measures. Any interim measure should be developed so that it does not hinder the development of a new system and that temporary systems are appropriately sited e.g. so that they are easily accessible.
- 8.104 Applicants should consult with the EA and DCWW as to whether there is capacity and infrastructure for their development prior to application.


Sustainable Drainage Systems

Policy DM13: Sustainable Drainage Systems

In addition to requirements set out by national guidance, development will be permitted provided that:

1. Where a site is being developed on a plot-by-plot basis a scheme for an appropriate SUDS for the entire site is put forward as part of the first application;
2. If the site is capable of being extended at a future date it should not be developed in such a way that future SUDS systems cannot be implemented;
3. Non-residential development of 500m² or more is accompanied by a SUDS that is capable of being adopted by the SUDS Approving Body; and
4. A management scheme is submitted detailing the maintenance of the SUDS scheme.

If SUDS cannot be implemented a full written justification should be submitted explaining why this is the case.

 Objectives: 6, 11, 12, 14, 15, 17, 18

- 8.105 Policy DM13 aims to improve upon the current requirement for Sustainable Drainage Systems (SUDS). As part of the 'Flood and Water Management Act 2010' the implementation of SUDS for all new development, both single or multiple uses or units is required. However this local policy aims to secure that the SUDS proposed is able to be grown as the development grows and for larger 'one off' schemes, for example, new hospitals, supermarkets, to be capable of adoption by the Approving Body. This policy supports Objective 17 by ensuring that there is adequate provision of utilities which will not be constrained by future development.
- 8.106 For development that is on a plot-by-plot basis it is imperative that development does not constrain the future development of a larger SUDS. The first application should clearly illustrate how the remainder of the site will be developed and demonstrate that the SUDS system can be extended to meet further development. This does not mean that the larger system needs to be provided for on the ground in the first instance, just that the site is developed in an appropriate way that will not hinder the delivery of an effective and adequate SUDS for the whole site.

- 8.107 Whilst the new legislation requires every new development to incorporate SUDS, individual developments e.g. a single house, a single employment unit will not be adopted by the newly established Approving Body.
- 8.108 Residential development within Ceredigion is often on a plot-by-plot basis and because of this the Council will seek to secure the management and maintenance of these systems by either Section 106 agreements or in the future potentially via the Community Infrastructure Levy.
- 8.109 As the development of single large scale (500m² or over) non-residential use can have a substantial impact on surface water drainage a development over the specified threshold will need to implement a SUDS system which could be voluntarily adopted by the Approving Body. If the system is not adopted by the Approving Body the maintenance and management of the system will need to be secured by either Section 106 agreements or in the future potentially via the Community Infrastructure Levy.

Community, Leisure and Recreation Facilities and Services

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

Energy

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

Nature Conservation and Ecological Connectivity

- 8.112 In meeting the LDP's objectives and so its Vision for the County, it is important to preserve and where possible enhance biodiversity and geodiversity.
- 8.113 Ceredigion is rich in both biodiversity and geodiversity, which is acknowledged by the number of nature conservation sites:
- International sites: 12 Special Areas of Conservation (SACs), 2 Special Protection Areas (SPAs) and 2 Ramsar sites;
 - National sites: over 100 Sites of Special Scientific Interest (SSSIs) and 6 National Nature Reserves (NNRs); and

- Local sites: 3 Local Nature Reserves (LNRs), 50 Regionally Important Geological Sites (RIGS), 7 sites owned by Ceredigion County Council managed for nature conservation, 20 Wildlife Trust Nature Reserves and various other sites including RSPB Reserves and the Ceredigion Heritage Coast.
- 8.114 SACs, SPAs, Ramsar sites, SSSIs, NNRs, LNRs, RIGS and the Ceredigion Heritage Coast are shown on the Proposals Map.
- 8.115 Ceredigion is also home to a variety of European and nationally protected species and local priority species and habitats. European species are protected by the Habitats Directive and UK species protection legislation includes the Wildlife and Countryside Act (1981) (as amended) and the Protection of Badgers Act (1992). For the purposes of this document, the local priority species and habitats are those
- listed as priority in the UK Biodiversity Action Plan (BAP);
 - listed by the Welsh Government in Section 42 of the Natural Environment and Rural Communities Act (2006), which lists the habitats and species of principle importance for the purposes of conserving biodiversity in Wales; and,
 - of principle importance to the Ceredigion Local BAP (LBAP) Partnership.
- 8.116 Information relating to biodiversity and RIGS on or near an allocated site is listed in Allocated Sites Schedules (see Volume 2A of the LDP). Additionally, the Settlement Group Statements set out broadly the biodiversity matters specific to that Group. Please note that the information in the allocated site schedules is based on assessment at the time of their preparation and therefore applicants will need to contact the LA for up-to-date information. This also applies for any windfall (non-allocated) sites that come forward during the period of the LDP. Detailed assessments will need to be carried out a planning application stage, and in the event that these assessments show that a site is in fact undeliverable, this will be addressed through the LDP Review. This may result in other sites being brought in instead of the current allocated site.
- 8.117 Many of the requirements included in the Allocated Site Schedules in relation to Nature Conservation Policies DM14 and DM15 and other Policies (DM10: Design and Landscaping, DM20: Protection of Trees, Hedgerows and Woodlands and DM22: General Environment Protection and Enhancement) can be delivered in-combination, therefore within the same parts of the overall allocated site. Furthermore, requirements under Policy LU24: Provision of New Open Space for Natural Greenspace could also be delivered in combination. This will reduce the amount of undevelopable area on these allocated sites. Where it was known at the allocation stage that a larger area for biodiversity or open space would be required, the

LPA removed that land area from the amount of developable land within these Allocated Site Schedules and the site has been given a 'net developable area'. Further integrated approaches should be considered in terms of the requirements under SUDS (TAN 15 and DM13: Sustainable Drainage Systems). For more information see the SPG: Nature Conservation and SPG: Open Space.

8.118 Conservation and enhancement of biodiversity will help to meet Code for Sustainable Homes and BREEAM credits.

8.119 Relevant national guidance includes:

- PPW (WG), Chapter 5 Conserving and Improving Natural Heritage and the Coast; and
- TAN 5: Nature Conservation and Planning (WAG).
- Applicants must also be aware of other legislation covering nature conservation such as the Water Framework Directive.

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

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

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

Nature Conservation and Ecological Connectivity

Policy DM14: Nature Conservation and Ecological Connectivity

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

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

☞ Objectives: 6, 7, 9 – 15, 18

- 8.122 It is the aim of Policy DM14 to help achieve Objectives 12, 14 and 15 and National Guidance, by ensuring that nature conservation sites (both statutory and non-statutory) and species and habitats outside these sites are not only safeguarded from harm but also enhanced. Biodiversity forms the basis of sustainable development and incorporating wildlife into the design and location of development and promoting this through access and education can result in a net biodiversity gain and can assist with a number of other environmental objectives as well as having many social and economic benefits.
- 8.123 Ecological connectivity allows species to move naturally through the environment through wildlife corridors, stepping stones etc. This is becoming increasingly important as habitat fragmentation is leaving species populations isolated; this is only going to be further exacerbated by climate change. A feature assisting ecological connectivity could be linear, such as a hedgerow, or a stepping stone, such a network of ponds or a patchwork of grassland. Preserving and enhancing ecological connectivity will help species adapt to climate change.
- 8.124 The Proposals Map shows Ceredigion's international, national and local nature conservation protected sites (as listed in the overview above). Applicants must note that some developments could potentially affect nature conservation sites outside of Ceredigion. Additionally, TAN 5 has a list of the species that are protected by Law in Annex 8.
- 8.125 The plan policies and allocations (including the in combination effects of this plan with other strategies/plans and projects) have been the subject of a HRA which concluded that in principle their implementation ought not to result in any adverse effects on the

integrity of International sites¹⁴. However, further assessment and relevant mitigation may be required at the planning application stage to ensure that development proposals will not adversely affect the integrity of such sites¹⁵. National policy will therefore apply to planning applications in these circumstances. Where it is found that there would be an adverse effect on the integrity of an international site which, cannot be mitigated, the application will be refused unless the proposed development satisfies Regulation 62 of the Conservation of Habitat and Species Regulations 2010. Further guidance can be found in 'Technical Advice Note 5: Nature Conservation and Planning'¹⁶ and in the authority's Supplementary Planning Guidance 'Nature Conservation'.

- 8.126 When considering whether a development will have a negative effect, the LPA will need to consider the direct, in-direct, in-combination or cumulative effects of the proposal on nature conservation.
- 8.127 Biodiversity enhancements could be achieved through increasing/restoring habitats or increasing/improving opportunities for species. These enhancements should aim to contribute to Local BAP (LBAP) targets and/or improving ecological connectivity. Depending on the proposal, it may be more appropriate in some cases to provide enhancements to a statutory/non-statutory site. The LPA should be consulted for advice on what enhancements may be appropriate. More information will be provided in SPG: Nature Conservation.
- 8.128 Where development is of an appropriate scale (e.g. a housing estate, employment site etc.) and location (e.g. incorporates an area of woodland or a stream etc.), and it will not cause harm to the ecological or geological integrity, developers may be required, where opportunities exist, to provide some sort of nature conservation education, recreation or access. This could be an interpretation board, provision of an area suitable for walks, a pond dipping area etc. This will be secured through planning conditions unless a S106 agreement is more appropriate. Pre application advice should be sought from the LPA.

¹⁴ See the Habitat Regulations Assessment Screening Report Adopted Version for more information.

¹⁵ Where known, it has been highlighted in the Allocated Site Schedules where an International Site may be affected (depending on the nature of the development) and therefore where further assessment will be required.

¹⁶ <http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf> (link to TAN 5)

Local Biodiversity Conservation

Policy DM15: Local Biodiversity Conservation

Development will be permitted where:

1. A step-wise approach is adopted to ensure there will be no significant negative effects to biodiversity and ecological connectivity both on-site and off-site;
2. Appropriate species, habitats and wildlife corridor/stepping stone enhancements have been incorporated into the development through good landscape and building design, or where applicable will be carried out offsite;
3. With regard to developments affecting LNRs, sites that meet SINC criteria and priority species and habitats, there is an overriding social, economic or environmental need for the development that outweighs the losses to biodiversity (after mitigation), the development could not reasonably be located elsewhere and these losses can be readily and fully compensated within the local area; and
4. Where necessary, management plans are produced and agreed with the LPA and developments phased to take into account mitigation and compensation measures.

➤ Objectives: 6, 7, 9 -15, 18

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

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

be subject to S106 to ensure their retention beyond the development.

- 8.131 Compensation should in the first place be looked to be achieved adjacent to the area of loss and may be achieved through a planning condition or s106 agreement. However, it may be more appropriate in some cases e.g. the habitat is particularly difficult to recreate, to provide compensation elsewhere (within the local area, if not, somewhere in Ceredigion) through s106 agreements. On sites affecting LNRs, SINC's and priority species and habitat, the LPA will require full compensation which in some cases may require the compensation to be 1.5 times larger than the original habitat/site lost or the same area to be compensated to a better condition/higher population. This is due to the time it will take in many cases for the compensated habitat to develop into the value of the original habitat, resulting in a temporary significant loss of habitat and species. It may be necessary for compensation land to be created before the biodiversity interest is disturbed and therefore development can start e.g. for translocation of reptiles, and in some cases S106 provision may be required to provide for the compensation.
- 8.132 When considering whether a development will have a negative effect, the LPA will consider the direct, in-direct, in-combination or cumulative effects of the proposal on nature conservation.
- 8.133 An enhancement is 'appropriate' if it helps to meet LBAP targets and/or improve ecological connectivity and is suitable for the location of the site. For example, it is either an extension of habitat already there, the new feature does not damage existing habitats/species, is to support a species that is already in the location or is to support a species within dispersal distance. Applicants should consult with the LPA to ensure that the enhancements suggested are appropriate (see Policy DM14). See also Policy DM10 for information on good building design and landscaping.
- 8.134 The LPA will determine whether there are social, economic or environmental needs for development that outweigh the losses to biodiversity. In some cases the need for development is negated by an allocation within the LDP. Alternative sites were considered during the allocation process.
- 8.135 It will be necessary for a development to include a management plan where it requires specific management to ensure that avoidance, mitigation, compensation and/or enhancements will be successful and should show how these factors will be managed over a period of time agreed by the LPA. S106 provision may be required to pay for the management. Management plans may be requested before planning permission is granted if they will form part of the decision. Otherwise, they may form part of a condition where they are required before works start.

- 8.136 Developments may need to be phased or timing of works controlled to incorporate mitigation/compensation measures. For example, vegetation likely to be used by nesting birds will be expected to be removed outside the bird breeding season. This will be secured through planning conditions or s106 where appropriate.
- 8.137 At the time of preparing the LDP there were no designated Sites of Importance for Nature Conservation (SINCs). However, the criteria for designation of these will be consulted on and will be used to designate sites during the lifetime of the LDP and incorporated at Review stage. Therefore, until Ceredigion SINC criteria are developed, the All Wales Guidance produced by the Wales Biodiversity Partnership will be used. For the purposes of this policy, sites that meet the Sites of Importance for Nature Conservation (SINCs) criteria but are not designated will be treated as if they were designated SINCs and therefore will be subject to the same policy constraints.
- 8.138 More information will be provided in the SPG: Nature Conservation.

Regionally Important Geodiversity Sites (RIGS)

Policy DM16:

Regionally Important Geodiversity Sites (RIGS)

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

📄 Objectives: 11 – 15, 18

- 8.139 It is the aim of Policy DM16 to meet Objective 14 and 15 along with National Guidance, by helping to protect, and enhance where possible, local sites designated for their geodiversity and geomorphology.
- 8.140 RIGS are the most important places for geology and geomorphology outside statutorily protected land such as SSSIs. The designation of RIGS is one way of recognising and protecting important earth science and landscape features for future generations to enjoy.
- 8.141 To adopt a step-wise approach, in the first instance, the development should look to avoid any negative effects to the main features of RIGS. If there are unavoidable negative effects, proposals should show how the negative effects will be minimised with mitigation

measures. Mitigation measures could include putting a buffer zone around the edge of a RIGS site to minimize the impacts of vibrations etc to the site. There may be cases where compensation could be used through s106 to provide enhancements for another part of the site or another RIGS.

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

Landscape

- 8.145 Ceredigion has a rich and diverse natural, and historic and cultural landscape, encompassing large areas of rugged coastline, rolling coastal plains and open upland hills and plateaus.
- 8.146 Landscape is important, not just as scenery but because it links culture with nature, and the past with the present. Well-looked after and highly valued landscapes are essential to social well-being and an economically healthy society. Landscapes are valued because of their inherent interest, their contribution to both national identity and local distinctiveness.
- 8.147 Landscape Character Quality in Wales is recorded using the Countryside Council for Wales (CCW) LANDMAP system. LANDMAP is a GIS (Geographical Information System) based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set.
- 8.148 LANDMAP Information is defined by five methodological chapters, the Geological Landscape, Landscape Habitats, Visual & Sensory, Historic Landscape and Cultural Landscape. These chapters should be taken as the key landscape guidance for Wales. It is the use of all five layers of information that promotes sustainable landscape decision-making as what may be less important in one particular layer may be of high importance in another. Giving all five layers equal consideration ensures no aspect of the landscape is overlooked. The evidence indicates that Ceredigion encompasses

some of Wales’ most valued landscapes and therefore a variety of policy approaches are needed to manage them.

8.149 LANDMAP data should be consulted when considering submitting a planning application. Detailed information and guidance on the LANDMAP methodology and the LANDMAP data itself is freely available on CCWs’ website: www.ccw.gov.uk

8.150 Relevant national guidance in relation to landscape includes:

- PPW (WG), Chapter 5 Conserving and Improving Natural Heritage and the Coast;
- TAN 7: Outdoor Advertising Control (WAG);
- TAN 8: Renewable Energy (WAG);
- TAN 10: Tree Preservation Orders (WAG).
- TAN 14: Coastal Planning (WAG); and
- TAN16: Sport, Recreation and Open Space (WAG).

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

Common land	PPW Chapter 5 TAN 16
Allotments	PPW Chapter 5 TAN 16 (see also LDP Policies LU22 and LU23)
Town and Village greens	PPW Chapter 5 TAN 16
Coastal Development	PPW Chapter 5 TAN 14 (see also LDP Policy DM23)
Coastal Defence Works	PPW Chapter 5 TAN 14 (see also Policy DM23)

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

General Landscape


**Policy DM17:
General Landscape**

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

area by:

1. causing significant visual intrusion;
2. being insensitively and unsympathetically sited within the landscape;
3. introducing or intensifying a use which is incompatible with its location;
4. failing to harmonise with, or enhance the landform and landscape; and /or
5. losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes.

Where possible development should enhance these qualities and special character.

 Objective: 6, 10, 11, 13 – 15, 18

- 8.153 The protection of high quality and highly valued visual, historic, geological, ecological and cultural landscapes is important both for its own sake and for the health and social and economic well being of individuals and communities. The diversity and amenity value of Ceredigion's landscape generally requires safeguarding. The protection of the countryside from inappropriate development has been and continues to be, an important planning objective (Objective 11).
- 8.154 Development boundary limits distinguish the Service Centres from the open countryside which surrounds them (see Policy S02 and S03). However, Linked Settlements are without defined boundary limits and development within them is managed in accordance with Policy S04. It is particularly important, where development is allowed to infill or round off Linked Settlements, that proposals are designed and landscaped so as to respect their surroundings. Linear extensions to Linked Settlements or small groups of houses, in ribbon form, are an unacceptable intrusion into the open countryside and will not be permitted.
- 8.155 The inclusion of land within a settlement boundary of a Service Centre or the built form of a Linked Settlement does not mean the land is suitable for development. Within and adjacent to settlements there are often areas of undeveloped land (brownfield or greenfield which are important in terms of their visual, historic, geological, ecological or cultural setting, character or amenity value. These

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

- 8.156 Some of these important spaces within or adjacent to settlements could be used for recreation areas (see also Policy LU24).
- 8.157 Employment and tourism proposals located within the countryside should benefit the rural economy and seek to enhance and respect the landscape without damaging environmental interests. New agricultural buildings and dwellings in rural areas should not be prominent in the landscape. The conversion or reinstatement of farm buildings and abandoned dwellings should also respect landscape quality.
- 8.158 The impact of development on adjacent LA areas and statutory and non-statutory landscape designations should be taken into consideration. In particular, the requirements of Section 62 of the Environment Act 1995 in respect of statutory landscape designations such as National Parks (e.g. Brecon Beacons, Snowdonia and Pembrokeshire Coast), are of particular importance.
- 8.159 Good design and the provision of landscaping and tree planting is important in the integration of the new development into its setting (see Policies DM10 and DM20).
- 8.160 Landscape impacts from windfarm development within SSA D, is dealt with in Policy DM21.
- 8.161 LANDMAP information (see www.ccw.gov.uk) should be used to assist in avoiding, minimizing and compensating for landscape impacts.

Special Landscape Areas (SLAs)

Policy DM18:

Special Landscape Areas (SLAs)

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

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

➤ Objective: 6, 10, 11, 13 – 15, 18

- 8.162 Policy DM18 recognises that although conserving and enhancing the landscape in general (Policy DM17) is important that there are some parts of Ceredigion's landscape which deserve special consideration. Special Landscape Areas (SLAs) are non-statutory designations, based on a formal scientific assessment of landscape value.
- 8.163 CCW's LANDMAP information system methodology has been an important information resource upon which Ceredigion's SLAs have been designated. LANDMAP provides the basis of a consistent Wales-wide approach to landscape assessment. Details of the Ceredigion study (TACP, 2010) are available on the Council's website.
- 8.164 Based on this study, SLAs have been designated by the LPA and are shown on the Proposals Map.
- 8.165 The management of SLAs will be subject to SPG: 'Special Landscape Areas'. The SPG sets out the character and issues related to the SLAs and contains information on their management and how development may be best accommodated.
- 8.166 It is important to note, that where land identified by LANDMAP as being of special value is not included within an SLA, the LANDMAP information will itself be a material consideration in the determination of planning applications (see Policy DM17).

Historic and Cultural Landscape

**Policy DM19:
Historic and Cultural Landscape**

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

➤ Objectives: 6, 10, 11, 13 – 15, 18

- 8.167 Policy DM19 recognises that although conserving and enhancing the landscape in general (Policy DM17) is important, certain historic and

cultural elements need specific mention because the Ceredigion landscape is rich in evidence from the past. It contains numerous features including burial sites, ancient field systems, hill forts, Roman roads and castle mounds. Many of these features are protected as Scheduled Ancient Monuments or included on the Sites and Monuments record maintained by Dyfed Archaeological Trust and the Royal Commission for Sites and Monuments Wales.

- 8.168 The Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales highlights what are considered to be the best examples of different types of historic landscape and gardens in Wales. Upland Ceredigion has been identified as a landscape of outstanding historic interest. A good practice guide explains how the Register should be used in assessing the effect of major developments on the historic landscape. Applicants should consult CADW, CCW or one of Wales' archaeological trusts to view this Register.
- 8.169 The Register identifies four landscapes of Special Historic Interest and twelve historic gardens of national importance in Ceredigion. The landscapes are: Upland Ceredigion; Lower Teifi Valley; Drefach-Felindre and the Tywi Valley. Details and maps of the characterisation of these historic landscapes are available from Dyfed Archaeological Trust at www.dyfedarchaeology.org.uk. The Gardens are Hafod (Grade I); Nanteos, Plas Penglais, the Aberystwyth and Llanbadarn Campuses, National Library of Wales (Grade II*); Alltrodyn, Coedmore, Derry Ormond, Llanerchaeron, Llanllyr, Lodge Park, Pigeonsford walled garden, Trawsgoed and Cardigan Castle (Grade II). Chapter 6 of PPW sets out specific requirements for the LPA to undertake in determining planning applications. Applicants should consult PPW in relation to these requirements
- 8.170 There are many definitions of what is meant when referring to cultural landscape. CCW's LANDMAP information system defines cultural landscapes to embrace any kind of human activity that can be related to landscape. It includes the contrived and sometimes pre-eminent expressions of culture, like art or literature, in which the landscape may be depicted or described, as well as the prosaic and commonplace expressions, like the choice of building materials, which were perhaps not intended to create something valuable or special.
- 8.171 Landscape not only shapes, but is also shaped by, culture. For example, farming as a cultural activity is shaped by the landscape in the way that different areas may be more suited to pastoral or arable practices, but at the same time landscape is being shaped by farming, creating different field patterns, boundary and building styles and so on. The relationship also manifests itself in immaterial ways,

in the way we think of landscape and respond to it, how we describe it, and how we acquire our ‘sense of place’.


- 8.172 Ceredigion’s historic and cultural landscape provides many opportunities for the development of sustainable tourism.
- 8.173 The presence of important historic and cultural landscapes does not prevent innovative design, but that design should look to complement the landscapes in which they sit.
- 8.174 LANDMAP Information Guidance Note 4: LANDMAP and the Cultural Landscape of Wales (DRAFT) provide guidance on using LANDMAP’s Cultural Landscape datasets in Landscape and Visual Impact Assessments. It can be obtained from www.ccw.gov.uk

Protection of Trees, Hedgerows and Woodlands

**Policy DM20:
Protection of Trees, Hedgerows and Woodlands**

Development will be permitted providing:

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

 Objectives: 6, 9 – 15, 18

- 8.175 Policy DM20 recognises that woodlands, trees and hedgerows contribute significantly to the visual quality and biodiversity of Ceredigion. There will be a presumption in favour of the retention of existing trees, hedgerows and woodlands. In addition, new planting in developments will also be required in line with Policy DM10.
- 8.176 The retention of existing trees and hedgerows can help to integrate a new development. Trees and hedgerows will be protected by a condition requiring their protection and retention during the

construction period and beyond and then for the need for written consent before they can be felled/topped or removed.

- 8.177 There may be cases where the need for development outweighs these values and compensation for the loss of these features will need to be sought. The need for the development will be decided by the LPA and in some cases this may already be negated by an allocation within the LDP. The Allocated Sites Schedules (Volume 2A of the LDP) indicate whether there are trees, hedgerows and woodlands on site and in many cases densities have been calculated with their protection in mind. In the event that there are no suitable alternative sites for the development, compensation should be sought for the loss.
- 8.178 Compensation and enhancement should in the first place be looked to be achieved adjacent to the area of loss and secured through planning condition or S106 agreements. Compensation planting should use the same species mix, or an improvement. However, if the original features were non-native, advice should be sought from the LA as to what the most appropriate species would be, which in most cases will be native species. Enhancement planting should be at mostly native species of local provenance.
- 8.179 Ancient woodlands are irreplaceable habitats and these along with semi-natural woodlands are of high biodiversity value which should be protected from development. Further loss of these habitats must be avoided and applications for woodland developments which would result in significant damage to these important woodlands will be refused.
- 8.180 Trees with Tree Preservation Orders will have the presumption against removal in line with the PPW and TAN 10: Tree Preservation Orders. Confirmed TPOs at the time of the production of the LDP have been indicated in Allocated Site Schedules. This is likely to be updated from time to time and therefore applicants should consult the LA to determine whether there are any new TPOs on or affected by their application. Also, there will be a strong presumption against the felling of Veteran trees (trees that because of their great age, size or condition are of exceptional cultural, landscape or nature conservation value) regardless of whether there is a TPO.
- 8.181 Hedgerows are another important landscape feature and also important wildlife habitats (see Policies DM14 and DM15). The Hedgerow Regulations 1997 introduced the system of “Hedgerow removal notices” whereby the Council is given 42 days notice of the intention to remove hedgerows subject to the Regulations. A hedgerow is “important” if it has existed for 30 years or more, and satisfies at least one of several specified criteria. There will be a presumption against the removal of important hedgerows that are of significant value to Ceredigion.

- 8.182 Traditional orchards, lowland beech woodlands, lowland mixed deciduous woodlands, lowland wood pasture and parklands, upland mixed ash woodlands, Upland Oakwoods and wet woodlands have been identified as habitats of principle importance for the conservation of biodiversity in Wales under Section 42 of the Natural Environment and Rural Communities (NERC) Act 2006. Coniferous woodlands, hedgerows and pipistrelle bats have been identified as local priority habitats and species as decided by the Ceredigion Local Biodiversity Action Plan Partnership.
- 8.183 All work carried out near trees must follow the British Standards for Trees in relation to construction 5837 (2005).
- 8.184 As well as the retention of existing trees and hedgerows new planting in developments will also be a requirement. Further guidance will be included in SPG: 'Built Environment' (see also Policy DM10).
- 8.185 In order for the development to result in an 'appropriate' net biodiversity gain, the development will need to ensure that :
- there is no significant loss of woodlands, trees and/or hedgerows;
 - opportunities for enhancement have been taken; and
 - ecological connectivity is maintained.
- 8.186 Enhancements could be through planting of additional (to that of the compensation) trees and hedgerows, improving existing hedgerows through good management and planting up gaps or management of degraded woodland. These enhancements should aim to contribute to Local BAP (LBAP) targets and/or ecological connectivity and should be native species of local provenance. More information can also be found in the SPG: Nature Conservation.
- 8.187 The LA will also encourage new native broadleaf planting and the restocking and management of existing woodlands to improve the visual amenity, ecological diversity, recreation and conservation interests.
- 8.188 The Council may support appropriate tree planting schemes in partnership with local communities and landowners. Community woodlands can be an important way of improving the natural and built environment. Where a community is actively involved in the establishment of a woodland it can be very beneficial in fostering and creating a sense of community spirit and pride. Planting of woodlands can help to reduce flood risk, increase land stability, reduce visual impact and help screen out noise pollution. The removal of woodland could have negative effects on those listed above plus an increase in acidity to nearby water courses.

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

Landscape Impact of Windfarm Development Within Strategic Search Area D

Policy DM21:

Landscape Impact of Windfarm Development Within Strategic Search Area D

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

➤ Objectives: 10, 11, 14

- 8.190 Policy LU26 (Section 7) sets out policy considerations in relation to SSA D: Nant y Moch which is within North Ceredigion. Policy DM21 deals specifically with landscape matters in relation to SSA D.
- 8.191 Within the SSAs landscape change has been accepted nationally, and the creation of ‘wind farm landscapes’ in these areas acknowledged by Government as an outcome of delivering renewable energy targets, “within (and immediately adjacent) to the SSAs (TAN 8). The implicit national objective regarding the SSA is to accept landscape change i.e. a significant change in landscape character from wind turbine development” (TAN 8).
- 8.192 Given the height of turbines, the visual impacts of a windfarm inside the SSA, may well affect the character of areas some distance away. Such issues arise most clearly where SSAs are close to National Parks and AONBs. An example is the Hirwaun Inquiry, 2008, where large wind turbines sited within 8km of the National Park boundary were considered to be unduly intrusive.
- 8.193 In 2007 Arup prepared a report for Ceredigion and Powys County Councils, ‘TAN 8 Annex D study of SSA D: Nant-y-Moch’, intended as a ‘refinement’ exercise in accordance with TAN 8 Annex D methodology. The Arup study was primarily a landscape and visual assessment exercise which sought to identify a ‘Preferred Area or Areas’ for large-scale wind farms broadly within the boundaries of the SSA, working within the context of the indicative capacity targets for the SSA. The study also used a range of technical and other environmental data to inform its work. The study resulted in a recommendation that TAN 8 capacity aspiration to 2010 could be met within a substantially reduced area largely within the SSA D boundary. LDP Policy LU26 puts forward the area identified in the Arup report (which is wholly within the SSA D in respect of

Ceredigion's own boundary) as a 'preferred area of search'. As such, the report's technical information is the basis for the 'preferred area of search'. Moreover, the 'sensitivity ranking' of additional parcels within SSA D will constitute the basis for further sequential preference for the siting of turbines within SSA D, in the consideration of proposals for further expansion of capacity within SSA D.

- 8.194 LANDMAP information should also be used to assist in avoiding, minimizing and compensating for landscape impacts resulting from wind farm developments. LANDMAP Information Guidance Note 3: LANDMAP, Landscape and Visual Impact Assessments, provides guidance on using LANDMAP for landscape and visual impact assessments of onshore wind turbines. It can be obtained from www.ccw.gov.uk

Environmental Protection

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

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

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

- 8.196 Ceredigion has approximately 80km of coastline. As a natural resource the coast is always evolving and changing and these processes need to be taken into account when a new development is proposed.
- 8.197 TAN 14: Coastal Planning clearly states that developers need to provide appropriate information which demonstrates that proposed sites in coastal locations can be safely developed without significant adverse effects on the coast. The guidance contained in the TAN is considered to sufficiently ensure that Objective 13 of the LDP will be addressed and it identifies the issues developers need to consider when submitting planning applications in coastal areas thus protecting the integrity of the coast's natural and physical heritage.
- 8.198 Consideration should be given as to whether development would need an EIA due to its nature, scale or its location within an area designated for nature conservation.

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

- PPW (WAG), Chapter 13 Minimising and Managing Environmental Risks and Pollution;
- TAN 11: Noise (WAG);
- TAN 14: Coastal Planning (WAG);
- TAN 15: Development and Flood Risk (WAG); and
- TAN 21: Waste (WAG).

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

Flood Risk	TAN 15: Development and Flood Risk. However, LDP Policy DM11 covers aspects in addition to PPW.
Contaminated Land and Pollution	PPW, Chapter 13. However, LDP Policy DM22 covers aspects in addition to PPW in relation to land instability.
Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas	Circular 01/2003 Safeguarding Aerodromes, Technical Sites and Military Explosives Storage Areas

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

General Environmental Protection and Enhancement.

Policy DM22:
General Environmental Protection and Enhancement.

In order to help achieve environmental protection and enhancement, proposed development will be permitted provided that:

1. It protects and enhances where possible air, soil and the water environment and safeguards water resources, both on and off site;
2. It does not have a significant adverse effect on noise and light levels, both on and off site;
3. A step-wise approach is adopted to ensure that it does not

have a significant adverse effect on natural processes and ecosystem services, both on and off site, and, where possible, seeks to restore, achieve favourable condition of or enhance associated features;

4. Any land reclamation, capping of works associated with the restoration or the development of derelict metal mines results in minimum intervention and is:
 - a. essential to eliminate a pollution threat; or
 - b. essential safety works; and
 - c. specifically intended to educate, promote, protect or preserve the mines remains.

5. Any land affected by instability is accompanied by evidence which illustrates that:
 - a. development will not result in instability of neighbouring properties; and
 - b. any works that are required to stabilise the site do not have a significant adverse impact on the environment.

☞ Objectives: 9, 10, 12 – 15, 18

8.202 The policy seeks to deliver the aims of Objectives 9 and 14 by ensuring that any new development does not negatively impact water, air and soil and does not lead to increased light and noise pollution. It also aims to help retain, restore and increase Ceredigion's ecosystem services which for instance will aid in minimising greenhouse gas emissions, improving water quality and mitigating flooding. These are also a large economic resource. By applying these principles the environment is protected and where possible improved for future generations. This approach will help achieve the aims of Objective 12.

8.203 Many aspects related to protection of the environment are covered in a range of national guidance and as such reference to PPW and relevant TANs should be made. This policy therefore picks up on those few aspects not adequately addressed at the national level.

8.204 The EA Water Framework Directive and associated River Basin Management Plans (RBMP) should be consulted to help determine what potential impact a proposed development could have on water quality and resource. The relevant RBMPs for Ceredigion are the Western Wales and the Severn (Environment Agency, 2009). These plans highlight the pressures on the water environment, and the actions that will address them. In addition, EA Catchment Abstraction Management Plans provide further information on the water resources available within each catchment. All documents are

available on the EA website. Furthermore, early consultation with the EA and DCWW is recommended.

- 8.205 The protection and enhancement of the water environment ensures the protection of water as a whole - not just water quality - and for the environment. Safeguarding water resources will protect the sources of water that are useful or potentially useful to humans.
- 8.206 Groundwater vulnerability zones refer to areas of groundwater that are vulnerable from surface land use activities. Source Protections Zones provide specific protection that may be appropriate for individual sources – such as springs, wells and boreholes. These both need to be protected from pollution and over-abstraction in terms of the water environment and water resources (therefore for the environment and for people to ensure their drinking water is safe and not going to run out).
- 8.207 In determining whether a proposed development will impact water quality consideration needs to be given to matters such as sedimentation running into a water course during development and in terms of run-off from the processes occurring on the site flowing into the water course or into groundwater. Additionally if a high proportion of woodland is removed this could affect acidity levels of nearby watercourses.
- 8.208 Development can affect ecosystem services and natural processes in a variety of ways. Ecosystem services are the products and services, such as oxygen production, water purification, carbon sequestration etc, which humans receive from functioning ecosystems. These services and products are provided by the natural environment when it is in good condition. For example, a peat bog in good condition can provide services of water purification, carbon sequestration and flood alleviation.
- 8.209 Natural Processes are processes that would naturally occur through nature. For example, rivers naturally erode, deposit the sediment in different areas and therefore the result is the river changing its shape and course over time. Ecosystem services are underpinned by natural processes, but there are natural processes that occur that are not services to people but are still important to maintain for the environment. For example, flooding is a natural process that is important to maintain several species and habitats. However, the natural process of the flood plain to provide flood alleviation, reducing flooding elsewhere, is an ecosystem service.
- 8.210 Development could affect these services and processes in a variety of ways. They could be directly affected by the direct loss of part of an ecosystem, e.g. digging into peat or the removal of trees providing flood alleviation. Development could also indirectly affect ecosystem services and natural processes, e.g. contributing to the

erosion of a peat bog or preventing flooding of a flood plain affecting riverine species that require the flood plain for breeding.

- 8.211 For explanation of a step-wise approach, see policy DM15.
- 8.212 For some ecosystem services, there may be compensation measures that can be carried out. For example, former peat bog could be restored if some is lost or trees could be planted to compensate for the loss of ones removed. This compensation may need to be carried out off-site.
- 8.213 There may also be cases where restoration, works towards achievement of condition or enhancements could occur. Restoration is to restore a relict habitat. For example an area of woodland that was once a blanket bog. To achieve condition an existing degraded resource would need to be improved. For example dry blanket bog could be improved so that it is re-wetted. Enhancement could be through restoration of habitat where there is no loss or it is in addition to the area restored through compensation. For example a section of river bank could be fenced off to allow the vegetation to grow back and prevent accelerated erosion.
- 8.214 This mitigation, compensation and enhancement/restoration will be achieved either through planning conditions or Section 106 if carried out off of the development site.
- 8.215 Where development could significantly impact these services or processes it will be necessary to include a Management Plan to ensure that mitigation, compensation, restoration, works to achieve condition and enhancements will be successful. The plan should show how these factors will be managed over a period of time agreed by the LPA. This will usually be a period of 5 years but there may be some cases, e.g. due to time it takes for new habitat to be created, where a longer period of time will be expected. Management plans will be requested before planning permission is granted if they will form part of the decision. Otherwise, they will be secured through a planning condition and required before works start on the site.
- 8.216 Extensive areas of upland North Ceredigion were once used for metal mining and quarrying. These activities have left a legacy of old mine shafts, adits and spoil heaps. Mineral Planning Policy Wales along with Criterion 4 in Policy DM22 will be used to determine planning applications which involve the development of sites associated with metal mines. Impacts of such works on protected sites that rely on metal deposits will need to be assessed.
- 8.217 The issue of land instability is predominantly dealt with in PPW, Chapter 13. Criterion 5 of Policy DM22 however clarifies that it is responsibility of the developer to ensure that the land is or can be

made suitable for the proposed development. Works that may be associated with land instability could be grouting or capping of works. In some instance the land instability may be so severe that the amount of work associated with making the land stable is not justifiable and it would be better not to develop the site.

Coastal Management

Policy DM23: Coastal Management

Coastal management schemes will be permitted provided:

1. They are required for public safety;
2. They protect the socio-economic interests of the community;
3. All environmental effects have been considered and it would not contribute to, or transfer the risk of, flooding, coastal or river erosion, coastal inundation and coastal squeeze;
4. Facilities for recreation and leisure are provided, where appropriate; and
5. Public access can be provided, where appropriate and maintained where already in existence.

 Objectives: 9, 13, 14

8.218 This policy helps deliver Objective 9, by seeking to address and manage the effects of coastal flooding proactively. It also helps deliver Objective 13, by managing the changing coastline in a way as sustainable as possible, recognising the natural processes that occur. This policy also helps to deliver the aims of Objectives 13 and 14, through protecting the natural environment, including biodiversity and natural resources.

8.219 The Shoreline Management Plan (SMP) sets out the specific coastal issues that exist and aims to identify sustainable coastal management options, taking into account the influences and needs of both the natural environment and the human and built environment. Further information on the SMP is available from the Council's website.

8.220 Coastal management schemes should be justified on planning, environmental and economic grounds. Coastal management

schemes should work with and not against the natural physical processes and should not transfer the risk to other areas of the coastline. There should be minimum disturbance to the interrelationships which exist within the natural processes of the coastal cell (see SMP for further detail).

- 8.221 Most policy aspects relating to Coastal Management are covered by PPW, and TAN 14, however there are a few matters that are not sufficiently addressed, these are addressed by Policy DM23.
- 8.222 Applicants should consult the adopted SMP as it describes the existing defence policy within the locality and recommends the policy to adopt in the future. It also identifies areas where the provision of new defence works might be beneficial and also identifies areas not suitable for development, since its defence would have an adverse effect or would be unsustainable in the long term.
- 8.223 The Council acknowledges that in certain circumstances a Coastal Management Scheme may result in an increase in flooding or coastal/river erosion as there is significant biodiversity benefit for allowing this. In these instances it is for the applicant to demonstrate why such a scheme is beneficial and will not undermine public safety.
- 8.224 Coastal management schemes should not contribute to coastal squeeze. Coastal squeeze is the effect when coastal habitats such as saltmarsh are lost between a fixed landward boundary and rising sea levels and increased storminess. Development on the coast, including coastal defenses, effectively fixes the coastline, so that when sea level rise occurs, these usually adaptable habitats are unable to migrate landwards due to the obstruction of physical structures. This effectively 'squeezes' the habitat resulting in a loss of quality and/or quantity of these important habitats and biodiversity associated with it e.g. shore birds. This effect will be accelerated with increased storminess predicted from climate change, which results in coastal erosion, and coastal squeeze can also be affected by 'soft' engineering.
- 8.225 Coastal management schemes should not contribute to coastal inundation. Coastal inundation for the purposes of this policy is land that is covered by sea water at certain times, for example high tide, flood surges and storms.
- 8.226 Policies DM14, DM15, DM16 and DM17 are particularly relevant in relation to coastal management proposals.

Minerals

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

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

Economic Development (B1, B2, B8 or sui generis)

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

Tourism

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

Retail

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

Waste

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

9. Monitoring:

- 9.1 Each LPA is required to prepare an Annual Monitoring Report (AMR) covering the preceding financial year and submit it to the Welsh Government by 31 October each year following adoption.
- 9.2 The AMR will monitor the effectiveness of the LDP and identify any issues that need addressing. In addition to the AMR throughout the year local, regional and national publications, policies, reports and events will be reviewed to ensure any issues relevant to the LDP are identified and where applicable addressed.
- 9.3 The outcomes of monitoring could require action by the LPA or its partners, to improve delivery. Alternatively, it might identify a need for a partial or full review of the LDP. Changes could be direct or indirect in nature. For instance changes to schemes e.g. the Cardigan Bay SAC Management Scheme, that were identified in the HRA and SA/SEA as mitigation measures, would necessitate a revision of the HRA and SA/SEA assessment of one or more policies within the LDP, which would indirectly result in the policy amendments or additions. Any amendments to the LDP may need to be reassessed under SEA Regulations and/or Habitats Regulations.
- 9.4 The LPA have set out a monitoring framework at the strategic level to assess the effectiveness of LDP Objectives. It is important that the monitoring framework
- makes use of existing information;
 - sets definable targets and indicators;
 - is forward looking and action-oriented in its approach;
 - is consistent with relevant national monitoring guidelines; and
 - is highly focused and not a statistical compendium.
- 9.5 To aid consistency, comparability and cumulative recording the AMR will follow the same format each year, however it is also accepted that it is not realistic for all indicators to be monitored annually.
- 9.6 The Monitoring Framework for the Ceredigion LDP is set out in Appendix 3. It is only mandatory to monitor housing land supply and net additional affordable and general market dwellings annually (LDP Wales, 2006: Regulation 37), although other core indicators are recommended. In addition to both Mandatory and Core indicators, the authority has also included its own Local Indicators.
- 9.7 The table also sets out a target, indicator, data source, frequency and actions.
- 9.8 To avoid an overly quantitative monitoring framework, every opportunity will be taken to draw on qualitative information, such as

meeting with stakeholders. This will enable informed actions to be taken, facilitating an understanding of 'how and why' the plan is working as it is, as opposed to just 'what' it is resulting in. For instance, a policy might be failing to achieve the desired objective for a number of reasons, ranging from a lack of awareness, which could be addressed through a workshop with the relevant users, or because it is deemed unviable by developers.

- 9.9 The LDP plan period started in 2007 and applications up to the issue of the Inspectors Report are determined against previous plans. Therefore, when monitoring aspects of the LDP it will be noted which plan the relevant applications were determined against, to avoid misrepresentative results.
- 9.10 As the LDP will be used by a wide range of people, from large scale commercial developers to local individuals, it is important that the documents are accessible to all. Therefore feedback surveys and stakeholder meetings will be used to assess the 'user friendliness' of the LDP, thus ensuring the LDP serves its purpose as an accessible and efficient planning tool. In addition, stakeholder groups who played an integral role in the development of the LDP will be called upon to evaluate specific policy areas, in order to facilitate evidence gathering and feedback for review.

10. Delivering the Strategy

Land supply

- 10.1 The LDP identifies a specific level of growth to be provided for in relation to housing and employment. The LA is confident that these levels have been provided for in terms of land supply included in the LDP through allocations or through the criteria based policies.

Flexibility:

- 10.2 The LA recognises that not all sites will come forward in terms of housing. Generally a flexibility allowance of 10% has been applied in relation to the amount of land identified to meet housing growth. Furthermore the LA will be monitoring the delivery of sites, where concern materialises with regard to availability of deliverability, where housing numbers are not being delivered, the LA has the option of amending the land allocation. As all Candidate Sites in relation to the Service Centres were assessed, it would be a relatively quick process at review to exchange a problematic site for the next best site according to the Candidate Site Assessment.

- 10.3 The LA will also keep under review all its other LDP land allocations and will discuss with partner organisations and other LA Departments any concerns regarding the deliverability of any of the sites and whether any action needs to be taken through review.

Constraints

- 10.4 No known constraints exist which indicate that the overall Strategy cannot be met.

- 10.5 The LA are however aware that parts of the County suffer from infrastructure constraints, particularly in relation to sewerage. In some cases improvements are planned in the water provider's improvement plan for 2010 – 2015 (DCWW). However, this is not the case regarding all settlements. Some of the remaining constraints will be addressed through the provider's next plan 2015 - 2020, however, the LA has to be prepared that not all constraints will be addressed in this way. Where constraints are known these are detailed in the Settlement Group Statements and also the Allocated Sites Schedules (Volume 2A of the LDP).

- 10.6 It is not an option to exclude settlements from the Strategy due to such constraints if the overall aim of the Strategy (to ensure a strong network of Service Centres across the County) is to be realised – and that the best suited settlements are identified to deliver this. Indeed the water provider actually bases its bid for funding on the growth strategies of development plans. Therefore proposed growth acts as a trigger for further investment.

- 10.7 To overcome this constraint, without compromising the health of its residents and environment, the LA will ensure that appropriate

infrastructure exists by either delaying development until improvements have come forward, as a result of the water undertaker's plans or by allowing developers to fund or provide the infrastructure themselves (see Policy DM12).

- 10.8 Furthermore, capacity of the water bodies into which the treatment works discharge is also a consideration. Water quality is an issue in some rivers and so this has been taken into account in the creation of policies and in the Allocated Site Schedules to ensure that LDP does not contribute to this and therefore helps to meet the Water Framework Directive Objectives and to protect environmental interests.
- 10.9 The LA are also aware that water supply is not currently an issue but that it may be so in the future. Improvements need to be achieved in relation to water storage within the County, as it is not water supply that is the underlying issue but retaining this water. This action is outside the scope of the LDP, but encouraging water efficiency through the re-use of grey water is not. The LA is therefore actively promoting water efficiency in recognition of the problems that may occur in future plan periods.
- 10.10 The LDP has been prepared with the availability of appropriate information in relation to flood risk. In general the LA have avoided allocating land within areas at risk from flood. Therefore the delivery of the Strategy as a whole is not likely to be compromised due to issues of flood risk. In addition the issue of surface water run-off has been discussed with the EAW and a policy on SUDs included (Policy DM13). Early dialogue with the EAW helped to establish which of the key settlements needed further assessment prior to regeneration sites being allocated in the LDP (Aberystwyth and Cardigan) to establish issues of flood risk (tidal, fluvial or surface water). The sites that have been allocated in the LDP have therefore been subject to a full Strategic Flood Consequences Assessment (SFCA). Copies of the reports are available on the Council's website.

Collaborative and Cross border working

- 10.11 The LPA recognises that it cannot deliver the Strategy in isolation.
- 10.12 The various departments of the LA will need to work together closely as well as with external partners and organisations in order to achieve the strong network of communities and Service Centres proposed by this Strategy.
- 10.13 There is also a need to work closely with adjoining LAs in implementing the Strategy to ensure that strategies, complement and enhance rather than undermine each other. Specific LAs include the County Councils of Gwynedd, Snowdonia National Park, Powys, Carmarthenshire, Pembrokeshire and the National Park Authorities of Pembrokeshire Coast and Snowdonia.

- 10.14 Ceredigion have worked with the above Authorities during the production of the Ceredigion LDP to identify generic cross border issues and to agree on matters which do not have cross border implications. Where matters have cross border relevance discussions with the relevant adjoining Authorities have ensured that the policies included in the Ceredigion LDP complement those of the adjoining Authorities. Ceredigion LA will continue to revisit these issues in order to identify any change in the matters concerned and to address accordingly through a review where necessary. Some of the cross border issues identified include:
- the application of landscape or nature conservation designations (such as SLAs and SINCs); and
 - impact on International sites - the Ceredigion HRA Screening report of the Preferred Strategy identified potential cross boundary issues regarding air pollution, water quantity and quality, land take up and recreation issues.
- 10.15 Specifically in relation to Powys the LAs will need to continue to work closely with regard to the development of the SSA D wind farm.
- 10.16 Ceredigion LA recognises the special role of neighbouring National Park Authorities (Pembrokeshire Coast and Snowdonia). The LA will have regard for the objectives of the National Park Management Plans, with landscape and conservation taking priority, in determining planning applications, which may affect land in the national park.
- 10.17 The greatest cross border implications with regard to settlement strategies are with Pembrokeshire and Carmarthenshire as a number of key settlements are located along the border. These have implications in terms of infrastructure and service requirements (including transport), sustainability of communities, housing needs and employment provision. Three of Ceredigion's USCs are located on the border, Lampeter and Llandysul with Carmarthenshire and Cardigan with Pembrokeshire. In addition, Llanybydder in Carmarthenshire is a large settlement which adjoins Ceredigion as does Newcastle Emlyn. A number of smaller settlements also abut the boundaries on either side. Cross border discussion has occurred throughout the production of the Ceredigion LDP with these adjoining LAs to ensure that the Strategy proposed by Ceredigion will not adversely affect adjoining strategies, and vice versa. Ceredigion have discussed the 'notional' labels to be attached to settlements across the border – in order that Ceredigion can establish the full extent of the relationships between its settlements and those in adjoining Counties. From these discussions the Strategies being pursued appear to be complementary and do not cause concern. Cross border liaison will continue to be required in implementing the Ceredigion LDP and in relation to adjoining LDPs being progressed

to adoption. Where new matters come to light (e.g. in relation to up dated housing projections for adjoining LAs) this information will need to be considered in terms of its potential implications on border settlements. If necessary any changes required will be addressed through a review.

- 10.18 Information sharing at Regional Planning Group meetings (Mid Wales Group and South West Wales Group), individual discussions and specific meetings with various LAs have fed into the production of the LDP and will ensure that cross border matters continue to be considered. A South West Wales group exists to specifically consider SA/SEA and HRA cross border matters and a similar group to consider waste and mineral issues. In addition, specific meetings were set up in the north and south with relevant LA, EAW and CCW to discuss the effects on International Sites.
- 10.19 Waste is another area where collaborative cross boundary working is essential. Ceredigion is part of the South West Wales Regional Waste Group (Bridgend, Carmarthenshire, Ceredigion, Neath Port Talbot, Pembrokeshire, Swansea, Brecon Beacons National Park and Pembrokeshire Coast National Park). The group is responsible for producing regional waste plans aimed at assisting the region in developing an integrated and adequate network of waste management facilities by providing strategic information on types of waste facilities required and types of locations likely to be acceptable. Ceredigion being relatively isolated generates relatively small quantities of waste so is unlikely to be selected by industry as a site for a regional facility. Ceredigion LA has no final disposal facilities (except for inert waste) so is dependent on facilities outside Ceredigion for the final disposal of residual waste. Working together Ceredigion and Powys have concluded that a collaborative strategy based on small scale anaerobic digestion allied to food collection was the best option for Central Wales. An 'out of area' solution is therefore being sought for dealing with the remaining residual waste with other neighbouring consortia. The South West Wales Waste consortium (Bridgend, Neath Port Talbot, Swansea, Carmarthenshire, Pembrokeshire Councils and now also Ceredigion) are looking collaboratively at potential solutions.
- 10.20 Mineral resources are not evenly distributed so there has to be flows from areas where mineral resources are found to areas where the mineral products are required. This inter-dependency means Mineral Planning Authorities (MPA) cannot act in isolation, in their own self-interests. The South Wales Regional Aggregate Working Party (SWRAWPS) provide a 5 yearly Regional Technical Statements (RTS) setting out the strategy for the consistent and sound provision of aggregates across the SW region (Ceredigion, Powys and all the other Welsh counties to the south) up to 2021. However, Ceredigion is additionally engaged in co-operative working with all the Unitary Authorities that formerly comprised the Dyfed

County Council, through an informal sub-regional minerals group which meets to exchange information on cross-boundary issues, such as progress on minerals planning applications, and to ensure a level of consistency of approach.

11. What Will Happen Next?

SPG

- 11.1 To help streamline the LDP itself, any detail required regarding the operation of specific policies will be contained in an accompanying set of Supplementary Planning Guidance (SPGs).
- 11.2 Details of proposed SPG are included in the Background Paper Supplementary Planning Guidance. This list will continue to be developed and it therefore may be extended or revised during the lifetime of the LDP. All SPG will be consulted upon prior to their adoption for use.

Monitoring and review

- 11.3 Following adoption the LDP will be monitored on an annual basis (the monitoring framework is set out in Section 9). If monitoring identifies that the Strategy or specific policies are not being achieved the Authority will need to determine whether parts of the LDP need to be reviewed. A major review of the LDP will however occur regardless every 4 years.

Appendix 1 - Settlement Strategy for Distribution of Growth: Urban and Rural Service Centres Settlement Groups – Table

Numbers represent the unique number given to each USC/RSC which then act as the identifier for each Settlement Group

	01	02	03	04	05	06	07
Urban Service Centres (Towns)	Aberaeron (Llwynceilyn)	Cardigan	Aberystwyth /Llanbadarn Fawr /Wauanfawr /Penparcau	Newcastle Emlyn, [Carms] (Adpar)	Lampeter	Llandysul	Tregaron
Linked Settlements	Aberarth	Ferwig	Blaenplwyf	Betws Ifan	Betws Bledrws	Aberbanc	Bronnant
	Ciliau Aeron	Gwbart	Capel Bangor	Beulah	Cellan/Fisher's Arms	Capel Dewi (S)	Llanddewi Brefi
	Ffos-y-ffin	Llangoedmor	Capel Seion	Brongest	Cwrtnewydd	Coedybryn	Llangeitho
	Pennant	Llechryd	Commins Coch	Bryngwyn	Drefach	Croeslan	
		Penyparc	Goginan	Cwm Cou	Gorsgoch	Ffostrasol	
			Llanfarian	Llandyfriog	Llangybi	Henllan	
			Llangorwen		Llanwnen	Horeb	
			Rhydyfelin		Llwynygroes	Maesymeillion	
					Silian	Penrhiwllan	
						Pentrellwyn/Gorrig	
						Prengwyn	
						Rhydlewis	
						Rhydowen	
					Talgarreg		
		Settlements 'Linked' to this Settlement Group are also located in the County of Pembrokeshire		Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire and Pembrokeshire	Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire	Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire	

Rural Service Centres	08	09	10	11	12	13	14	15	
	Aberporth / Parcllyn	Bow St	New Quay	Cenarth	Felinfach/Ystrad Aeron	Llanarth	Llanilar	Llanon	
Linked Settlements	Blaenannerch	Llandre	Caerwedros	Llandygydd	Cilcennin	Gilfachreda	Cnwch Coch	Bethania	
	Blaenporth		Cross Inn (New Quay)		Cribyn	Oakford	Llanafan	Cross Inn (Llan-non)	
	Brynhoffnant		Maenygroes		Dihewyd	Mydroilyn	Llanfihangel y	Creuddyn	Nebo
	Llangrannog		Pentre'r Bryn		Talsarn		Lledrod		
	Pontgarreg		Plwmp						
	Sarnau								
	Tanygroes								
	Tresaith								
			Settlements 'Linked' to this Settlement Group are also located in the County of Pembrokeshire						

Rural Service Centres	16	17	18	19	20	21	22
	Llanrhystud	Llanybydder	Penrhyncoch	Devil's Bridge	Pontrhydfendigaid	Talybont	Borth
Linked Settlements	Llangwryfon	Allyblacca		Ponterwyd	Pontrhydygroes	Eglwysfach	Dolybont
		Highmead			Ysbyty Ystwyth	Tre'r Ddol	Ynyslas
					Ystrad Meurig	Tre Taliesin	
		Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire					

Linked Settlements which are outside of the County do not have a share of the Ceredigion Settlement Group's housing allowance, since they are catered for by allocations in the relevant adjacent counties.

Appendix 2 - Ceredigion LDP Housing Allowance Breakdown (2007-2022) Table

Settlement Groups	Projected Growth		Development Opportunity relied upon to deliver (b):						
	a % Split for each Settlement Group	b Anticipated provision based on a need of 6000	c Commitments as of 31st August 2010	d Land allocations relied upon to deliver (b)	e Windfall relied upon to deliver (b)	f Non-allocated allowance relied upon to deliver (b)	g Flexibility: Windfall in Service Centre not relied upon to deliver (b)	h Flexibility: Allocations in Service Centre not relied upon to deliver (b)	i Total Development Opportunity to deliver (b)
Aberaeron (Llwynceilyn)	Settlement Group	100.0	197	93					
	Service Centre	66.5	131	45	63	23	0	0	55
	Linked Settlements & Other Locations	33.5	66	48			18		66
Cardigan	Settlement Group	100.0	564	387					
	Service Centre	74.5	420	274	146	0	0	0	0
	Linked Settlements & Other Locations	25.5	144	113			31		144
Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	Settlement Group	100.0	2058	478					
	Service Centre	91.2	1877	389	1263	225	0	275	0
	Linked Settlements & Other Locations	8.8	181	89			92		181
Newcastle Emlyn (Adpar)	Settlement Group	100.0	142	100					
	Service Centre	38.0	54	19	35	0	0	0	0
	Linked Settlements & Other Locations	62.0	88	81			7		88
Lampeter	Settlement Group	100.0	352	186					
	Service Centre	65.6	231	94	137	0	0	0	99
	Linked Settlements & Other Locations	34.4	121	92			29		121
Llandysul	Settlement Group	100.0	442	291					
	Service Centre	51.1	226	101	125	0	0	0	1
	Linked Settlements & Other Locations	48.9	216	190			26		216
Tregaron	Settlement Group	100.0	176	82					
	Service Centre	58.0	102	24	78	0	0	0	16
	Linked Settlements & Other Locations	42.0	74	58		0	16		74

Settlement Groups		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a % Split for each Settlement Group	b Anticipated provision based on a need of 6000	c Commitments as of 31st August 2010	d Land allocations relied upon to deliver (b)	e Windfall relied upon to deliver (b)	f Non- allocated allowance relied upon to deliver (b)	g Flexibility: Windfall in Service Centre not relied upon to deliver (b)	h Flexibility: Allocations in Service Centre not relied upon to deliver (b)	i Total Development Opportunity to deliver (b)
Aberporth/ Parcllyn	Settlement Group	100.0	332	140						
	Service Centre	66.3	220	49	171	0	0	0	0	220
	Linked Settlements & Other Locations	33.7	112	91			21			112
Bow Street	Settlement Group	100.0	119	37						
	Service Centre	84.0	100	27	73	0	0	0	5	105
	Linked Settlements & Other Locations	16.0	19	10			9			19
New Quay	Settlement Group	100.0	233	120						
	Service Centre	64.8	151	51	100	0	0	0	34	185
	Linked Settlements & Other Locations	35.2	82	69			13			82
Cenarth	Settlement Group	100.0	65	24						
	Service Centre	75.4	49	13	36	0	0	0	2	51
	Linked Settlements & Other Locations	24.6	16	11			5			16
Felinfach/ Ystrad Aeron	Settlement Group	100.0	177	74						
	Service Centre	63.3	112	20	92	0	0	0	32	144
	Linked Settlements & Other Locations	36.7	65	54			11			65
Llanarth	Settlement Group	100.0	115	50						
	Service Centre	67.0	77	19	58	0	0	0	10	87
	Linked Settlements & Other Locations	33.0	38	31			7			38
Llanilar	Settlement Group	100.0	179	94						
	Service Centre	69.8	125	49	76	0	0	0	8	133
	Linked Settlements & Other Locations	30.2	54	45			9			54

Settlement Groups		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a % Split for each Settlement Group	b Anticipated provision based on a need of 6000	c Commitments as of 31st August 2010	d Land allocations relied upon to deliver (b)	e Windfall relied upon to deliver (b)	f Non- allocated allowance relied upon to deliver (b)	g Flexibility: Windfall in Service Centre not relied upon to deliver (b)	h Flexibility: Allocations in Service Centre not relied upon to deliver (b)	i Total Development Opportunity to deliver (b)
Llanon	Settlement Group	100.0	147	74						
	Service Centre	73.5	108	43	65	0	0	0	20	128
	Linked Settlements & Other Locations	26.5	39	31			8			39
Llanrhystud	Settlement Group	100.0	123	60						
	Service Centre	78.9	97	41	56	0	0	0	3	100
	Other Locations	21.1	26	19			7			26
Llanybydder*	Settlement Group	100.0	23	7						
	Service Centre	60.9	14	0	0	0	0	0	0	0
	Linked Settlements & Other Locations	39.1	9	7			2			9
Penrhyncoch	Settlement Group	100.0	120	49						
	Service Centre	87.5	105	42	63	0	0	0	1	106
	Linked Settlements & Other Locations	12.5	15	7			8			15
Devils Bridge	Settlement Group	100.0	102	51						
	Service Centre	46.1	47	2	45	0	0	0	1	48
	Linked Settlements & Other Locations	53.9	55	49			6			55
Pontrhydfendigaid	Settlement Group	100.0	114	48						
	Service Centre	64.0	73	14	59	0	0	0	4	77
	Linked Settlements & Other Locations	36.0	41	34			7			41
Talybont	Settlement Group	100.0	131	50						
	Service Centre	64.1	84	12	72	0	0	0	13	97
	Linked Settlements & Other Locations	35.9	47	38			9			47

Settlement Groups	Projected Growth		Development Opportunity relied upon to deliver (b):							
	a % Split for each Settlement Group	b Anticipated provision based on a need of 6000	c Commitments as of 31st August 2010	d Land allocations relied upon to deliver (b)	e Windfall relied upon to deliver (b)	f Non-allocated allowance relied upon to deliver (b)	g Flexibility: Windfall in Service Centre not relied upon to deliver (b)	h Flexibility: Allocations in Service Centre not relied upon to deliver (b)	i Total Development Opportunity to deliver (b)	
Borth	Settlement Group Service Centre Linked Settlements & Other Locations	100.0 84.3 15.7	89 75 14	13 7 6	68	0	0	0	3	78 14
Total		6000	2508	2881	248	349	275	307	6544	
		Total anticipated provision	Total commitments	Total land allocations relied upon to deliver (b)	Total windfall relied upon to deliver (b)	Total non-allocated allowance relied upon to deliver (b)	Total windfall in Service Centre not relied upon to deliver (b)	Total flexibility allowance	Total Development Opportunity relied upon to deliver (b)	

NB: The apportionment of housing need to Llanybydder RSC is based on needs arising from its Settlement Group within Ceredigion. Carmarthenshire will make this provision on behalf of Ceredigion. This is therefore an element of the 6000 projected need (column b) for which Ceredigion does not make provision. Therefore although it is shown on the table in column b it is not included in the 6544 (column i) overall development opportunity.

Appendix 3 - Monitoring Framework

Housing

Population

The main element that underpins the whole LDP is that the Settlement Strategy is met, particularly in terms of ensuring that growth is provided for at sustainable locations. Monitoring of the Strategy follows from AMRH02 onwards, however it is also necessary to monitor changes in population. Whereas the Strategy sets out where growth is to be provided for, the population projections provide the basis for monitoring whether enough land has been provided in the LDP to help meet growth. Monitoring this population growth allows the LA to consider whether or when additional land needs to be provided. If projections turn out to be lower than anticipated this does not necessarily mean that the LA need remove land from the LDP. If need isn't there then houses don't get developed. However if the need is greater than currently predicted then more land would need to be included at review stage. Therefore the LPA propose to monitor population growth as follows.

Monitoring Reference	AMRH01
Aspect Monitored	Population change
Policies	S01
Level	Local
Target	That population change in the county over the period of the LDP is broadly in line with the forecast change based on population projections
Indicators	Overall numbers of population, HE and non-HE population; average net migration
Source	CCC from Office for National Statistics and other data
When	5 year
Trigger and Actions	A full analysis of population change including new projections will be carried out every five years of the plan period. Population change will be assessed together with the available evidence on change in the number of households and this demographic information will be considered against the policy objectives of the LDP to see whether any specific action needs to be undertaken.

Settlement Strategy Countywide

As already mentioned the main aim of the LDP is to ensure that development occurs in the most sustainable places but at the same time ensuring that some opportunity exists to sustain rural communities. This has led to a distribution strategy in terms of housing being set for the County. The monitoring framework for that Strategy is set out below. However it should be noted that the success or not of achieving the Strategy can only be properly

understood if the balance of development at the Settlement Group level is also monitored. This Settlement Group level of monitoring is set out in AMRH03 below and will aid the LA understand the LA's progress in meeting the Countywide Strategy which is measured by AMRH02.

Monitoring Reference	AMRH02
Aspect Monitored	Settlement Strategy Countywide
Policies	S01 – S04
Level	Local
Target	<p>Completions and commitments countywide by the end of the plan period to be:</p> <ul style="list-style-type: none"> • At least 51% in the USCs; • 24% in the RSCs; and • A maximum of 25% in the 'Linked Settlements and Other Locations' and in any event no more than 1522 units.
Indicators	From the date of adoption the ratio of both completions and commitments across the County as a whole to be moving towards the % split sought Countywide by the end of the plan period.
Source	CCC
When	Annual
Trigger and Actions	<p>From the date of adoption the ratio of both completions and commitments across the County should be moving towards the % split sought Countywide by the end of the plan period.</p> <p>If the annual % split does not move towards the % sought Countywide in any one year of the plan period, an investigation will be triggered to look into the reasons why. Where reasons are unjustified then necessary action will be considered.</p> <p>Note that as information is collected at SG level it will be possible to identify if there are geographical exceptions (for example, if all SGs are working towards the desired balance bar one or two exceptions) that are the cause of the balance not being met countywide.</p>

Settlement Strategy Settlement Groups

As noted under the previous Countywide AMRH02 above, to truly understand whether the Strategy is working the LA must monitor at the Settlement Group level. It is the sum of the activity at SG level that will give the Countywide performance. It is possible that the Countywide figures are skewed away from the Strategy set as a result of the performance of 1 or a handful of the SGs.

By monitoring therefore at the SG level the LA can identify any problem areas that exist and investigate the cause of such deviations. The balance sought within each SG between the SC and the LS/OL has been set out in Appendix 2 of the LDP. It is possible to monitor on a continuous basis the progress that each SG is making towards reaching that target.

Monitoring Reference	AMRH03
Aspect Monitored	Settlement Strategy Settlement Groups
Policies	S01 – S04
Level	Local
Target	Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in Appendix 2 by the end of the plan period.
Indicators	From the date of adoption, within individual Settlement Groups the ratio of both completions and commitments between Service Centre and ‘Linked Settlements and Other Locations’ is in line with or working towards the requirements set out in Appendix 2 of Volume 1 the LDP.
Source	CCC
When	Annual
Trigger and Actions	Where the expected proportional growth is exceeded in the ‘Linked Settlements and Other Locations’, further residential development will be resisted in that Settlement Group, for the ‘Linked Settlement and Other Locations’, until outstanding permissions have either lapsed or been revoked and the commitments reflect or are working towards the proportional split as set out in Appendix 2.

Settlement Strategy – Development in ‘Linked Settlements’

The Strategy recognises the importance of allowing for some development opportunity to occur in locations other than the Service Centres – given the large rural area that Ceredigion covers. It also recognises that the majority of that opportunity should be met within Linked Settlements. However, it also recognises that this should not lead to some Linked Settlements growing disproportionately to their existing size. These settlements are relatively small and the impact of growth on the community and the physical character of the existing settlement can potentially be significant. For this reason the LA have set a cap to ensure that no Linked Settlements grows by more than 12% of its size as at April 1st 2007 (dwelling number).

Monitoring Reference	AMRH04
Aspect Monitored	Settlement Strategy – Development in ‘Linked Settlements’
Policies	S01, S04
Level	Local
Target	Commitments not to result in any one Linked Settlement growing by more than 12% of its size as at April 2007 (as specified in Appendix 5 of Volume 1 of the LDP).
Indicators	From 1st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.
Source	CCC
When	Annual
Trigger and Actions	If the 12% is reached then no further development will be permitted unless justified under Policy S04. If the 12% is not reached but the rate of growth is above 4% as referred to in DM01 then it will trigger an analysis into whether or not there is a valid justification for exceeding the 4% (e.g. affordable housing in line with S04).

Settlement Strategy – Nature of development in ‘Other Locations’

In terms of housing development, outside of those defined Linked Settlements it should be confined to affordable housing and TAN 6 housing only. It is important that the LA monitor the level and nature therefore of development in these other locations. This will prove useful on a number of counts. If AMRH04 above shows that the balance of development is greater in the other locations than in the Linked Settlements then AMRH06 will help the LPA understand why this is the case and also assist in identifying whether the policy is appropriate or needs to be modified. Also if housing is being permitted for reasons other than for Affordable Housing or TAN 6 then the LPA need to gain an understanding as to whether such development is justified or whether implementation of the policy needs to be addressed.

Monitoring Reference	AMRH05
Aspect Monitored	Settlement Strategy – Nature of development in ‘Other Locations’
Policies	S01, S04
Level	Local
Target	Commitments to be based on demonstrated need for affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units only.
Indicators	From the date of adoption, the type of development

	permitted.
Source	CCC
When	Annual
Trigger and Actions	Where development occurs that is not affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units, an investigation into the justification for such units will be triggered. Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).

Housing Land Supply

The LPA is required to have a minimum of a 5 years land supply available at any point in time. The Joint Housing Availability Study provides the forum for establishing whether this land supply exists. The study takes into account allocated sites along with an allowance for windfall and non-allocated sites.

Monitoring Reference	AMRH06
Aspect Monitored	Housing Land Supply
Policies	S01 – S04, LU05
Level	Mandatory
Target	Maintain 5 year supply of housing land as required by TAN 1
Indicators	Housing Land Supply as of 1 st April per annum
Source	CCC (through the JHLAS)
When	Annually in arrears as of 1 st April
Trigger and Actions	If a shortfall in the 5 year land supply occurs, the LPA will decide upon which actions to take and consult with its JHLA partners. It may be necessary to consider whether or not more land needs to be included within the LDP.

Delivery of Allocated Housing Sites

This AMR is about monitoring the delivery of allocated sites. This will help identify whether sites that have been allocated are coming forward as anticipated by the LDP at the time of plan production. If sites are not coming forward this will trigger an analysis. The first part of the analysis is to look at AMRH01 to see if the 'need' identified for the County is in fact there. If it isn't then it is not that the allocated sites are failing rather the need isn't there to trigger the release of the sites. If however the need is there as projected then an analysis of individual sites will be needed to see whether there is an issue regarding deliverability that had not been foreseen during the plan preparation. The LPA will then look at whether issues of delivery can be overcome. As a last resort the LPA will review the plan in relation to that particular allocation (allocations) and include new allocations as required to

help meet the housing set for a particular Service Centre. The trigger therefore is if delivery of allocated sites is lower than the Council predicted - where this is the case the Council would look at whether there was a reason for this lower level of delivery. Part of that analysis would involve looking at what the completion/supply rate is overall. If that is down then it is possible that the overall County needs are lower than predicted – and there would not therefore necessarily be an issue with the allocated sites.

Monitoring Reference	AMRH07
Aspect Monitored	Delivery of Allocated Housing Sites
Policies	S01 – S04
Level	Core
Target	40% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31 st of March 2017. 100% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31 st of March 2022.
Indicators	<ol style="list-style-type: none"> 1. Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units and ha) as follows: <ol style="list-style-type: none"> i. At 31st of March 2015, 40% ii. At 31st of March 2017, 60% iii. At 31st of March 2019, 84% iv. At 31st of March 2021, 100% 2. Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows: <ol style="list-style-type: none"> i. At 31st of March 2015, 20% ii. At 31st of March 2017, 40% iii. At 31st of March 2019, 64% iv. At 31st of March 2021, 88%
Source	CCC (through the JHLAS)
When	Annual
Triggers and Actions	If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered. This will involve an analysis of the relationship between planning permissions and completions.

Housing Development in the Right Locations

This AMR is about ensuring that development occurs in the most sustainable places in line with the Strategy. The Strategy aims to secure this by allocating sites to help facilitate the delivery of the majority of housing that remained uncommitted at 2010. Therefore there is a preference for delivery on allocated

sites in relation to what comes forward post adoption to development being permitted on windfall sites.

Monitoring Reference	AMRH08
Aspect Monitored	Housing Development in the Right Locations
Policies	S01 – S03
Level	Core
Target	90 – 100% of requirement for USC and RSC residential development to be met on allocated sites, with the exception of Aberystwyth where 80-90% should be met on allocated sites, post LDP adoption.
Indicators	<ol style="list-style-type: none"> 1. Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (ha and units post LDP adoption). 2. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (ha and units post LDP adoption).
Source	CCC (through the JHLAS)
When	Annual
Triggers and Actions	Where the percentages falls below the target for 2 consecutive years for any given Settlement Group an analysis of possible drivers will be undertaken, to understand and action where appropriate measures to reverse the trend.

Housing Development on Previously Developed Land

National guidance requires that previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. It should however be noted that some brownfield sites have significant ecological value in their own right. This has been taken into account in the choice of allocated sites, however, owing to the rural nature of the county the availability of previously developed land is very limited and therefore, with the exception of a few sites in the Urban Service Centres, all have been allocated on greenfield land. Furthermore, the allocated sites on previously developed land are very limited in size and only account for a small number of units. The amount of development permitted on previously developed land is therefore likely to be relatively low and to be largely accounted for by the conversion of existing buildings to flats. As such, it is expected that windfall development in Aberystwyth is likely to account for the majority of previously development land permitted for development.

Monitoring Reference	AMRH09
Aspect Monitored	Housing Development on Previously Developed Land
Policies	S01 – S04
Level	Core
Target	5% of all residential development permitted and completed to be located on previously developed (brownfield) land.
Indicators	<ol style="list-style-type: none"> 1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.
Source	CCC (through the JHLAS)
When	Annual
Triggers and Actions	If at least 4% of all residential development permitted and completed is not located on previously developed (brownfield) land then an investigation will be carried out into the causes of the shortfall in order to see whether the LA can address any barriers to it coming forward.

Affordable Housing

The number of affordable properties delivered is interrelated with the overall level of development that occurs. Therefore 1100 units can only be achieved if circa 6000 units of housing in total are delivered. Therefore failure to deliver the target is only true if 6000 are delivered and less than 1100 are affordable. It is important therefore that the LPA monitor the level of development in general to see if in proportional terms affordable housing is being delivered in line with the aspirations of the Plan and its policies.

Monitoring Reference	AMRH10
Aspect Monitored	Affordable Housing
Policies	S05
Level	Mandatory
Target	1,100 Affordable Homes Completed (70 per annum) by 2022
Indicators	<ol style="list-style-type: none"> 1. The number of net additional affordable and general market dwellings permitted since (1st April) 2007. 2. The number of net additional affordable and general market dwellings completed since

	(1 st April) 2007.
Source	CCC
When	Annual
Trigger and Actions	<p>Further investigation will be undertaken on this indicator if the outstanding consents/completions of units of affordable housing over a 2 year period fall below the annual required level.</p> <p>Critical to this investigation will be an understanding of the delivery of housing overall (see AMRH06 above).</p> <p>Response to this target may need to be taken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p>

Affordable Housing

Critical to the delivery of affordable housing towards meeting the target of 1100 units is ensuring that all development provides a contribution for 20% affordable housing (this will be on site provision in relation to 3 or more unit sites and a commuted sum in relation to developments of sites for 1 or 2 units). This indicator is about keeping a check on the viability of asking for 20% of all units on site to be affordable. Where all sites are delivering 20% a question arises as to whether the requirement of 20% is too low and should be revised upwards. Similarly, if the average is significantly lower than 20% then it may need to be revised downwards.

Monitoring Reference	AMRH11
Aspect Monitored	Affordable Housing
Policies	S05
Level	Local
Target	Since the adoption of the LDP, at least 20% of all permitted dwellings are affordable units
Indicators	<ol style="list-style-type: none"> 1. The proportion of residential applications where a viability challenge is mounted. 2. The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges.
Source	CCC
When	Annual
Trigger and Actions	<p>If more than 20% of sites permitted fail to deliver the required affordable housing in any given year of the Plan period, then an investigation will be triggered into the reasons why.</p> <p>If all sites deliver not less than 20% affordable</p>

	<p>housing in any given year of the Plan period, then an assessment will be conducted as to whether the affordable housing requirement of 20% is too low and should be revised upwards.</p> <p>This will be pursued by undertaking an updated viability exercise. The exercise will recommend a viable Affordable Housing % yield. A calculation will also need to be made by the District Valuer Service of the equivalent % Gross Development Value.</p>
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Type of Affordable Housing

The LHNA sets out the split in terms of the different types of affordable housing required across the County if housing needs are to be provided for. This AMR therefore allows the Council to measure progress in providing for the various needs identified by that Report. Where the balance remains inappropriate it provides opportunity to correct this in relation to future applications received.

Monitoring Reference	AMRH12
Aspect Monitored	Type of Affordable Housing
Policies	S05
Level	Local
Target	<p>Since the start of the LDP period:</p> <p>9% of affordable units are discounted for sale at 70% market value</p> <p>32% of affordable units are discounted for sale at 50% market value (both for direct sale to occupants and to be made available to landlords for letting at Intermediate rents)</p> <p>59% of affordable units are conveyed at 35% market value to Registered Social Landlords for social rent.</p>
Indicators	Completions and Commitments by type
Source	CCC
When	Annual
Trigger and Actions	<p>Where the proportion of completions or commitments of:</p> <p>Affordable units discounted for sale at 70% market value fall outside the range of 8-10% of the affordable housing permitted.</p>

	<p>Affordable units discounted for sale at 50% market value fall outside the range of 28-35%</p> <p>Affordable units conveyed at 35% market value to Registered Social Landlords for social rent fall outside the range of 53-66%</p> <p>It may be necessary to restrict/promote certain types of residential development to ensure the proportions more closely match the needs identified. These actions will need to be taken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p>
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Housing Density

The efficient use of land is considered to be important in Ceredigion where there is limited resource within the most accessible settlements. Guide densities have therefore been set out within the Settlement Group Statements in order to maximize the unit yield on sites. It is important to monitor the ability of these sites in meeting those densities, since failure to do so may threaten the ability of Service Centers to deliver their identified level of growth. If sites are failing to deliver the guide density for valid reasons then it may be necessary to consider the allocation of further land.

Monitoring Reference	AMRH13
Aspect Monitored	Housing Density
Policies	LU06
Level	Core
Target	Complies or exceeds the density, as per Allocated Site Schedule or Settlement Group Statement
Indicators	Average density of housing development permitted on allocated development plan sites
Source	JHLA /CCC
When	Annual
Trigger and Actions	<p>If a site does not deliver its guide density, then an investigation will be triggered into whether or not additional land is needed to meet the housing provision allowed for in that SC.</p> <p>If sites within a Service Centre consistently fail to deliver the guide density, then an investigation into whether or not an adjustment to the overall guide density for sites within that Service Centre will be triggered.</p>

Delivery of Housing

The LPA is keen to get to a position where more of its permissions translate into completed units. Policy LU05 sets out a number of mechanisms to help

achieve that outcome. The LPA is required to maintain a five year land supply, and providing that this land supply is maintained the ideal ratio for further development would be that every permission granted within a year is also met by a completion within that year.

Monitoring Reference	AMRH14
Aspect Monitored	Delivery of Housing
Policies	LU05
Level	Local
Target	A year on year decrease in the ratio of residential outstanding consents to completions, from a starting ratio of 6.5 outstanding consents to every 1 completion.
Indicators	The ratio of permissions granted to completions for residential development
Source	CCC
When	Annual
Trigger and Actions	If the ratio between residential outstanding consents and completions in a Settlement Group does not decrease year on year, it will be necessary to increase the use of shorter permissions, mandatory completion dates and completion notices. If long build times are indicative of reduced demand it may require the number of permissions granted to be decreased, as permissions should exist to meet the immediate needs.

Range of Housing

In order that housing needs are provided for across the County, the type of housing facilitated by the LDP is as important as the amount of housing facilitated. The LHNA sets out the type of housing required. Countywide it is therefore necessary to monitor delivery of new housing towards meeting those types identified. Annual monitoring will help highlight whether an appropriate housing mix is being provided and if not where the deficit lies. Where deficit has been identified then the LPA will be able to use that information to inform discussion on planning permissions in the following year. It will be important to ensure that checks are undertaken to make sure that the deficit is also apparent at the local level when an application is received.

Monitoring Reference	AMRH15
Aspect Monitored	Range of Housing
Policies	LU02
Level	Local
Target	Mix of housing type and bedrooms in line with Ceredigion's current LHNA report

Indicators	<p>Number of Full or RM consents by housing type and bedroom number since adoption.</p> <p>Number of completions by housing type and bedroom number since adoption.</p>
Source	CCC
When	Annual
Trigger and Actions	<p>Where aggregated figures are contrary to the proportions set out in the LHNA.</p> <p>Collaborative action will be taken with the Council's Housing section, with the potential of increasing the focus on delivering more of the required dwelling type.</p>

The Economy

Employment Land Supply

Economic development forms a crucial part of the LDP's strategy. The LDP aims to encourage economic growth through both the designation of allocated sites and a suite of permissive criteria based policies. The Council also consider it important to maintain and enhance Ceredigion's existing economic provision and considers that it is important not to lose any of its existing economic uses or land supply. It will therefore monitor this aspect of the plan and will consider the need to take action if there is a net loss in both existing uses and land supply.

Monitoring Reference	AMRE01
Aspect Monitored	Employment Land Supply
Policies	S01 – S04 and LU13
Level	Core
Target	No net loss of employment land/floor space unless in accordance with Policy LU13.
Indicators	Net economic land supply/ development (ha/sq m)
Source	CCC
When	Annual
Trigger and Actions	<p>If there is a net loss of 1 premises or area of land within use class B1, B2 or B8 that does not accord with Policy LU13 then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the indicator will be taken collaboratively with the Council's Economic Development Department and the Welsh Government DE&T.</p>

Delivery of Allocated Economic Sites

This AMR measures the delivery (and supply) of sites allocated in the LDP. This is to help identify whether the chosen sites are actually deliverable (that is, are they the correct type of sites etc?). This indicator relates closely to the previous indicator, since the deliverability of sites does not necessarily relate to the LDP but can relate to broader socio-economic forces. It is therefore important that the results of the two indicators (along with the one that follows) are considered alongside each other to provide a clearer picture of the economic context.

Monitoring Reference	AMRE02
Aspect Monitored	Delivery of Allocated Economic Sites
Policies	S01 – S04
Level	Core
Target	66% of allocated land should be permitted or completed at time of adoption 83% of allocated sites should be permitted or completed by 2017 100% of allocated sites should be permitted or completed by 2022
Indicators	<ol style="list-style-type: none"> 1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units). 2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).
Source	CCC
When	Annual
Triggers and Actions	<p>If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.</p>

Economic Development in the Right Locations

This AMR measures the relationship between that being delivered (+ supply) on allocated sites in relation to that being delivered (+ supply) on non-allocated sites. The evidence base suggests that only around 40% of economic development should and needs to be located on an allocated site. Accordingly the LDP makes provision to allow for this but also includes policies that would facilitate everything else. Where there is significant variance between delivery/supply on allocated versus non-allocated compared to that forecasted and provided for the LPA will need to consider the reasoning for this and whether any further action should be undertaken. The results of AMRE01 and AMRE02 previously will need to be considered alongside the results of this AMR to assist in understanding any variances that may occur.

Monitoring Reference	AMRE03
Aspect Monitored	Economic Development in the Right Locations
Policies	S01 – S04
Level	Core
Target	Up to 40% of economic development to be located on allocated sites.
Indicators	<ol style="list-style-type: none"> 1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units). 2. Amount of economic development completed on allocated sites as a % of total development completed (ha and units).
Source	CCC
When	Annual
Triggers and Actions	<p>If 35% or less of all economic development permitted and completed fails to be located on allocated sites for 2 consecutive years then an analysis will be carried out into the causes of the shortfall in order to see whether the LA can address any barriers to it coming forward.</p> <p>Due to the range of factors that can influence the uptake of employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.</p>

Economic Development on Previously Developed Land

National guidance requires that previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. It should however be noted that some brownfield sites have significant ecological value in their own right. Previously developed land was therefore given significant weight in identifying the allocated sites for the LDP and consequently, the Plan contains a significant proportion of allocated sites on previously developed land. However, owing to the rural nature of the County, it has also been necessary to allocate greenfield land, some of which encompasses significant areas of land. Furthermore, the LDP operates a permissive approach to economic development and has not sought to allocate land in the County's smaller settlements. As a result, it is likely that a significant proportion of economic development at these locations will come forward on greenfield land. The economy plays a key role within the LDP's strategy and therefore the LPA will not seek to discourage such development from taking place unless there are policy reasons for doing so. The LPA will however monitor the level of applications on previously developed land; this will help identify any patterns in the types of location that economic development is occurring in.

Monitoring Reference	AMRE04
Aspect Monitored	Economic Development on Previously Developed Land
Policies	S01 – S04, LU11, LU12, LU13
Level	Core
Target	30% of all economic development permitted and completed be located on previously developed (brownfield) land
Indicators	<ol style="list-style-type: none"> 1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.
Source	CCC
When	Annual
Triggers and Actions	If at least 30% of all economic development permitted and completed is not located on previously developed (brownfield) land then an analysis will be carried out into the causes of the shortfall in order to see whether the LA can address any barriers to it coming forward.

Town Centres

The LDP aims to enhance the vitality, attractiveness and viability of its town centres and to aid doing so the LPA has identified Town Centre Boundaries in the Urban Service Centres. Uses that contribute to the vitality and viability of these Service Centres should be encouraged within the Town Centre. The LPA will monitor the amount of major development permitted to see whether or not such developments are occurring within town centres and if not, to see if through the LDP or other mechanisms, the LA can assist with tackling any barriers that may exist.

Monitoring Reference	AMRE05
Aspect Monitored	Town Centres
Policies	S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, LU22
Level	Core
Target	At least 80 % of all major office, retail and leisure development (development over 800 gross sq m) to be in the Town Centres.
Indicators	Amount of major (development over 800 gross sq m) office, retail and leisure development, permitted

	in town centres expressed as a percentage of all the above major development permitted.
Source	CCC
When	Annual
Trigger and Actions	If less than 70% of major development (in relation to office, retail and leisure) occurs in town centres in 2 consecutive years, then an investigation will be triggered into the reasons why and whether or not the LA needs to remove any barriers, either through the LDP or other means, for it to come forward.

Vitality of Rural Service Centres

Facilities such as food shops, post offices and public houses play a significant role in maintaining vibrant rural communities. They are not simply providing an important service to their communities but also provide jobs and a forum in which social interaction can take place. The LDP strategy's aim to focus 24% of the County's growth in Rural Service Centres is partly aimed at improving the sustainability of the services already located within them and thereby maintaining and enhancing the vitality of those settlements and subsequently the sustainability of that rural area. The loss of any one of these facilities is therefore of great concern to the LA.

Monitoring Reference	AMRE06
Aspect Monitored	Vitality of Rural Service Centres
Policies	S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, LU22
Level	Local
Target	Stable or increasing number of facilities in a Service Centre
Indicators	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre
Source	CCC
When	Annual
Trigger and Actions	Loss of any 1 of the 6 key facilities in any one Service Centre will trigger an investigation into the reasons why. However, as there are a number of factors that can affect the provision of facilities, any net loss would need to be taken into consideration in the wider context.

Retail Frontages

The LDP aims to help maintain and enhance vibrant town centres. The LPA has identified Primary and Secondary retail frontages in Aberystwyth and Cardigan, which are considered to be important to the character of their town centres. The Primary retail frontages are characterised by a high proportion of

retail uses, while the Secondary retail frontages are areas of more mixed commercial development, including restaurants, banks and financial institutions. While it is recognised that uses such as restaurants, banks and financial institutions provide important services and that their retention should be encouraged within town centres, they should not be allowed to dominate the Primary retail frontages in a way that can undermine their retail function. The LPA therefore aims to retain a minimum of 75% retail use on Primary retail frontages and 50% on Secondary retail frontages. Should the proportions of retail uses on these frontages fall below these thresholds, then it will be necessary to investigate the reasons why such circumstances have arisen and establish whether, either through the LDP or through other mechanisms, the LPA can assist with addressing the drivers that have given rise to the situation.

Monitoring Reference	AMRE07
Aspect Monitored	Retail Frontages
Policies	S01 – S02, LU19, LU21
Level	Local
Target	Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.
Indicators	% of retail uses on primary retail frontage % of retail uses on secondary retail frontage
Source	CCC
When	Annual
Trigger and Actions	Where levels fall below the thresholds identified in Policy LU21 in 2 consecutive years an analysis will be instigated to understand and action where appropriate measures to limit further losses.

Quality of Life**Loss of Open Space and Facilities**

Policy LU22 aims to protect open space and encourage the development of new facilities where appropriate. Open Space should be regarded as all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport, recreation and tourism, and can also act as a visual amenity, and may have conservation and biodiversity importance. It is however recognised that there may be circumstances where applications are submitted that would cause the loss of such land. Loss will need to be justified in relation to Policy LU22, PPW and be consistent with the findings of the LPA's Open Space Assessment. The LPA will monitor the frequency and nature of such circumstances to establish why they are arising.

Monitoring Reference	AMRQ01
Aspect Monitored	Loss of Open Space and Facilities
Policies	LU22
Level	Core
Target	No net loss of open space and recreational facilities to development which is on windfall and non-allocated land.
Indicators	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land
Source	CCC
When	Annual
Trigger and Actions	The net loss of open space or recreational areas or facilities will trigger an investigation into the reasons why.

Loss of Greenfield Land

National guidance requires that previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. It should however be noted that some brownfield sites have significant ecological value in their own right. Owing to the rural nature of Ceredigion, it is likely that a significant amount of development will occur on greenfield sites, particularly as there is little opportunity for development on previously developed land in the Rural Service Centres, Linked Settlements and other Locations. The amount of development permitted on previously developed land is therefore likely to be relatively low and to be largely accounted for by the conversion of existing buildings to flats. As such, it is expected that windfall development in Aberystwyth is likely to account for the majority of previously development land permitted for development and that Countywide the contribution will be relatively low.

Monitoring Reference	AMRQ02
Aspect Monitored	Loss of Greenfield Land
Policies	S02-S04
Level	Core
Target	No more than: <ul style="list-style-type: none"> • 75% residential development; • 70% economic development; and • 15% of all other development permitted and completed on non-allocated land to be located on greenfield land.
Indicators	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land
Source	CCC
When	Annual
Trigger and Actions	If more development is permitted and completed on greenfield land than the thresholds set out above then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.

The Gain of Open Space

The aim of Policy LU24 is to provide additional open space where appropriate as part of new developments. By doing so the health and wellbeing of communities will be enhanced and social cohesion will be encouraged. It is however recognised that there may be circumstances where delivery in line with the Policy will not be feasible. The LPA wish to monitor the frequency and nature of such circumstances to establish whether, either through the LDP or through other mechanisms, the LA can assist with tackling any barriers to provision that may exist.

Monitoring Reference	AMRQ03
Aspect Monitored	The Gain of Open Space
Policies	LU24
Level	Local
Target	Provision of open space in line with Policy LU24
Indicators	Relevant planning applications as captured by Policy LU24.
Source	CCC
When	Annual
Trigger and Actions	If less than 85% of sites deliver the open space required by Policy LU24 then an investigation into the barriers to deliverability of these aspects on site will be triggered.

Environment and Local Biodiversity

Policies DM15, DM20 and DM22 aim to ensure that there are no residual environmental effects, and where any occur, that they are not significant. There may be instances where economic or social benefits of an application outweigh the residual environmental effects. However, any effects which are likely to occur from an application, should be avoided, mitigated against and where necessary, compensated for on or off-site. Therefore, even where the social or economic benefits outweigh the loss, mitigation and compensation should ensure that there are no long term significant effects. In order to ensure this is happening, it is necessary to monitor what percentage of development is permitted where there are predicted to be significant long term residual effects. In this instance, the predicted effects are being monitored not the actual effects as the latter would not be monitoring the policy.

Monitoring Reference	AMRQ04
Aspect Monitored	Environment and Local Biodiversity
Policies	DM15, DM20 and DM22
Level	Local
Target	To permit no more than 5% of development where there are predicted to be significant residual long term effects on the environment and local biodiversity
Indicators	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINC's and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or • Ecosystem services and natural processes
Source	CCC and Natural Resources Wales
When	Annual
Triggers and Actions	If more than 10% of development permitted has a predicted significant long term residual effect on the above, then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.

Environmental Enhancements

Policies DM14, DM15, DM20 and DM22 require that wherever applicable, environmental enhancements have been incorporated into developments. These should be additional benefits that development brings on top of the avoidance, mitigation and compensation, although they can be incorporated within these requirements. Furthermore, the enhancements where possible should provide multiple benefits e.g. a group of trees can provide landscape,

biodiversity and water retention enhancements. It should therefore be monitored whether these opportunities are being taken up and if not what the barriers are.

Monitoring Reference	AMRQ05
Aspect Monitored	Environmental Enhancements
Policies	DM14, DM15, DM20 and DM22
Level	Local
Target	At least 85% of development permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.
Indicators	<p>% of applications where enhancements for:</p> <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes <p>as required in accordance with Policies DM14, DM15, DM20 and DM22</p>
Source	CCC and Natural Resources Wales
When	Annual
Triggers and Actions	If less than 80% of development permitted incorporates some kind of enhancement measure where, required by policy, then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.

Infrastructure

A number of the most sustainable locations for future development throughout the County are affected by capacity matters in relation to infrastructure (sewage and water). However the LA along with DCWW are committed to addressing these capacity issues to ensure that development earmarked for the plan period can be accommodated in terms of required infrastructure (sewage and water). It will therefore be necessary for the LA to monitor progress towards addressing those capacity issues and whether identified solutions have been met within the timescales anticipated during plan preparation. This will involve monitoring the solutions required both through AMP funding (DCWW schemes) and those required through private schemes (developers contributions). Where solutions are not in place by the timescales anticipated then the LPA will need to consider whether further action is required through the LDP itself.

Monitoring Reference	AMRQ06
Aspect Monitored	Infrastructure
Policies	DM12
Level	Local
Target	The Removal of identified blocks to allocated sites being developed.
Indicators	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply)
Source	CCC
When	Annual
Trigger and Actions	<p>If any infrastructure issues that are insuperable within the plan period are identified then an investigation into potential solutions will be triggered.</p> <p>There are a number of factors that may affect the provision of sewage and water infrastructure. Therefore, if infrastructure provision is not improved, then actions will need to be taken collaboratively with utility service providers. This could include:</p> <ul style="list-style-type: none"> • Evaluating whether inclusion in the next AMP round would be feasible if delivery of sites is to be ensured; • Achieving certainty that slippages in the current AMP can be addressed; • Where viability issues exist in relation to sites where developer contributions were to be relied upon exploring the alternatives (AMP, other sites etc); and • Where capacity issues cannot be overcome, considering the options for addressing future development needs within that particular Service Centre.

Reducing Flood Risk

National Guidance requires the majority of new development to be directed away from those areas which are at high risk of flooding. Where development has to be considered in high risk areas (zone C) only those developments which can be justified on the basis of the tests outlined in section 6 and section 7 of TAN 15 can be located within such areas. The LPA is required to monitor development to make sure that it is not placed in high risk areas unless justified in accordance with the TAN.

Monitoring Reference	AMRQ07
Aspect Monitored	Reducing Flood Risk
Policies	National Policy, DM11
Level	Core
Target	Zero planning permissions for development categorised under paragraph 5.1 of TAN 15 that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15 granted on C1 and C2 floodplain areas.
Indicators	% of development categorised under paragraph 5.1 of TAN 15 permitted in C1 and C2 floodplain areas that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15.
Source	CCC
When	Annual
Trigger and Actions	1 unit permitted for development categorised under paragraph 5.1 of TAN 15 that does not meet all of the tests set out under paragraph 6.2 i-v Where any planning applications for development categorised under paragraph 5.1 of TAN 15 that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15 are granted permission, they will be analysed in order to ascertain how a decision to approve was reached.

Installed MW capacity in SSA D

This target is set out in National Guidance. To some extent the control over the delivery of the specified MW capacity may also therefore be outside the control of the LPA. However, it remains appropriate for the LPA to monitor progress towards this target for a number of reasons. Firstly, if nothing happens regarding the delivery on SSA D consideration should be given as to where the issue lies; is it something the LPA can influence or is it beyond the limits and control of the planning system? It may be something that can only be addressed at national level but at least by highlighting the matters at the local level it becomes known to all. On the other hand, delivery could occur but at a lower rate than required by national guidance. If so, is that as a result of the LPA policy or is it due to factors beyond the control of the planning system? Is it something that nationally requires action or is it something that has been caused by the LPA's application of a Preferred Search Area?

Monitoring Reference	AMRQ08
Aspect Monitored	Installed MW capacity in SSA D
Policies	LU26
Level	Core
Target	The installed MW capacity for renewable energy development is in line with WG requirements

	within SSA D.
Indicators	The installed MW capacity of renewable energy development approved within SSA D
Source	CCC
When	Annual
Trigger and Actions	Actions in relation to this target will be taken in collaboration with the WG and reported annually.

Waste

The LA has a duty to meet Regional Waste Plan (RWP) targets for the provision of land that is available to accommodate regional waste management facilities to serve more than one local authority area. This is necessary to ensure sufficient land is developed to meet the Waste Framework Directive’s requirement to facilitate the provision of an adequate and integrated network of waste facilities.

The WG is committed to reducing the level of waste produced and in elevating the management of waste progressively further up the waste hierarchy in accordance with the WG’s One Wales strategy. The new overarching Waste Strategy Document for Wales ‘Towards Zero Waste’ (TZW) sets the long term framework for resource efficiency and waste management in Wales up to 2050. The TZW strategy relies on a suite of waste sector plans, which provide details on how the outcomes, targets and policies in the TZW are to be implemented. The Collections, Infrastructure and Markets Sector Plan (CIMS Plan), published 10 July 2012 updates the picture of infrastructure requirements. With the publication of the CIMS plan, the existing suite of planning policy (PPW section 12.5) and TAN21 will need to be reviewed to reflect the new waste policy context. In the meantime Policy Clarification Letter CL-01-12 dated 1 November 2012 provides an interim position statement. The PCN notes that the CIMS plan updates the assessments carried out in the RWP 1st Review but does not provide a set of revised land take figures. However, it goes on to say that in the interim period before a review of Policy and guidance ‘the landtake ranges [in the RWP 1st Review] can be considered to provide a valuable spatial basis for implementing the broad principles of the CIMS Plan and should continue to be used by local planning authorities in the preparation of LDPs, in order to facilitate the provision of a wide ranging and diverse waste and resource management infrastructure’

Monitoring Reference	AMRQ09
Aspect Monitored	Waste
Policies	LU31
Level	Core
Target	Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities to serve more than one local authority area.

Indicators	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.
Source	CCC and EA
When	Annual
Trigger and Actions	If there is a change in circumstance that leads to a change in the area of land needed for any regional facilities to serve more than one local authority area or if there is a change that leads to the cessation of such a need (e.g. if the regional facilities needed to serve the Central Wales Waste Partnership are located outside Ceredigion), then an investigation will be triggered into the necessity of whether there should be a reduction in the land area allocated for waste.

Aggregates

The LPA has a duty to ensure that the County fully contributes to the sustainable supply of mineral resources ensuring that regional and local demands can be met. It is essential to the economic and social wellbeing of the country that the construction industry is provided with an adequate supply of the materials it needs but not to the unacceptable detriment of the environment or amenity.

It is essential that the LPA ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance.

Monitoring Reference	AMRQ10
Aspect Monitored	Aggregates
Policies	LU27, LU30
Level	Core
Target	Meet Regional SW Aggregates Working Party targets (Regional Technical Statement)
Indicators	The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement.
Source	SWRAWP Annual Surveys & Reports
When	Annual
Trigger and Actions	If the total level of permitted reserves, permitted output levels and actual output levels across all aggregate sites fall below the levels required to maintain an annual output level of 0.3mt/year (or fall below an annual rate that will enable the overall

Monitoring Reference	AMRQ10
	<p>output target of 4.5Mt over the plan period to be met) then an investigation into the situation will be triggered to ascertain the reasons why.</p> <p>If the issue is inadequate permitted reserves then consideration of whether or not there is a need to make further allocations and or identify 'Preferred Areas' will be required.</p> <p>If the issue is permitted output levels, consideration will be given to whether or not there is scope to support applications to vary conditions limiting output levels.</p> <p>If the issue is actual output levels, then an investigation into whether or not this is simply a reflection of low demand, or whether or not the level of output is constrained by anything that might be addressed through the LDP.</p>

Appendix 4: Occupancy Requirements and Other Detail in Relation to Policy S05

This Appendix defines the important terms used in relation to the LDP Affordable Housing policies and in particular the 'Occupancy restrictions' which will be applied by the LPA to all affordable dwellings permitted as a result of Policy S05. Details are also included with regard to the Policing Mechanism and Discounted Price.

Occupancy Restrictions

Requirements which limit the availability of the house/dwelling to those defined as follows:

1. Financial Qualification:

In Respect of Discounted For Sale Affordable Housing:

A (combined) ability to borrow not more than the amount required to purchase the property at its discounted price plus 10% of that price. In respect of plots for self-build the 'discounted price' will be based on an off-plan estimate of the value of the unit.*

In Respect of Intermediate Rent Affordable Housing:

It is important that the Intermediate Rent affordable housing scheme should reach its target audience, that is:

- those who are realistically unlikely to be able to access housing through the Common Housing Register who may have little option but to choose to spend a higher proportion of their income as rent than is deemed 'affordable' (i.e., >35%).

Intermediate Rental properties will be 'banded' by size and applicable intermediate rent level.

The specifics will change over time as a function of rent and wage levels in the county and the property size / rental value bandings from time to time will be set out in SPG.

Eligibility to occupy Intermediate Rent Affordable Housing needs to satisfy the following requirements:

- Applicant is a household with at least one member working full time (defined for the purpose of this scheme as 35 hours per week)

- Intermediate Rental property applied for will not be ‘under-occupied’ by the household (that is, it meets the needs of the household as confirmed by the Affordable Housing Officer).
- The applicant cannot access market rented properties to meet their needs at 35% or less of their gross earned household income

In Respect of Social Rent Affordable Housing:

Subject to eligibility for the Common Housing Register.

[*In respect of a plot with outline planning consent, financial qualification to occupy the property on completion for the self-builder can only be determined if a detailed Reserved Matters planning application is approved by the LPA against which a valuation off plan can be obtained. Otherwise, if the self-builder’s Financial qualification (as well as Residency qualification) is not determined prior to building, the self-builder risks being unable to qualify to occupy the property and would need to dispose of it to a qualifying person.]

2. Residency Qualification (subject to qualifying period Cascade, see below):

In Respect of Discounted For Sale and Intermediate Rent Affordable Housing:

- i. A local connection in that the applicant must at some time in their life have lived in Ceredigion or an adjoining town/community council area (or a combination of the two) for a continuous period of 5 years.

Or

- ii. A need to live in Ceredigion to substantially care for or be cared for by a close relative where the relative meets the requirements of paragraph “2(i)” above and the relative’s property is incapable (whether as it stands or subject to extension) of meeting the needs of the combined household.

Or

- iii. A need to be in Ceredigion for employment purposes as a key worker on a full time (35 hours) permanent basis. For the purposes of the LDP, a key worker is defined as follows:
 - a A teacher in a school or in a further education establishment or sixth form college;
 - b A nurse or other skilled health worker in the National Health Service;
 - c A police officer;
 - d A probation service worker;

- e A social worker;
- f An educational psychologist;
- g An occupational therapist employed by the local authority;
- h A fire officer;
- i Any other person whose employment fulfils an important role in the provision of key services in Ceredigion where recruitment from within the County has proven difficult.

In Respect of Social Rent Affordable Housing:

In RSL owned properties delivered through private developer subsidy:

The residency qualification will be the same as described under 'Discounted for Sale Affordable Housing' (see 2) i, ii, iii above). This will make the properties available to Common Housing Registrants either seeking tenancy transfer (encouraged particularly where there is the associated benefit of maximising efficient use of existing stock) or otherwise 'residency' qualifying registrants.

In RSL owned properties delivered through Social Housing Grant or other public sector subsidy:

The residency qualification will be subject to the rules operating under the Common Housing Register.

Time period Cascade in respect of Residency Qualification:

If no applicant can be found who meets the criteria set out at 2) i, ii or iii above, then after being advertised for a period of time** the property will become available to a wider class of applicant defined as follows:

Anyone who meets the financial requirements of the scheme.

**** For Discounted For Sale Affordable Housing:**

The period of time will be 24 weeks.

**** For Intermediate Rent and for Social Rent Affordable Housing delivered through private sector subsidy:**

The period of time will be for 1 month from the end of the tenancy. (This allows 2 months for a new occupier to be found bearing in mind that there is usually a requirement for a month's notice from the tenant).

3. Occupancy As Sole Residence:

In respect of Discounted For Sale and Intermediate Rent Affordable Housing:

The applicant will be expected to occupy the property as their sole residence and will be required to confirm that they do not own other residential property. Where the applicant is returning to Ceredigion and has unsold property which they previously occupied then a period of grace of not more than 12 months will be extended to allow the sale of the property to take place.

In Respect of Social Rent Affordable Housing:

Subject to the rules of the Registered Social Landlord.

Physical Characteristic Requirements:

These requirements will be fully set out in an SPG which will complement the affordable housing policies. The intention of these requirements will be to ensure that the affordability principle is maintained in the execution of the policies. Such requirements will aim to prevent the creation of affordable housing built to unacceptably low standards and the creation of 'overly large or substantial housing' (which may result in properties that are unaffordable (even with the discounted price) to those in need of such housing.

Policing Mechanism:

This is the mechanism through which the LPA will ensure that the scheme works as intended. In terms of the Discount for Sale the policing mechanism is designed to ensure that under the mechanism the LPA have to be informed when a property changes hands. In that sense it is positive because it gives the LPA assurance that the terms of the scheme are being complied with. Additionally the mechanism will periodically require a positive statement from the householder(s) that they comply with the terms of the scheme in respect of ownership of other property and the continued full time occupation of the affordable dwelling in question. It is not intended that a purchaser should continue to comply with the financial criterion for eligibility throughout their ownership of the property and therefore there is no need to 'police' that aspect of the scheme. In terms of Intermediate Rent the LPA will seek an annual Statutory Declaration from the owner setting out that the tenants who have occupied those properties over the last year were in full compliance with the LPA Residency Qualification.

Discounted for Sale Price

A price calculated by reference to the open market value of the property and to be agreed between the developer and the LPA. The extent of the discount will depend upon the identified need which it is intended the property will address.

There is likely to be an inter-relationship between the number of units sought and the extent of the discount proposed. While the price above which the property can be sold may be fixed by agreement this cannot determine the value. Where the value is higher than the price then no problem will occur but the limited class of potential applicants could result in the value being lower than the price. In those circumstances the cascade approach will be adopted to increase the pool of potential buyers.

Intermediate Rent

Intermediate Rents will be targeted towards rental values of no greater 80% of private market rent AND will have regard to the Local Housing Allowance as defined by 'Rents First'. They should also be broadly in keeping with the 70% of market rents in accordance with need identified by the ORS Local Housing Needs Assessment 2004 and 2008 studies.

Given the variability and lack of certain data on private rents it has been decided to use the social rents as the baseline for intermediate rents. It may be necessary to vary this approach during the plan period. This will take into account the two housing markets in Ceredigion (the Cardigan area and the Aberystwyth area).

Social Rent

Social Rent Benchmark Levels, subject to the Welfare Reform Act 2011

Intermediate Rent Landlords

Registered Social Landlords OR private landlords who are part of the Landlord Accreditation Scheme

Landlord Accreditation Scheme

Private developers can own and manage Intermediate Rent properties on the condition that they are an Accredited member of Landlord Accreditation Wales or an affiliated body with similar levels of professionalism and codes of conduct for management standards.

A developer or provider may assign the management of the property to a similarly accredited Letting or Management Agency. As there is an existing partnership agreement between The Landlords Accreditation Wales Scheme (LAWs) and Ceredigion County Council. LAWs will be the primary or approved organisation in terms of accreditation status. The Local Authority will enforce upon failing LAW accredited landlords.

Appendix 5: 'Linked Settlement' dwelling count as of April 2007 and 12% possible headroom for growth see criterion 2d of Policy S04

a	b	c
Service Centre and Linked Settlement name	Dwelling stock April 2007	12% of 2007 dwelling stock
1 Aberaeron (Llwyncelyn)		
Aberarth	118	14
Ciliau Aeron	91	11
Ffos-y-ffin	221	27
Pennant	71	9
2 Cardigan		
Ferwig	56	7
Gwbert	74	9
Llangoedmor	48	6
Llechryd	296	36
Penparc	226	27
3 Aberystwyth /Llanbadarn Fawr /Waunfawr /Penparcau		
Blaenplwyf	78	9
Capel Bangor	155	19
Capel Seion	60	7
Commins Coch	178	21
Goginan	89	11
Llanfarian	173	21
Llangorwen	60	7
Rhydyfelin	126	15
4 Newcastle Emlyn (Adpar)		
Betws Ifan	35	4
Beulah	78	9
Brongest	33	4
Bryngwyn	77	9
Cwm Cou	48	6
Llandyfriog	57	7
5 Lampeter		
Betws Bledrws	31	4
Cellan/Fishers Arms	81	10
Cwrtnewydd	79	9
Drefach	53	6
Gorsgoch	33	4
Llangybi	57	7
Llanwnen	85	10
Llwyn-y-groes	29	3
Silian	34	4

a	b	c
Service Centre and Linked Settlement name	Dwelling stock April 2007	12% of 2007 dwelling stock
6 Llandysul		
Aberbanc	35	4
Capel Dewi(SOUTH)	47	6
Coed y Bryn	36	4
Croeslan	78	9
Ffostrasol	74	9
Henllan/Trebedw	95	11
Horeb	27	3
Maesymeillion	29	3
Penrhiwllan	109	13
Pentrellwyn	38	5
Prengwyn	31	4
Rhydlewislew/ Hawen	69	8
Rhydowen	52	6
Talgarreg	58	7
7 Tregaron		
Bron-nant	48	6
Llanddewi Brefi	165	20
Llangeitho	64	8
8 Aberporth / Parclynn		
Blaenannerch	69	8
Blaenporth	97	12
Brynhoffnant	48	6
Llangrannog	92	11
Pontgarreg	83	10
Sarnau	56	7
Tanygroes	76	9
Tresaith	93	11
9 Bow Street		
Llandre	184	22
10 New Quay		
Caerwedros	61	7
Cross Inn (Ceinewydd/New Quay)	112	13
Maen-y-groes	59	7
Pentre'r Bryn	34	4
Plwmp	41	5
11 Cenarth		
Llandygwydd	43	5
12 Felinfach / Ystrad Aeron		
Cilcennin	86	10
Cribyn	104	12

a	b	c
Service Centre and Linked Settlement name	Dwelling stock April 2007	12% of 2007 dwelling stock
Dihewyd	56	7
Talsarn	43	5
13 Llanarth		
Derwen Gam/Oakford	33	4
Gilfachreda	88	11
Mydroilyn	66	8
14 Llanilar		
Cnwch Coch	31	4
Llanafan	82	10
Llanfihangel y Creuddyn	33	4
Lledrod	53	6
15 Llanon		
Bethania	39	5
Cross Inn (Llanon)	34	4
Nebo	37	4
16 Llanrhystud		
Llangwyrfon	40	5
17 Llanybydder		
Alltyblacca	60	7
Highmead	37	4
18 Penrhyncoch		
19 Devil's Bridge		
Ponterwyd	82	10
20 Pontrhydendigaid		
Pont-rhyd-y-groes	77	9
Ysbyty Ystwyth	58	7
Ystrad Meurig	28	3
21 Talybont		
Eglwysfach	37	4
Tre Taliesin	110	13
Tre'r Ddol	68	8
22 Borth		
Dol-y-bont	32	4
Ynyslas	54	6

Appendix 6: Land Allocations

12.1 The following Appendix sets out and further explains the justification for the various land use allocations set out by the LDP to help meet specific identified needs (Policy S01). All allocated sites are included on the Proposals Map (Volume 2B of the LDP). Detailed requirements to be applied at the planning application stage relating to each site are set out in the Settlement Group Statements (including the Allocated Sites Schedules) in Volume 2A of the LDP.

Housing:

Site Reference	Site Name	Gross Area (ha)	Units	Settlement
H0101	Cae Rhiwgoch, Aberaeron	1.78	19	Aberaeron (Llwynceilyn)
H0102	Site adj to Llwynceilyn Primary Llwynceilyn	2.49	39	Aberaeron (Llwynceilyn)
H0103	Land behind Ivy Dean Llwynceilyn	2.26	41	Aberaeron (Llwynceilyn)
H0104	Land south of Maesypentre Llwynceilyn	0.44	9	Aberaeron (Llwynceilyn)
H0201	Land at Stepside Farm, Gwbert Road (1)	2.76	78	Cardigan
H0202	Land at Stepside Farm, Gwbert Road (2)	1.16	33	Cardigan
H0203	Pentop Fields	0.64	19	Cardigan
H0204	Adj. to Roby Villa, St Dogmls	0.63	16	Cardigan
H0301	Maes Crugiau, Penparcau	1.50	53	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
H0302	Piercefield Lane, Penparcau	3.90	118	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau

Site Reference	Site Name	Gross Area (ha)	Units	Settlement
H0305	Maesceinion, Waun Fawr	9.49	266	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
M0305 (part)	Llanbadarn Campus, Llanbadarn Fawr	10	450 Housing (See main entry in Mixed Use table below)	Aberystwyth/ Llanbadarn Fawr/ Waun Fawr/ Penparcau
H0306	Land at Southgate, Penparcau	5.40	189	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
H0401	Land opposite Parc y Trap	2.69	35	Adpar
H0501	Former Lampeter Primary School	0.65	12	Lampeter
H0502	Site rear of Ffynon Bedr	0.81	20	Lampeter
H0503	Site on corner of Forest Road	0.57	9	Lampeter
H0504	Forest Road	4.52	90	Lampeter
H0505	Land adj Maes-yr-deri	4.20	105	Lampeter
H0601	Rear of the Beeches	4.85	126	Llandysul
H0701	Land off Dewi Road	1.80	36	Tregaron
H0702	Land rear to Rhyd Y Fawnog	1.52	38	Tregaron
M0701 (part)	Cylch Caron Project, rear of Talbot	2.1	20 Housing (See main entry in Mixed Use table below)	Tregaron
H0801	Trenchard Estate south	0.25	10	Aberporth / Parcllyn
H0802	Trenchard Estate west	1.15	21	Aberporth / Parcllyn
H0803	Maeswerdd, Lon Ysgolig	0.79	15	Aberporth / Parcllyn
H0804	Field next to Brynglas Estate	1.57	52	Aberporth / Parcllyn

Site Reference	Site Name	Gross Area (ha)	Units	Settlement
H0805	Land at Plas Newydd South east off Parc Y Delyn	0.99	25	Aberporth / Parcllyn
M0802	Sports and social club and playing fields	3.90	48 Housing (See main entry in Mixed Use table below)	Aberporth / Parcllyn
H0901	Land adjacent to Erw Las	1.85	56	Bow Street
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street
H1001	Land rear of Towyn Farm	6.98	134	New Quay
H1101	Land off Spring Meadow Estate	0.37	7	Cenarth
H1102	Land at and n/ east of Tegfan	0.86	14	Cenarth
H1103	North east Cenarth School	0.79	17	Cenarth
H1201	Site rear to Bryn Salem	0.54	10	Felinfach/Ystrad Aeron
H1202	Cae'r Bont	8.22	90	Felinfach/Ystrad Aeron
H1203	Land off B4342	1.57	24	Felinfach/Ystrad Aeron
H1301	Land rear of Brynawen	1.08	22	Llanarth
H1302	Land adj to Vicarage	0.83	9	Llanarth
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth
H1304	Alma Street	2.64	32	Llanarth
H1401	Land Opposite Y Gorlan	3.34	84	Llanilar
H1501	Land rear or Pont Pen-lon	1.30	20	Llanon
H1502	Stad craig Ddu.	2.46	37	Llanon
H1503	Land rear of Cylch Peris	1.39	28	Llanon

Site Reference	Site Name	Gross Area (ha)	Units	Settlement
H1601	Clos Alltfach	1.48	37	Llanrhystud
H1602	Pentref Uchaf	0.86	22	Llanrhystud
H1801	Land adjacent to Y Gelli	2.95	64	Penrhyncoch`
H1901	Land adjacent to Heol Elennydd	2.87	37	Devil's Bridge
H1902	Land adjacent to Pendre	0.67	9	Devil's Bridge
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid
H2002	Land Adjacent to Rock House	0.77	19	Pontrhydfendigaid
H2101	Y Dderwen	0.84	10	Talybont
H2102	Maes y Deri	1.21	13	Talybont
H2103	Glan Ceulan	1.07	20	Talybont
H2104	Maes-y-Llan	1.4	42	Talybont
H2201	Land adjoining Min-y-Graig	0.80	20	Borth
H2202	Land adjoining Borth County Primary School	2.04	51	Borth

Employment (including provision for waste facilities):

Site Reference	Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group
E0201	Parc Teifi, Cardigan	11.71	3.4	High Quality	B1, B2 and B8	Cardigan
E0202	Pentood Industrial Estate, Cardigan	9.30	N/A	Neighbourhood	B1, B2 and B8	Cardigan
E0301	Glanyrafon Industrial Estate Extension, includes waste allocation, Llanbadarn Fawr	7.25	7.25	Local	B2	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
E0302	Glanyrafon Industrial Estate, Llanbadarn Fawr	32.35	1.75	Local	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
E0303	Llanbadarn Industrial Estate, Llanbadarn Fawr	2.34	N/A	Neighbourhood	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
E0304	Cefn Llan Science Park, Llanbadarn Fawr	2.70	N/A	High Quality	B1	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
E0305	Capel Bangor Business Park, Capel Bangor	16.88	9.7	Prestige	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
E0501	Llambed Business Park	7.97	Gross: 8.39 Net: 3.32	Local	B1, B2 and B8	Lampeter
E0502	Old Mart Site	1.07	1.07	Local	B1	Lampeter
E0601	Llandysul Enterprise Park	6.43	1.6	High Quality	B1, B2 and B8	Llandysul
E0602	Horeb Business Park	5.13	3.2	High Quality	B1 and B2	Llandysul
E0801	Parc Aberporth, Blaenannerch	10.68	3.2	Prestige	B1, B2 and B8	Aberporth / Parc-Llyn
E1201	Aeron Valley Enterprise Park	16.21	N/A	Local	B1, B2 and B8	Felinfach/ Ystrad Aeron

Mixed Use Allocations:

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group
M0201	Pwllhai, Cardigan	0.75	Employment (0.25ha of B1), Transport and Retail	Cardigan
M0301	Old Post Office, Aberystwyth	0.17	Retail and Housing	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0302	Mill Street Car Park, Aberystwyth	1.23	Retail, Transport and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0303	Park Avenue, Aberystwyth	3.67	Retail, Leisure and Recreation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0304	Swyddfa'r Sir, Aberystwyth	0.79	Housing and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0305	Llanbadarn Campus, Llanbadarn Fawr	20.87	Employment (4.54ha of B1a and B1b), Education and Housing (See entry in housing table above)	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0306	Penglais Farm, Waunfawr	12.57	Student Accommodation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parclyn
M0802	Social Club and playing fields	3.90	Community and Housing (See entry in Housing table above)	Aberporth / Parclyn

Transport Infrastructure:

Site Reference	Name	Gross Area (ha)	RTP programme heading:	Settlement Group
T0301	Rhydyfelin Park & Ride	1.94	Development of Park and Ride Initiatives	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
T0901	Bow Street Railway Station and Parking	3.12	Public Transport Interchanges (Bus and Rail)	Bow Street
T2101	Dovey Junction Improvement access road	N/A Linear Allocation	Railway Station Improvements	Talybont

Mineral Resource:

Site Reference	Name	Area (ha)	Settlement Group
MNA0201	Cardigan Sand and Gravel, Penyparc	12.79	Cardigan
MNA0701	Pant Quarry, Llanddewi Brefi	3.18	Tregaron

Housing Needs:

12.2 Para 6.43 – 6.47 of the LDP already sets out how the need for additional dwellings has been identified. A large proportion of the number provided for in relation to USCs and RSCs will be on allocated sites. The role of allocated sites is set out in Policy S01 and in each of the Settlement Group Statements (LDP, Volume 2A). Most of the sites have been allocated solely for housing (sites starting with a H). However, some of the requirement for Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr and Aberporth/Parcllyn will be met on Mixed Use sites:

- M0305: Llanbadarn Campus, Llanbadarn Fawr, where 10ha is for residential purposes and another 10ha for employment and education; and
- M0802: Social Club and Playing Fields, Aberporth/Parcllyn, where the site provides for a mix of housing and community uses.

12.3 Additionally there are **two** sites where the delivery of a residential element, although desirable, is less clear either in terms of the overall number of units that could be achieved or the practicality of providing part of the site for residential. These sites are not depended upon to help achieve the housing requirement for that Service Centre, instead they add to the choice of sites available. These are:

- M0301: Old Post Office, Aberystwyth (involving the redevelopment of a town centre site); and
- M0304: Swyddfa'r Sir, Aberystwyth (involving the redevelopment of a site).

12.4 There are also a further two Mixed Use allocations which are regeneration sites that could potentially include an element of housing. However as both sites are potentially at risk from flooding, again they are not depended upon to help deliver the housing requirement for the Service Centre (M0302 and M0303, both Aberystwyth).

Economic Growth Needs (B1, B2, B8 and certain sui generis):

12.5 As a result of the Ceredigion Economic Needs Assessment (DTZ, update 2010) land has been allocated to meet B1, B2, B8 and certain sui generis uses. The Assessment identified the need to allocate between 26-34ha. The DTZ Assessment also recognised the need to reinforce the role of Aberystwyth in terms of the economy, reflecting its Strategic Regeneration Status.

12.6 The need identified by the Assessment was taken forward and translated into land requirements by the following studies:

- Review of Potential Employment sites in the Aberystwyth Area (NLP, 2010); and
- Review of Potential Employment sites in South Ceredigion (NLP, 2010).

This work identified that in the Aberystwyth Area 21ha was needed. In the South of the county the need identified was 13ha.

- 12.7 The NLP studies conclude that the majority of the need for allocated sites could be accommodated by extending existing business or industrial sites. The only site allocated in the LDP that isn't an extension is Capel Bangor which is recommended for allocation following the site assessment work undertaken by NLP. This site now benefits from a recent permission for office, warehousing and light industrial uses.
- 12.8 The employment allocations therefore cover existing large multi unit employment sites (in the Service Centres and a few in other locations), extensions to existing sites and a new site at Capel Bangor (Site E0305). Existing employment sites have only been designated where some land remains available for further development, where the use may be susceptible to alternative development pressure, or where it is felt that there is scope for rationalisation and regeneration within the lifetime of the LDP due to the age and condition of existing building stock.
- 12.9 Additional land provision has been identified for Aberystwyth (including Capel Bangor), Cardigan, Lampeter and Llandysul. Additional land has not been allocated for Aberaeron as the lack of suitable development land is sufficiently counter balanced by the high number of jobs already provided for through the County Council presence and also the Aeron Valley Enterprise Park (Felinfach) (Site E1201) which is strongly linked to Aberaeron. In Tregaron the key employment development during the plan period is likely to be the Integrated Health Centre and a site has been allocated for that use (see Para 6.104 below, site M0701). Opportunities exist for a flexible approach to the re-use of existing premises within Tregaron to accommodate B2, B8 and sui generis uses and therefore further allocation was not considered necessary.
- 12.10 The NLP site assessment work concluded that if the role of the RSCs is to be truly achieved then ensuring opportunities for economic development closer to where people live is essential. Although some RSCs already have established multi unit employment sites, in the absence of specific funding and delivery proposals further development is likely to come forward in the form of single units. Allocating new sites, in the absence of clear public or private funding proposals is therefore likely to hinder rather than assist economic growth in the RSCs unless multi-unit sites already exist.

- 12.11 The LDP meets the recommendation made by the DTZ Assessment which indicated that a range of employment sites need to be facilitated through the LDP, through allocations and through permissive policies. This range includes:
- **Prestige Sites:** A strategically located site in its regional context offering medium to large scale employment opportunities and characterised by its high quality environment.
 - **High Quality Sites:** Smaller site of regional significance offering either small or medium scale employment opportunities in attractive surroundings that are well positioned in relation to the County's main road network.
 - **Local Sites:** Providing a more varied industrial image and setting yet with close proximity to the County's main road network adjacent to existing settlements. Likely to serve a local market and may include small scale local office developments.
 - **Neighbourhood Sites:** Typically suited to a smaller or local operation and located in a very mixed environment within or in close proximity to existing built up areas or small towns.
- 12.12 The B1, B2, B8 and certain sui generis uses needs are provide for by a combination of sites allocated for employment alone and as part of the provision on mixed use sites (see site references beginning with E and M. A total of 46ha (net) has been allocated in the LDP for these specific use classes, 30ha in the Aberystwyth TTW Area, recognising its national and regional role and 16ha in the Cardigan TTWA. This is slightly higher than DTZs assessed needs because there is an inadequacy of town centre sites. The implication of this is that there is increased need for employment space at out of centre locations. Therefore, as out of centre sites cannot accommodate development at such a high density as that of town centre sites, more employment land is required.
- 12.13 Development on allocated sites (Policy S01) will be subject to Policy LU11. Non allocated sites will be considered subject to Policy LU12.
- Retail and Town Centre Needs:**
- 12.14 Taking into account the results of the retail assessments referenced in Para 6.102 and 6.103, land is to be allocated for retail purposes in both Aberystwyth and Cardigan. Elsewhere in the county the pressure for development is lower and 'need' should be proven at the time of application.
- 12.15 The CACI Assessment (2007) concluded for Aberystwyth, in addition to following a policy of incremental development for comparison (e.g. shoes, clothes, music, games etc) and convenience goods (e.g. food, toiletries, newspapers and magazines etc), to be delivered in

small format stores, allocated sites would be needed to help deliver the identified need. However, it did not recognise the need to allocate sites for additional bulky goods floorspace (e.g. fridges, furniture, entertainment systems etc). It concluded that this need can come from extensions to existing units and moderate development of existing goods parks and gardening centres. Parcyllyn will therefore perform a significant role in relation to bulky goods.

- 12.16 For Cardigan the CACI Assessment (2008 and 2009) demonstrates that there is limited capacity for additional convenience and comparison floorspace, particularly with the permission relating to a food store as part of the Bath House development. The study concludes additional capacity could best be delivered in the form of a range of new small format stores, which will come forward on an incremental basis. However, as the Pwllhai site (M0201) is likely to be redeveloped during the plan period, its proximity to the main shopping frontage lends the site to providing for some element of retail as part of a mixed use site. As the total land area of the site is small (0.75ha, of which 0.33ha needs to be for Office use) the contribution from retail will also be small and therefore doesn't negate the opportunities for further retail provision to come forward on an incremental basis.
- 12.17 Although retailing should continue to underpin town, RSC and village centres, it is only one of the factors which contribute towards their well-being. This is acknowledged in the regeneration studies that exist for Cardigan, Lampeter, Llandysul and Pontwelly, and Tregaron, as well as a Masterplan for Aberystwyth (see list in Para 6.20 and 6.23). Retail proposals form part of potential schemes explored in those documents. One of the most significant projects is the Bath House Scheme in Cardigan, which already benefits from planning permission, making allocation of the site in the LDP unnecessary. Aberystwyth has also been granted Strategic Regeneration Status, which helps secure delivery of schemes within Aberystwyth. Elsewhere, the mechanisms for delivery are less certain, making allocating sites inappropriate at this stage.
- 12.18 Therefore as a result of the retail needs assessments and the regeneration documents four Mixed Use sites (M0301, M0302, M0303 and M0201), combining retailing and other uses (incl. entertainment, restaurants, offices and housing), are allocated in the LDP for Aberystwyth and Cardigan. Policies S02, LU18 and LU19 will apply to these allocated sites.
- 12.19 Retail schemes proposed in relation to non-allocated sites will be subject to Policies S02-S04 and LU18 to LU20.

West Wales Airport, Blaenannerch:

- 12.20 The airport at Blaenannerch serves a supporting role to the local economy both in respect of providing the opportunity for international

business to access this peripheral location and in respect of facilitating aero industry and other high-tech product development. The Welsh Government continues actively to promote this facility.

- 12.21 The curtilage of the airport is shown on the Proposals Map and is subject to a Mixed Use allocation (site M0801). The variation of uses within the curtilage is catered for by this allocation for mixed use. Existing airport operations, associated facilities and the number and nature of take-offs and landings are limited by existing planning consents. In the light of the Welsh Government policy on scheduled air services, it is not expected that the airport will expand its operations for the purposes of scheduled services within the LDP plan period and the Allocated Sites Schedule in the Settlement Group Statement (LDP, Volume 2A) specifically refers to 'general aviation activity' (see below) expressly to draw that distinction.
- 12.22 Any flight training operations, which could be encompassed under 'general aviation activity' and which could potentially change the nature of noise impacts, would be subject to PPW.
- 12.23 'General aviation activity' is a civil aircraft operation other than a commercial air transport flight operating to a schedule. Although the International Civil Aviation Organization excludes any form of remunerated aviation from its definition, some commercial operations are often included within the scope of General Aviation. General Aviation refers to all flights other than military and scheduled airline flights, both private and commercial.

Open Space Assessment: Service Centres

Community, Recreation and Leisure needs:

- 12.24 The LPA has undertaken an Open Space Assessment of formal and informal open space within the USC's and formal open space available within the RSC's. The results are detailed in 'Open Space Assessment: Service Centres', Ceredigion County Council, December 2011. Both assessments used the Fields In Trust (FIT) standards for assessment purposes and also the CCW Greenspace Toolkit. This assessment has enabled the LPA to identify what is currently available and what could be the focus of investment if resources became available. The report is available on the Council's website.
- 12.25 Although in some areas the County is meeting specified targets as set out within the Fields in Trust (FIT) Standards there are others which are not sufficient. Due to this shortfall the Council will seek the provision of additional open space on all allocated housing sites. The relevant Allocated Sites Schedule for each housing allocation clarifies whether an element of open space is being sought (see all sites beginning with H, **certain sites beginning with M** and Policy LU24).

- 12.26 All **other types of leisure or recreation provision** will be dealt with on a policy basis rather than through allocations in the absence of specific schemes being promoted at present. This includes any further progress made in relation a County Athletics track.
- 12.27 In terms of **community facilities** a Mixed Use Site has been allocated in Tregaron (site M0701) for a new integrated health care centre. This site should accommodate a new hospital, extra-care housing and a range of community facilities and services e.g. GP surgery. Alternative site locations were considered as part of the Candidate Sites assessment process (see Site Assessment and Allocations (covers matters relating to Candidate sites, Allocated sites and Alternative sites), Ceredigion County Council, December 2011). The development will include some level of supported housing (potentially up to 20 units) which is depended upon to deliver the housing requirement for Tregaron.
- 12.28 Other new community facilities currently being explored include potential **new area schools** and schools for 3-19 year olds (specifically Llandysul and Tregaron). Discussion regarding sites and delivery had not been sufficiently concluded at the time of writing the LDP for sites to be allocated. Proposals will therefore be considered in relation to Policies LU22 - LU24.
- 12.29 Additionally in terms of **education provision**, part of the Mixed Use site at Llanbadarn Fawr (M0305) is to be retained for education purposes. Coleg Ceredigion is already located on this site and further tertiary education development may come forward during the plan period to address deficiencies with provision elsewhere in the Aberystwyth area. The LPA will keep under review whether this need materialises during the plan period and address any over provision through a review. Other elements of this Mixed Use site relate to housing and employment.
- 12.30 The need for **student accommodation** is dealt with separately to the County housing requirement and is not part of the housing requirement figure. This need is based on the projections for growth outlined by Aberystwyth University. The combination of increased student numbers and the need to retire some of the older and now sub-standard halls of residence, means that the University is now looking to develop new modern en-suite halls of residence. Penglais Farm, Waunfawr has been identified as the preferred site for new halls of residence; capable of providing 1,000 new bed spaces. It has therefore been allocated as a Mixed Use Site (M0306). This development would result in a net gain of roughly 500 new bed spaces for the University. Insufficient evidence existed at the time of writing the LDP regarding the future needs of the University of Wales Trinity Saint David in Lampeter. If needs arise during the plan period this will be dealt with either through review or by applying LDP policies at the planning application stage.

Mineral Resource Needs:

- 12.31 In order to maintain an adequate and sustainable supply of sand and gravel two allocations have been included in the LDP for mineral resource working. The allocations are confined to extensions to two existing sand and gravel sites, Cardigan Sand and Gravel, Penyparc (site MNA0201) and Pant, near Llanddewi Brefi (site MNA0701).
- 12.32 The allocations are not about scaling up production. The sites as extended will be larger than they are at present, but output levels will continue to be limited by planning conditions to levels commensurate with those currently permitted.
- 12.33 Throughout the County there are numerous small farm quarry sites excavating sandstone/mudstone and operating under agricultural permitted development rights. Additionally there are a small handful of local sites supplying local markets with small quantities of as-dug material (mainly mudstone) suitable only for general fill or for use on rough farm tracks etc. and/or supplying small quantities of sandstone blocks for use as a local building stone. The LA recognises the continued role that these facilitates provide. These types of sites do not however require allocating and proposals relating to these types of sites will be considered under Policies LU27 and LU28.

Transport Infrastructure Needs:

- 12.34 The RTP has a long term 30 year horizon. It is both strategy and a funding bid document. Funding bids are made for a 5 year programme, but funding is confirmed only on a short term basis (annually) by the Welsh Government. The RTP 5 year programme in respect of Ceredigion should be treated as a material consideration in relation to future general development proposals which may affect these programmes.
- 12.35 In accordance with the RTP 5 year programme, land indicated on the Proposals Map is identified or safeguarded for priority transport infrastructure projects for which funding is confirmed. The three projects allocated (sites T0301, T0901 and T2101) are intended for implementation in the next five years and sufficient detail has been worked up for sites to be safeguarded in the LDP.
- 12.36 A SA/SEA has been conducted on the RTP and the Weltag process ensures the sustainability of specific projects prior to their inclusion in the RTP 5 year programme. Weltag assessment (a project sustainability assessment) is required for projects with a budget threshold of £5 million. TraCC applies a similar assessment based on Weltag, though less detailed, but including Habitats Regulations Assessment, for all its programmed schemes.
- 12.37 The confirmation of projects that require the further safeguarding of land may trigger limited review of the LDP.

Waste Needs:

- 12.38 The South West Wales Regional Waste Plan, November 2003 adopted a 'do more' [than meet European landfill diversion and recycling targets] approach to waste management. This was carried forward into the South West Wales Regional Waste Plan 1st Review, August 2008 (RWP), which identified eight alternative technology options for dealing with residual waste as the preferred technology strategy and set out the indicative number of in-building facilities and the indicative land area that would be required in each LA to provide for regional facilities with the capacity for greater than one local area. The indicative number of such facilities required in Ceredigion ranges from 2.3 to 3.4 (2 to 4 in practice) and the land area required varies from 4.1 up to 7.4ha. To retain flexibility for any option to be pursued and meet the requirements of the RWP the LDP has to cater for the upper figures in each case.
- 12.39 Notwithstanding the need to satisfy the requirements of the RWP Ceredigion is both geographically and logistically isolated from any of the larger conurbations and the areas of industry that are the main sources of waste generation within the South Wales region. The LA therefore has to balance the requirements of the RWP (7.4ha) with the reality that it is highly unlikely that the waste industry would ever chose to locate a regional facility to serve more than one LA in the southwest region at a site within Ceredigion, raising the spectre that if the full 7.4ha was allocated exclusively for waste management and resource recovery facilities to serve the south west region much of it might remain vacant as the allocated use is unlikely to materialise across all the land. Conversely in the event that such a facility is required a reliance solely on existing B2 sites alone could lead to insufficient land being available for resource recovery and waste management facilities, or the remaining land becoming too fractured to be of practical use for regional facilities.
- 12.40 Since the production of the RWP the **Welsh Government** has placed a growing emphasis on the anaerobic digestion of food waste and in pursuit of the Central Wales Waste Strategy the Glanyrafon site allocated (see E0301) emerged as a reference site for a regional facility to deal with food waste collected across Ceredigion and Powys (rural central Wales). The site is no longer required for this role, but it is still being considered by the Central Wales Procurement Hub as an option site for a regional residual waste management facility to serve Ceredigion and Powys justifying the site's allocation exclusively for resource recovery and waste management facilities.
- 12.41 Proposals relating to non-allocated sites will be subject to Policies LU31 and LU32, or depending on timescales, dealt with through the LDP review process.

Glossary of Terms

A1, A2 and A3 Use Class:

These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. A1 refers to establishments categorised as shops, A2 are establishments categorised as Financial and professional services and A3 are categorised in Wales as restaurants, cafés, drinking establishments and hot food takeaways.

Active Frontages:

Primarily this relates to a non-residential building where the ground floor of the building should be done in such a way that there is a connection between those within the building e.g. shop, bar etc and the outside so that the activity on both sides can be viewed and the boundaries of the two places blur.

Adoption:

The final stage in LDP preparation when the plan formally becomes the legal basis for planning decisions in the county. All previous structure and local plans are then suspended.

Aftercare:

Steps necessary to bring restored land up to the required standard for the intended after-use (agriculture, forestry/woodland or amenity)

After-Use

The ultimate land-use to which former mineral or waste sites are returned

Aggregates:

Sand, gravel, crushed rock and other bulk materials used by the construction industry.

Aggregates Safeguarding:

The protection of aggregate resources from unnecessary sterilisation by other types of development.

Appropriate Assessment (AA):

A more detailed assessment that needs to be carried out if the Habitat Regulations Assessment Screening Report finds that there is likelihood that the LDP will have a significant effect on an International site, alone or in combination with other plans or projects.

B1, B2 and B8 Use Class:

These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. B1 refers to establishments categorised as 'business', B2 are establishments categorised as 'general industry' and B8 refers to establishments categorised as 'storage or distribution'.

Biodiversity:

The diversity (number and variety of species) of plant and animal life within a defined area.

BREEAM:

Environmental assessment method that assesses non-residential buildings against a range of criteria.

Mineral Buffer Zone:

Areas of protection around permitted and proposed mineral workings where new developments which would be sensitive to adverse impact, including residential areas, hospitals and schools should be resisted. See Policy LU29: Development within buffer zones.

Bulky Goods:

A category of consumer goods that are of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.

Cabin:

A permanent wooden structure.

Candidate Sites:

Land submitted to the LDP process by landowners, organisations, developers or the community to be considered for inclusion in the LDP.

Caravans: Static Caravan:

A caravan that can only be moved by articulated vehicle.

Caravans: Towed Caravan:

A caravan that can be towed by a motor vehicle.

Carbon Footprint:

A measurement of all greenhouse gases produced by individuals which has units of tonnes (or kg) of carbon dioxide equivalent. It relates to the amount of greenhouse gases produced through burning fossil fuels for electricity, heating and transportation etc.

Carbon Sinks:

Natural resources that take in and store more carbon than they release. Important examples are peat bogs, trees and woodland.

Chalet:

A one storey semi-permanent construction which is still moveable. A chalet will be classed as a single unit if it can only be occupied by one person/family in a single instance despite having two axles.

Change of Use:

A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another.

Commercial Waste:

Controlled waste arising from trade premises

Code for Sustainable Homes:

An environmental assessment method for new homes which contains mandatory performance levels in 7 key areas. The Code aims to protect the environment by providing guidance on the construction of high performance homes built with sustainability in mind.

Community Infrastructure Levy:

A voluntary mechanism that allows local authorities in England and Wales to levy a standard charge on most types of new development, to fund the infrastructure needed to support development in their area.

Community and Linguistic Impact Statement:

A statement to be included within planning applications for small scale development which explains any possible impacts new development may have on the community and the Welsh Language (see Policy DM02: Sustainable Development: Community and Welsh Language Statements and Assessments).

Compensation:

Providing for the equivalent of what has been lost. In biodiversity, compensation may be bigger or more than the actual original habitat due to the time delay, often years, for the compensation habitat to reach the size/quality of the original habitat.

Comparison Goods:

Non perishable' goods for retail sale which are often stocked in a wide range of sizes, styles, colours and qualities, including furniture, carpets, televisions etc.

Community Involvement Scheme:

Part of the Delivery Agreement of the LDP. This explains how developers, public and interested groups can contribute to LDP plan preparation. It also explains how responses will be treated and what feedback will occur. See: Ceredigion Local Development Plan Delivery Agreement June 2007 and Ceredigion Local Development Plan Delivery Agreement June 2007 Addendum (April 2010).

Controlled waste:

Waste that requires a permit (previously a licence) for its treatment or disposal.

Convenience Goods:

A category of consumer goods which are bought frequently, quickly and with a minimum of emotional involvement; the category includes goods such as sweets, cigarettes, prescription drugs, magazines, and most grocery products.

Cultural Heritage:

Relates to both the physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present for the benefit of future generations.

Cultural Landscape:

A landscape that is taken to embrace any kind of human activity that can be related to landscape. It includes the contrived and sometimes pre-eminent expressions of culture, like art or literature, in which the landscape may be depicted or described, as well as the prosaic and commonplace expressions, like the choice of building materials, which were perhaps not intended to create something valuable or special.

Delivery Agreement:

A document comprising Ceredigion County Council's timetable for producing the LDP. It has two parts, a 'timetable' for when the LDP is to be produced and a 'Community Involvement Scheme'. See Ceredigion Local Development Plan Delivery Agreement June 2007 and Ceredigion Local Development Plan Delivery Agreement June 2007 Addendum (April 2010).

Ecological Connectivity:

The natural link for species/genetic information to travel between habitats/populations to prevent/reverse the effects of habitats fragmentation and to allow species to adapt better to climate change.

Ecosystem services:

Ecosystem services are the products and services, such as oxygen production, water purification, carbon sequestration etc, which humans receive from functioning ecosystems. These services and products are provided by the natural environment when it is in good condition. For example, a peat bog in good condition can provide services of water purification, carbon sequestration and flood alleviation.

Enhancements:

Biodiversity enhancements are an improvement to a habitat/species population over and above what is already there. This could be through increasing/restoring habitats or increasing/improving opportunities for species.

Evidence Base:

Interpretation of baseline or other information / data to provide the basis for plan policy.

European Sites:

For the purpose of the HRA and LDP European sites comprise Special Areas for Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPA) and Ramsar sites.

Geodiversity:

The range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure.

Geological Landscape:

Geology typically controls or has the strongest of all influences on the landscape, profoundly affecting relief, drainage patterns, and vegetational cover. These geological qualities also had one of the strongest influences on

the historical development of settlements, by determining their agricultural potential and communication networks, as well as access to water, building materials and other mineral resources.

Habitats Regulation Assessment (HRA):

An Assessment of the potential effects of the LDP on one or more International sites, both within the LA boundary and any sites that could be affected outside the boundary. The assessment looks at whether the LDP Deposit is likely to have a significant effect on an International site, alone or in-combination. If so, an Appropriate Assessment (AA) is carried out to see whether the Plan would have an adverse effect on site integrity. If it is found that the LDP is likely to have a significant negative impact on any of the sites, the plan will need to be amended accordingly.

Habitats Regulation Assessment Screening Report:

An assessment which looks at whether the LDP Deposit is likely to have a significant effect on an International site, alone or in-combination, and therefore whether an Appropriate Assessment (AA) is required to see whether the Plan would have an adverse effect on site integrity.

International Sites:

For the purpose of the HRA and the LDP International sites comprise Special Areas for Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPA) and Ramsar sites

Hazardous Waste:

Wastes that have the potential to cause harm to human health or the environment. Hazardous waste is defined on the basis of a list, the European Waste catalogue, drawn up under the Hazardous Waste Directive.

Household Waste:

Waste from a domestic property, caravan, residential home or from premises forming part of a university, school or other educational establishment.

Historic Landscape:

A landscape which displays a myriad of features that are the result of the activities of the people who used and shaped the land to serve their needs in the past: they reflect the beliefs, attitudes, traditions and values of those people.

Historic Parks and Gardens:

A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by CADW.

Initial Consultation Report:

A report which provides an account of the activities of the Council in preparing its Deposit version of the LDP. See Council website for further detail.

Initial Sustainability Appraisal Report:

A term used to refer to the Sustainability Appraisal Report, produced at the Preferred Strategy LDP stage. This assesses the LDP options against the Sustainability Appraisal framework. The report is then expanded at the Deposit LDP stage and finalised alongside the Adoption Statement.

LANDMAP:

A system that allows information about landscape to be gathered, organised and evaluated into a nationally consistent data set comprising Visual and Sensory; Landscape Habitats; Historic Landscape; Cultural Landscape; and Geological Landscape assessments. See CCW website www.ccw.gov.uk for further information.

Landscape Habitats:

The aspect of landscape that is expressed by semi natural habitats and vegetation cover, which have influenced biological prosperity, land cover, utilisation and enjoyment of rural areas.

Landbank (Minerals):

A stock of planning permissions (usually relating to non-energy minerals) to provide for continuity of production in spite of fluctuations in demand. Normally expressed in terms of the number of years reserves based on recent rates of supply.

Legibility:

The ease of understanding of places, using landmarks, clear routes, gateways and public art; distinctive buildings to mark corners and buildings that give clues to their function.

Local Development Plan (LDP):

The required statutory plan for each Local Planning Authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004.

Local Development Plan Deposit:

The full plan submitted to the Welsh Government for public examination following a formal six week consultation stage in which individuals and organisations can make representations on the LDP Deposit Plan.

Low Impact Development:

Development associated with lifestyles that, through low negative environmental impact, either enhance or do not significantly diminish environmental quality and are integrally connected with sustainable land management. This is also known as One Planet Development.

Mineral resource:

A mineral deposit (the basic raw materials of the Earth) that has a value to society and is capable of being extracted economically, or which may be viable in the foreseeable future.

Minerals Safeguarding:

The protection of mineral resources from unnecessary sterilisation by other types of development.

Micro-generation:

The small-scale production of heat and/or power from low carbon sources.

Mitigation:

Measures to avoid, reduce or offset significant adverse effects.

Natural processes:

Natural Processes are processes that would naturally occur through nature. For example, rivers naturally erode, deposit the sediment in different areas and therefore the result is the river changing its shape and course over time.

Need (in retail terms):

The balance of supply and demand between retailers and consumers. Often expressed as personal expenditure available to support additional shops and/or extensions to existing shops.

One Planet Development:

Also known as Low Impact Development, is development associated with lifestyles that, through low negative environmental impact, either enhance or does not significantly diminish environmental quality and is integrally connected with sustainable land management.

Out-of-Centre:

In retailing terms, a location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the town centre boundary.

Out-of-Town:

In retailing terms, an out-of-centre location is land not clearly within the current town centre boundary.

Outstanding Consent:

A current planning permission that has either to be implemented or has been started but not finished.

Permeability:

Extent to which built forms permit (or restrict) movement of people or vehicles in different directions.

Permitted Development Rights:

Certain types of minor changes can be made to your house or business without needing to apply for planning permission. These are called "permitted development rights". Certain development is granted an automatic planning permission by the Town and Country Planning (General Permitted Development) Order 1995' and the 'Statutory Instruments 2009 No. 2193 (W.185) The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2009' and subsequent revisions.

Phasing:

It may be necessary to ensure that development does not come forward at a rate greater than that which a certain settlement can absorb. In this case granting permissions which control the rate ensures that potential impacts on the existing community (and its Welsh language) are minimised. For the purposes of the LDP this management mechanism is referred to as 'phasing'. This mechanism will be applied only to settlements where retaining control on the rate of development is considered to be an issue. The need for 'phasing' should not be confused with the need for 'staged release' of individual sites which is further defined in this Glossary (see 'staged release' and Policy LU05). See Policy DM01 for further detail in relation to 'phasing'.

Placemaking:

A design process aimed at creating integrated communities that are based upon high quality, distinct, accessible areas, which will help, generate strong a sense of community enabling healthy lifestyles.

Planning contributions:

These are extra works or financial sums for extra works or undertakings, either; to mitigate impacts of development, secured by planning obligations (legal agreements between a planning authority and a developer); or offered unilaterally by a developer entering into a planning agreement voluntarily. See Policy DM05: Sustainable Development and Planning Gain.

Pre-Deposit Proposal Documents:

Documents that are available prior to the Deposit version of the plan. These include the vision, strategic options, preferred strategy, key policies, and the Sustainability Appraisal report.

Preferred Strategy:

Part of the pre-deposit suite of documents that outlines the Local Authority's preferred strategy for growth or change.

Primary Frontage (in terms of shopping):

An area within the defined town centre where retailing and the number of shops is most concentrated. See Policy LU21: Change Of Use from an Existing Retail Use.

Reclamation (in terms of mineral operations):

Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.

Recycling:

The recovery of materials from the waste stream for re-use or conversion into other products.

Regionally Important Geodiversity Sites (RIGS):

A non-statutory regionally important geological or geo-morphological site (basically relating to rocks, the Earth's structure and landform). See Policy DM16: Regionally Important Geodiversity Sites.

Restoration (in terms of minerals operations):

Steps to restore land affected by mineral extraction to a high standard suitable for an agreed after-use and including the carefully managed replacement of subsoil, topsoil or soil-making material.

Restore/achieve condition (in terms of biodiversity):

To restore a habitat that has significant relics of original habitat back to its former state. Achieving condition requires a habitat to go from poor condition to good.

Retail Impact Assessment:

An assessment undertaken for an application for retail use on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments. See Policy LU19: Retail Proposals in Urban Service Centres and LU20: Retail Proposals in Rural Service Centres.

Scoping SA:

The process of deciding the scope and level of detail of a Sustainability Appraisal, including sustainability effects and options which need to be considered, the assessment methods to be used, and the structure and contents of the SA Report.

Section 106 Agreement:

Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.

Secondary Frontages (in terms of shopping):

A retailing area, secondary to the primary shopping frontage, that provides greater opportunities for a diversity of uses. See Policy LU21: Change Of Use from an Existing Retail Use.

Shoreline Management Plan:

A non-statutory document that sets out strategic guidance designed to assist coastal defence decision making for a defined length of coast over the next 50 years with revisions typically every 5 years.

Site Function:

Refers to the assessment of whether the priority function of the locality of a development or a street should be as a 'place' in which to socialise, enjoy its amenity, take life at a pedestrian pace or for 'movement', where priority would

be given to non-pedestrian modes of travel. These are concepts employed in the document 'Manual for Streets'.

Sites of Importance for Nature Conservation (SINCs):

A designation used to protect areas of importance for wildlife at a county scale, including Section 42 species and habitats of the Natural Environment and Rural Communities Act (2006).

Special Landscape Areas:

A non-statutory conservation designation used by local government in some parts of the United Kingdom to categorise sensitive landscapes which are, either legally or as a matter of policy, protected from inappropriate development or other man-made influences. See Policy DM18: Special Landscape Areas.

Staged Release:

Policy LU05 sets out the need to 'stage' the release of allocated sites and in some instances non-allocated and windfall sites. This management mechanism is necessary in order for the LPA to retain control of permissions by not granting permissions which may then not get built (or built in their entirety). If development does not come forward in relation to an existing permission then where all or most of the settlement housing number was taken up by that site no further permissions can be granted until the existing one expires or is brought back under control by the serving of completion notices. In order to avoid this situation where permissions exist but aren't coming forward, despite there being a need for housing, it may be necessary to control the way in which permissions are released in order to ensure delivery. This is not about x units being allowed in the first 2 years and y amount in the following 2 years which would be about managing the potential impacts of development (see definition of 'phasing' in this Glossary and Policy DM01). This is about making sure that the x units get built first (or significantly progressed) before the release of the permission for y units. It could therefore be the case that as soon as the first stage was built a second permission would be granted immediately, even if only a year had passed, since the very purpose of the 'staged release' is to ensure delivery. See Policy LU05 for further detail regarding 'staged release' of sites.

Stakeholders:

Those with interests directly affected by the LDP (and /or SEA) – whose involvement is generally through representative bodies.

Strategic Environmental Assessment (SEA):

The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."

Strategic Search Area (SSA):

An area that has been identified at a strategic level by TAN 8: Planning for Renewable Energy (WAG, 2005) as having the general characteristics that lend it to the accommodation of large wind farms.

Strategic Regeneration Area:

Welsh Government funded regeneration initiative.

Sui-Generis:

A term given to the use of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

Supplementary Planning Guidance (SPG):

Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.

Sustainable Drainage System (SUDS):

A drainage system developed in line with sustainable development principles that takes account of quantity, quality and amenity. See Policy DM13: Sustainable Drainage Systems.

Sustainability Appraisal (SA):

Undertaking a SA is mandatory under the Planning and Compulsory Purchase Act 2004. The SA is used to promote sustainable development through the integration of social, environmental and economic considerations whilst developing LDPs.

Town Centres:

Includes a range of different-sized centres, including market and country towns, traditional suburban centres, and quite often, the principal centre(s) in a local authority's area. In Ceredigion's case, these are found in its Urban Service Centres and are defined on the Proposals Map.

Transport Implementation Strategy (TIS):

Required by TAN 18 'Transport' (WAG, 2007) as part of the transport assessment process providing the information necessary to assess the suitability of an application in terms of travel demand and impact. The TIS should set objectives and targets relating to managing travel demand for the development and set out the infrastructure, demand management measures and financial contributions necessary to achieve them. The TIS should set a framework for monitoring the objectives and targets, including the future modal split of transport to development sites.

Utilities:

Public services: gas, electricity, water, sewerage, telephones.

Use Classes Order:

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not always needed for changes of use within the same use class.

Visual & Sensory Landscape:

The Visual and Sensory Landscape is an aspect of the environment that is perceived through our senses, primarily visually, from the physical attributes of landform and land cover to their visible patterns of distribution and their consistent relationships in particular areas. The senses of hearing, smell and touch are also considered as part of the perceived characteristics of the landscape.

Waste:

Waste is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

Windfall Site (non-allocated):

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan, referred to also as non-allocated sites. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.

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