



2018

Annual Monitoring Report

for the

Ceredigion

Local Development Plan

2007 – 2022

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1. Key Findings

- 1.1 The Council formally adopted the Ceredigion LDP on the 25th April 2013. This is the 5th Annual Monitoring Report (AMR) and covers the period 1st April 2017 to 31st March 2018.
- 1.2 A Review of the adopted LDP has been undertaken and the report recommends a full replacement Plan. The draft Delivery Agreement was consulted on in autumn 2017, with the Review Report published alongside.
- 1.3 Following Council resolution on the Delivery Agreement and the Review Report these were submitted to Welsh Government in March, with the submitted Delivery Agreement subject to a holding notice from Welsh Government.

[Following extended negotiations with Welsh Government a Delivery Agreement with a revised timeline was confirmed in June 2018, outside the monitoring period for this report. The Review Report and Delivery Agreement are available on the Council's website.

Review Report: [Ceredigion LDP 2007 - 2022 Review Report Eng \[432kb\]](#)

Delivery Agreement: [2018.06.22 WG Agreed DA Eng \[240kb\]](#)

Legislation, National Policy and External Considerations

- 1.4 Relevant legislation, National Policy, Guidance and research published during the monitoring period includes the following:
 - TAN 20 Welsh Language
 - TAN 24 Historic Environment
- 1.5 Legislation, National Policy and External considerations are considered in detail in Section 3. They have not resulted in any immediate significant changes to the context of the plan.

Regional and Local Policy Considerations

- 1.6 Regional and Local considerations during the monitoring period include the following:
 - Dwr Cymru Welsh Water Asset Management Plan (AMP) 6
 - Ceredigion Local Well-Being Plan (February 2018)
 - 2014 based population and household projections and subsequent Mid Year Estimates
- 1.7 In regard to regional conditions, all neighbouring LPAs are well advanced with the preparation of their respective LDPs and Ceredigion continues to identify opportunities for regional working (such as through the growing mid- Wales partnership), with the shared opportunities identified for evidence base gathering in the year ahead, including a regional LHMA, Larger than local employment study and Welsh Language assessment.
- 1.8 The 2014-based population and household projections have also been published during the monitoring period and show a slight increase on the previous 2011 based household projections. Local population change is highly

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

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

LDP Policy Monitoring

- 1.10 The AMR considers LDP Policies against the adopted LDP monitoring framework to identify whether the policies are being effective and to identify any policies that are not being implemented. Detailed analysis and results are set out in Section 4.

The Settlement Strategy

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

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

- 1.12 AMR indicator H01 has been monitored this year and has shown a slight decrease in expected population growth compared to the 2014 estimates. Which is a significant decrease on the population projections the plan is based on, and is an issue which will be addressed in the review..
- 1.13 AMR indicator H02 relates to the Settlement Strategy Countywide and measures the percentage split of completions and commitments countywide between plan adoption and the end of the plan period to be 51% (USC's):24% (RSC's):25% (LS&OL). From adoption, the ratio of commitments and completions respectively is 44%:18%:38% and 43%:14%:43%. Incremental positive and negative movements occur year on year towards the identified targets from plan adoption. In this reporting year in respect of commitments the ratio is inconsistent with the identified target (47%:24%:29%). The target has not been met for completions which when measured from adoption are 42:16:42. The LDP review is considering the Settlement strategy in general and continues to identify ways to deliver housing in sustainable locations.¹

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

- 1.14 AMR Indicator H03 considers the settlement strategy at the settlement group level and seeks to move towards the percentage split identified for each of the 22 settlement groups in Appendix 2 of the LDP. The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance. The LDP review is considering planning application decisions by location to better understand reasons for not meeting the required balance.
- 1.15 AMR Indicator H04 considers development in 'Linked Settlements' and requires commitments not to result in any one linked settlement growing by more than 12% of its size as at April 2007. From a total 90 Linked Settlements across 22 Settlement Groups 44 (49%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at plan adoption. The LDP review is considering the reasons for this negative shift away from the established capacity limits across the county.
- 1.16 AMR Indicator H05 considers development in 'other locations'. In this monitoring period there was a 50:50 split between residential development in 'other locations' approved during the monitoring period which was in accordance with the LDP and National Policy (8 Units) and that which was not. 8 units were approved outside that permitted by the LDP strategy, PPW 9.2.22 and TAN 6.

Housing Delivery

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

Indicator	Performance				
	2014	2015	2016	2017	2018
AMRH06 – Housing Land Supply	+	0	-	-	-
AMRH07 – Delivery of Allocated Housing Sites	0	0	-	-	-
AMRH08 – Housing Development in the Right Locations	0	0	-	-	-
AMRH09 – Housing Development on Previously Developed Land	+	+	+	+	+
AMRH13 – Housing Density	0	0	+	+	0
AMRH14 – Delivery of Housing	0	0	0	-	-
AMRH15 – Range of Housing	0	0	0	0	0

- 1.18 AMR Indicator H06 seeks to measure compliance with a 5 year supply of readily developable housing land. Ceredigion has a 2.2 year housing land supply² (1st April 2018) and the target has not been met. The LDP review is considering the appropriateness of the LDP's housing strategy, policies and allocations and a call for candidate sites is currently underway.

² In accordance with Technical Advice note (TAN) 1

- 1.19 AMR Indicator H07 requires 40% of housing to be delivered on allocated sites by 2018. The identified targets for 2018 (40% commitments and 20% completions) have not been met. The percentage of anticipated units (permissions) and completions on allocated sites have both altered from the previous monitoring period to 14% and 2.7% respectively. AMR Indicator H08 requires 90-100% of the requirement for USC and RSC residential development to be met on allocated sites post adoption. The results have risen from 45% to 60% (units permitted in service centres) and from 20 to 42% (units completed in service centres). Whilst indicator targets have not been met, positive movement is evident since plan adoption and since the previous monitoring period. The LDP is considering the delivery of allocated sites in more detail as we progress through the review.
- 1.20 AMR Indicators H06, H07 and H08 indicate the level of housing delivery continues to be below that which is required to meet the LDP Strategy. The appropriateness of the LDP's housing strategy, policies and allocations are being considered as part of the statutory four year review of the LDP. The review is enabling appropriate consideration in light of any emerging research currently being undertaken to look at housing supply and demand in Ceredigion and across Wales. The LDP review is re-assessing the deliverability of all current allocated sites and, as required is identifying site allocations for the LDP 2 Plan in which there is confidence in delivery during the Plan period.
- 1.21 AMR Indicator H14 seeks a year on year decrease in the ratio of residential outstanding consents to completions. The starting ratio of 6.5 has never been achieved and this year's figure of 14 consents is moving further away from the identified target. This is due to the number of outstanding consents remaining relatively static at approximately 1,500 across the county, however the number of completions has fallen slightly from the previous year from 215 units (2016) to 180 units (2017) to 102 units (2018). The consents to completions ratio vary across the settlement groups.
- 1.22 AMR Indicators H09, H13 and H15 indicate that identified targets are being achieved or where they are not there are no concerns over the implementation of the policy in relation to Housing development on Previously Developed Land, Housing Density and the Range of Housing

Affordable Housing (AH)

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

Indicator	Performance				
	2014	2015	2016	2017	2018
AMRH10 – Affordable Housing	0	0	0	0	0
AMRH11- Affordable Housing	+	+	+	+	0
AMRH12 – Type of Affordable Housing	?	0	0	0	0

- 1.24 AMR Indicator H10 requires 1,100 affordable homes to be completed by 2022. Progress towards the identified target is evident with approximately 40% of the target already delivered. However the rate of progress towards the identified target for 2022 to date suggests that the target is unlikely to be achieved by the end of the plan period with an average annual completion rate of approximately 43 affordable homes but only 18 delivered this year.
- 1.25 AMR Indicator H11 requires at least 20% of all permitted dwellings being affordable. This target has been met with 28% of all residential development permitted since plan adoption being affordable. The number of viability challenges to the affordable housing policy (Policy S05) continues to increase with 19 viability challenges mounted during the monitoring period, 100% of which were wholly or partially successful. Policy S05's housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. The Council has commissioned an updated viability assessment which is being used to inform the LDP review.
- 1.26 AMR Indicator H12 considers types of affordable housing and requires a % split in accordance with housing need evidence. The identified target requires the ratio of affordable housing types to be 9% (DFS 70%):32% (DFS 50%): 59% (Social Rent). Whilst these targets are not currently being met the overall distribution of affordable housing is considered satisfactory and there are no immediate concerns. This is because new evidence including the LHMA (2016) and the Strategic Viability Assessment show that, whilst the required tenure split is not being met, it is not a significant concern as the actual delivery of units aligns closely with the updated evidence. Consideration will be given to policy change in the replacement plan.
- 1.27 In summary, positive movements towards identified Strategy targets have been realised, however the scale / rate of progress is not as fast as anticipated. This year's results are similar to those reported in the 2017 AMR. Housing supply and delivery indicator targets are not being met. Whilst it is noted that this is not a locally specific issue the LDP review is considering how to support more effective supply and delivery of housing in the county. More than 20% of all homes permitted and completed are affordable which is positive. However, the average annual rate of progress is not as fast as anticipated and it is unlikely that identified targets will be reached by the end of the plan period.

Economy and Retail

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

Indicator	Performance				
	2014	2015	2016	2017	2018
AMRE01 – Employment Land Supply	+	+	+	+	+
AMRE02 – Delivery of Allocated Employment Sites	+	+	+	0	0
AMRE03 – Economic Development in the Right Locations	+	+	+	+	+

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AMRE04 – Economic Development on Previously Developed Land	0	0	+	+	+
AMRE05 – Town Centres	+	?	?	+	+
AMRE06 – Vitality of Rural Service Centres	?	+	+	+	+
AMRE07 – Retail Frontages	0	0	+	+	+

1.29 Economy and Retail Targets are predominantly being achieved and there are no significant concerns over the implementation of economic and retail policies. AMR Indicator E02 requires 83% of allocated sites to be permitted and completed by 2017, and only 75.3% and 58.1% respectively of development has been permitted and completed to date. Whilst this target has not been achieved there are no concerns over the implementation of the policies. The Council is in the process of updating its economic evidence base which will include a larger than local employment land review and needs assessment commissioned jointly with neighbouring authorities to consider the delivery of existing employment allocations and the economic land supply needs into the future.

Quality of Life

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

AMR Indicator	Performance				
	2014	2015	2016	2017	2018
AMRQ01 – Loss of Open Space and Facilities	0	+	+	+	+
AMRQ02 – Loss of Greenfield Land	0	0	0	0	0
AMRQ03 – The Gain of Open Space	0	0	0	0	0
AMRQ04 – Environment and Local Biodiversity	+	0	-	0	0
AMRQ05 – Environmental Enhancements	-	-	0	+	0
AMRQ06 – Infrastructure	?	?	+	+	+
AMRQ07 – Reducing Flood Risk	-	0	+	+	+
AMRQ08 – Installed MW Capacity in SSA D	0	?	0	0	0
AMRQ09 – Waste	?	?	?	?	?
AMRQ10 – Aggregates	0	0	0	+	+

1.31 AMR Indicators Q01, Q06, Q07 and Q10 indicate that identified targets are being achieved. AMR Indicators Q02, Q03, Q04, Q05 and Q08 targets are somewhat being achieved and where targets are not being met there are no

concerns over the implementation of the relevant policies. In regard to AMR Indicator Q09 no conclusions can be drawn at this stage.

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

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

Conclusion and Recommendations

1.33 The findings of the 3rd AMR in 2016 triggered plan review and have informed completion of the LDP Review report and Delivery Agreement consulted on, signed off by Welsh Government and published in 2018.

1.34 In regard to contextual changes, new legislation, policy and external conditions have been introduced during this monitoring period. Of these however, nothing has resulted in any significant changes in the context of the plan. It is considered that the Council will be best placed to consider any required changes to the LDP as part of the LDP revision.

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

2. Introduction

- 2.1 The Ceredigion Local Development Plan 2007 - 2022 was formally adopted by Ceredigion County Council on 25th April 2013. This is the 5th Annual Monitoring Report and covers the period 1st April 2017 – 31st March 2018 with referrals to earlier parts of the plan period where indicators dictate this to be necessary. The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from established trends identified. It seeks to assess the extent to which the LDP strategies, policies and key sites are being delivered. This AMR has been considered by Cabinet (16th October) and adopted by Council (25th October 2018).
- 2.2 The Monitoring framework for this AMR forms part of the adopted LDP. Consideration has been given to The Town and Country Planning (Local Development Plan) (Wales) Regulations (2005) (Regulation 37) and core indicators identified in the Local Development Plan Manual, Edition 2 (August 2015). Subsequent changes to the LDP monitoring framework are provided in Appendix 1.
- 2.3 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) monitoring framework. Section 5 of this report includes monitoring the SA/SEA for the period 1st April 2017 – 31st March 2018. It is considered that no substantial issues of concern have arisen during the monitoring period to materially change the Sustainability Appraisal

3. Significant Contextual Changes

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

National Legislation, Policy and Guidance

TAN 20 Planning and the Welsh Language (October 2017)

- 3.2 The new TAN 20 sets out the way in which Welsh Language is to be considered in the plan making and individual applications process. The TAN sets out that a Welsh Language Impact Assessment must form part of the Sustainability Appraisal of the plan, and it is not expected that individual applications will contain an individual assessment as key issues and themes will have been considered at plan making stage. The exception to this is on windfall sites where justified the LPA should undertake a Welsh Language Impact Assessment to identify potential impacts and / or mitigation measures.

TAN 24 Historic Environment (May 2017)

- 3.3 The new TAN provides guidance on how the historic environment should be considered in decision making both at plan level and at individual application level. It encompasses and expands on guidance contained in previous circulars on Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments etc. The TAN comprehensively sets out the requirements in determining listed building applications and how heritage assets should be considered at plan making stage.
- 3.4 During the reporting year published consultations with potential for impact on the LDP included:
- WG -Taking Forward Wales' Sustainable Management of Natural Resources; Welsh Language Bill, Draft Planning Policy Wales, Edition 10; The Welsh National Marine Plan; Enabling Gypsies, Roma and Travellers;
 - The Law Commission – Planning Law in Wales (a long term project to consolidate Planning Law in Wales).

Conclusion

- 3.5 National Legislation and Policy introduced this year have not resulted in any significant changes in the context of the plan. Any required changes to the plan will be considered as part of preparation of the replacement LDP which has commenced, following adoption by Council of the LDP Review and agreement by Council and Welsh Government on the LDP2 Delivery Agreement, subsequent to the reporting year, in June 2018.

National Conditions

Housing

- 3.6 Data from StatsWales indicates that during 2017-18, the number of new dwellings started nationally decreased by 10% compared to the previous year to 6,096 dwellings across Wales. The number of new dwellings completed rose

slightly (by 4%) during 2017-18. This pattern has been evident in Ceredigion this monitoring period too..

- 3.7 RSLs were responsible for most social sector completions and 52 new dwellings were completed by Local authorities in 2017-18. Over 40% of all new dwellings completed in Wales during 2017-18 were 3 bedroom properties. This national picture is reflected at the local level in Ceredigion

Economy

- 3.8 In March 2018, the Labour Force Survey indicated that there were around 1.441 million people in employment in Wales. This represents 73.4% of people aged 16-64. This shows overall improvement since Plan adoption. Similarly, the number of people who were economically inactive has fallen from 452,000 in 2017 to 437,000 this year.

<https://gov.wales/docs/statistics/2018/180517-key-economic-statistics-may-2018-en.pdf>

- 3.9 The public sector is a significant employer in Wales with 27.4% of people in employment being employed in the Public Sector (2018), compared to 25.9% (2017), 26.7% (2016) and 27.9% (2015). Whilst this is a slight increase on previous years, in general the pattern has been that of decline there have been no significant shifts in workforce jobs by industry since the plan's adoption in 2013.

- 3.10 According to the Welsh Retail Consortium – Springboard Footfall and Vacancy Monitor, Footfall and vacancy rates across Wales have fluctuated significantly over recent years, realising a significant drop in footfall in 2011, which coincided with overall vacancy levels topping 13%. Since then subsequent increases, over and above those experienced throughout the UK have been realised and significant improvement in footfall levels across Wales has been achieved since July 2013. However early 2018 footfall decreases in town centres demonstrated a drop, with February seeing a 2.3% fall on last year's figures, snowy conditions over winter may have contributed to the decline.

- 3.11 In terms of the economy, the picture remains similar to the 2016 AMR however work on Growing Mid Wales particularly the evidence base to identify programmes of intervention has identified employment growth and availability of employment land as a priority area alongside the supporting of high tech and agri tech industry. Therefore when these interventions are realised we expect to see an uptake of employment sites and will be seeking in the review to support land allocations that support the programme of interventions. In order to further inform the review Ceredigion, Pembrokeshire, Carmarthenshire and other South West Wales authorities are embarking on a collaborative larger than local employment needs assessment the results of which will again inform the review as it progresses.

Regional Policy and Conditions

Adjoining Authorities and Collaborative Working

- 3.12 Pembrokeshire Coast National Park Authority, Pembrokeshire County Council and Carmarthenshire County Council adopted LDP's in 2010, 2013 and 2014 respectively. Pembrokeshire Coast National Park Authority, Pembrokeshire County Council and Carmarthenshire County Council have all commenced plan revision. LDPs for Powys and for Gwynedd and Anglesey (Joint Plan) have both been adopted.
- 3.13 Ceredigion County Council participated in all neighbouring plan making processes as did those Authorities in Ceredigion's LDP, to ensure cross boundary complementarity. There are no significant issues identified that would affect the delivery of the Ceredigion LDP. Following the letter from the Cabinet Secretary requesting that authorities consider joint working and subsequent meetings to discuss this, Ceredigion County Council continues to identify opportunities for regional collaboration across borders as appropriate. Ceredigion is currently working in collaboration with several neighbouring authorities on joint commissioning of a Larger than Local Employment Needs Assessment, Strategic Flood Consequences Assessment, Local Housing Market Assessment and several other smaller projects/ pieces of evidence where cross border working is opportune.
- 3.14 The growing Mid Wales Partnership continues to seek to provide a strategic focus and lead for the economic development of the Powys and Ceredigion Areas since its establishment in 2015. Trafnidaeth Canolbarth Cymru (TraCC) has been consolidated into the partnership and will continue to function as the Mid Wales Infrastructure and Connectivity Group, in order to align strategic transport planning activity with the partnership work to diversify the economic base, support and strengthen the economic base, create new jobs and opportunities, develop workforce skills and improve communications accessibility and infrastructure. An evidence gathering exercise is being undertaken with AECOM acting as consultants to identify evidence based programme of interventions.
- 3.15 Regional Policy and conditions introduced this year have not resulted in any significant changes in the context of the plan. Any implications for to the plan will be considered as part of the LDP revision which is underway.

Local Policy and Conditions

Ceredigion Local Well-Being Plan (February 2018)

- 3.16 The Ceredigion Public Services Board (PSB) has adopted the Ceredigion Local Wellbeing Plan and its formal launch by the Wellbeing Commissioner was in April 2018. The plan lasts for 5 years and sets out the Wellbeing Aims supported by goals and ways of working. The Wellbeing plan and Wellbeing assessment work will feed into the review of the LDP.

Population and Household Data

- 3.17 No new Household projections have been released this year – See 2016 AMR for latest update on published population figures for Ceredigion.

Housing

- 3.18 The 2016 AMR outlined the main issues regarding housing delivery relevant to Ceredigion and the situation has not altered since this time – there is a general lack of delivery across Wales, Ceredigion included, with the added issue of there being no volume builders operating in this region and viability being generally poor particularly in in-land areas.

Education

- 3.19 No New schools have opened this year. The School review policy 2014 is still in operation and further schools are being considered for closure. The Primary School age section of Ysgol Henry Richard, Tregaron 3-16 school opened October 2018.
- 3.20 Consideration of new and closing schools and implications for the LDP development strategy, if any, are being considered as part of the LDP review.
- 3.21 Local Policy and conditions introduced this year have not resulted in any significant changes in the context of the plan. Any required changes to the plan will be considered as part of LDP replacement plan preparation, which has commenced.

4. Monitoring Framework Local Development Plan

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

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

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

Housing

Monitoring Reference: AMRH01 Aspect Monitored: Population Change Policies Monitored: S01 Level: Local Frequency: Every 5 years Source: Ceredigion County Council (CCC) from Office for National Statistics and other data				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
That population change in the county over the period of the LDP is broadly in line with the forecast change based on population projections.	Overall population; HE and non-HE population; and Average net migration.	A full analysis of population change including new projections will be carried out every five years of the plan period. Population change 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.	Various measures of population growth are showing an overall downwards trend of population growth for Ceredigion when compared with earlier releases.	?

Analysis

The most recent 2014-based principal projection suggests that Ceredigion's population will grow by approximately 5,400 people between 2017 and 2037, from 76,000 to 81,500 with corresponding growth in the number of household of a little over 2,800. However, the most recent series of Mid-Year Estimates (MYEs) suggest that, rather than increasing, by 2017 the county's population had declined to 73,100 from its peak of 76,000 in 2012. This is largely as a result of a decline in the number of students in higher education in the county. Welsh Government estimates of actual numbers of households show a more gradual decline from the 2012-13 peak of 31,800 to 31,400 in 2016 which reflects a steady increase in the number of single-person households and an overall decline in household size. The 2017 household estimate is not yet available and these figures have not yet been updated to include the downward revision of the Ceredigion MYEs in March 2018.

Using 2017 to 2022 as the base period, the effects of changing numbers in population projections are illustrated in the figure below.

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

Household projection base year	No. of households in 2017	No. of households in 2022	No. of additional households
2008	35,572	37,109	1537
2011	32,263	33,026	763
2014 (principal)	32,117	33,033	916

Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and trends in migration. In the current uncertain financial and political context, it is impossible to disentangle the effects of changes in methodology in relation to the production of MYEs from changes in the underlying trends, such as a stronger pull towards urban centres and away from rural areas. A small decline in population does not necessarily result in fewer households but, as the population ages, there is likely to be a growing mismatch between its needs and the types of dwellings available. If the apparent tide of population decline is real, then initiatives such as Growing Mid Wales may be the only means to turn it.

Conclusions

The results of variable population estimates will be factored into work on the review, further evidence on population growth/ decline is being considered regionally and how the LDP responds to this evidence will be integral to the development of LDP 2.

Monitoring Reference: AMRH02 Aspect Monitored: Settlement Strategy Countywide Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Completions and commitments countywide by the end of the plan period to be: 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.	From the date of adoption the ratio of both completions and commitments across the County as a whole to be moving towards the percentage split sought Countywide by the end of the plan period.	From the date of adoption the ratio of both completions and commitments across the County should be moving towards the percentage split sought Countywide by the end of the plan period. Should the annual percentage split not move towards that sought Countywide in any one year of the plan period, an investigation will be triggered to look into the reasons why. Where reasons are unjustified then necessary action will be considered. Note that as information is	From the date of adoption (25 April 2013) the ratio of commitments across the county as a whole is: <ul style="list-style-type: none"> • USCs: 47% • RSCs: 24% • Linked Settlements and Other Locations 29% 	-
			From the date of adoption (25 April 2013) the ratio of completions across the county is : <ul style="list-style-type: none"> • USCs: 42% • RSCs:16%; • Linked Settlements and Other Locations: 42% Note: figures may not	-

		<p>collected at Settlement Group level it will be possible to identify if there are geographical exceptions (for example, if all SGs are working towards the desired balance, bar one or two exceptions) that are the cause of the balance not being met countywide.</p>	<p>sum correctly due to rounding.</p>	
<p>Analysis</p> <p>The Strategy of the LDP is to refocus growth into Service Centres. From the date of adoption year on year the ratio of both completions and commitments across the County has been moving towards the percentage split sought Countywide by the end of the plan period. However in terms of completions; this year has seen a reduction in completions in USCs and RSCs which reflects part of a broader national picture of reduced completions. The percentage split for commitments (Urban:Rural:Linked Settlements & Other Locations) has moved from 41:14:44 to 47:24:29 and, between 2017 to 2018, from 52:21:26 to 42:16:42</p> <p>When measured from plan adoption (and from plan start), the percentage split of completions (Urban:Rural:Linked Settlements & Other Locations) has fluctuated slightly but does not show any significant change in ratio.</p> <p>The purpose of this indicator is to measure the effectiveness in delivering development in accordance with the settlement strategy. The 2018 results show that the percentage split of commitments at 47:24:29 is consistent with the identified target. The previous AMR's (pre 2016) considered performance from Plan start and this is has resulted in a mild misrepresentation of the effectiveness of the policy. When performance is measured as per the definition of the indicator from plan adoption onwards it is clear that the policy is delivering an appropriate distribution.</p> <p>The following table summarises performance against the indicator measured from both plan start and adoption for commitments and completions.</p>				

Commitments		
AMR	Performance measured from Plan Start (01/04/2007)	Performance measured from Adoption (25/04/2013)
2014	42:15:43	40:30:30
2015	42:16:42	42:23:35
2016	44:18:39	50:25:25
2017	45:17:38	52:21:26
2018	44:18:38	47:24:29
Completions		
AMR	Performance measured from Plan Start (01/04/2007)	Performance measured from Adoption (25/04/2013)
2014	43:13:43	43:13:44
2015	44:13:43	46:11:43
2016	43:15:43	41:18:41
2017	44:14:42	44:15:41
2018	43:14:43	42:16:42
*Performance ratios are shown as Urban Service Centres: Rural Service Centres: Linked Settlements and Other Locations. Figures may not sum correctly due to rounding.		
Conclusions		
Positive movement has occurred towards the identified targets from plan adoption and in the reporting year in respect of commitments and the ratio is consistent with the identified target. The target has not been met for completions which when measured from adoption are 42:16:42. The LDP revision should consider the Settlement strategy and continue to identify ways to deliver housing in sustainable locations. ³		

³ Monitored in accordance with the indicator (from adoption) and not since plan start.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH03 Aspect Monitored: Settlement Strategy Settlement Groups Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in Appendix 2 of the LDP by the end of the plan period.	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 LDP volume 1, Appendix 2.	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 of the LDP.	See Appendix 6 (taken from Monthly Monitoring Figures).	-
Analysis Whilst the indicator is looking to measure from plan adoption the monitoring framework relies on data from plan start and can not be measured from plan adoption. For commitments: Of the 22 settlement groups, 12 did not achieve improvements in the proportional split, 5 improved and 5 experienced no change since the previous monitoring period. Those that did not improve included Cardigan, Aberystwyth, Adpar, Lampeter, Llandysul, Tregaron, Bow Street, New Quay, Cenarth, Felinfach/Ystrad Aeron, Pontrhydyfendigaid & Talybont. Of these groups however, for completions, Aberystwyth &				

Cenarth all experienced an improvement in the proportional split since the previous monitoring period & Pontrhydyfendigiad & Talybont did not experience a decrease on the previous year.

At this stage of the Plan Period it is not expected that the percentage reflects that set out in LDP Appendix 2, however, the results indicate a varied picture across settlement groups since the first monitoring period in 2014. Since this time a total of 14 settlement groups have achieved improvements in the percentage split of commitments, and 7 have achieved an improvement in the percentage split of completions. Since Plan adoption, of the 22 individual settlement groups, 2 (Devils Bridge and Llanybydder) have achieved neither improvement in the proportional split of commitments nor completions. In the case of Devils Bridge this is explained by a lack of demand in this settlement and a growth in one of its Linked Settlements which will be addressed in a future revision to the settlement strategy, and in terms of Llanybydder (a settlement not in Ceredigion) it is a misnomer to monitor this settlement as the settlement itself is in Carmarthenshire and we do not have authority over planning matters in this area but have included it as it acts a RSC to some linked settlements in Ceredigion where demand is weak.

Conclusions

The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance identified in Appendix 2 of the LDP. Since 2014, the change in the percentage split of commitments varies from +31.9% (Tregaron) to -14.3% (Talybont) and the change in the percentage split of completions varies from +29.7% (Felinfach) to -9.9% (Pontrhydyfendigaid).

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

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH04 Aspect Monitored: Settlement Strategy – Development in ‘Linked Settlements’ Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Commitments not to result in any one Linked Settlement growing by more than 12% of its size as at April 2007 (as specified in Appendix 5 of Volume 1 of the LDP).	From 1 st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	If the 12% is reached then no further development will be permitted unless justified under Policy S04.	<ul style="list-style-type: none"> • 38 LSs which have exceeded 12% growth in terms of commitments; and • 6 LSs which have reached the 12% growth limit in terms of commitments. • 2 LSs fell back within the 12% growth limit. <p>See Appendix 6 for full details.</p>	-
Analysis From the total 90 Linked Settlements across 22 Settlement Groups 44 (49%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at Plan adoption in 2013. Since last year’s AMR, 2 Linked Settlement (Llangoedmor & Silian) fell back within its 12% limit due to lapses of unimplemented consents (.				

Conclusions

49% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04. The LDP revision will consider why there is a negative shift away from capacity limits across the county, and consider alternatives to managing growth in rural settlements that allow the settlement to sustainably meet its specific rural needs.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH05 Aspect Monitored: Settlement Strategy – Development in ‘Other Locations’ Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2016 – 31 st March 2018)	
			Nature of performance	Significance
Commitments to be based on demonstrated need for affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units only.	From the date of adoption, the type of development permitted.	<p>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.</p> <p>Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).</p>	The type of development permitted in other locations during the monitoring period is as follows: <ul style="list-style-type: none"> 6 units that accord with TAN 6, 2 units that accord with PPW 9.2.22 8 units that do not accord with the LDP Strategy, TAN 6, or PPW 9.2.22 	-
Analysis 8 dwellings were approved in ‘other locations’ during the monitoring period in accordance with the LDP. These included applications in accordance with TAN 6 (6), PPW 9.2.22 (2). 8 units permitted did not accord with the provisions as set out in National Policy for development in the open countryside.				

However of the 8 units:

One was a conversion of a grade II listed disused church.

As part of the permission for 1 of the units, 2 affordable units were permitted & as part of the permission for another 2 of the units, 2 affordable units were permitted.

2 of the units have Commuted sums secured on them

1 unit had a previous permission granted in 2000 & Planning Committee felt that the unit would secure the future of the Welsh language & assist the local economy & culture.

1 unit was approved as Planning Committee were of the opinion that:

- The applicant was a key worker in a rural area
- This application would contribute to the local community and economy
- Consideration should be given to the Equality Act 2010 due to the applicant's partner's disability
- These were a Welsh speaking family, therefore this application would support the Welsh Language
- This dwelling was in a cluster as another development had recently been built in the area
- If the application was for an affordable dwelling it would be accepted however the needs of the applicant and her family should be addressed here
- The property was needed for a disabled person and the cost of adapting the property to meet that need was higher than the cost of erecting an affordable dwelling and would be greater than the value of an affordable dwelling for an onwards sale. The applicant's parents had previously provided a plot on which an affordable dwelling had been built and there was no demand for another affordable dwelling in this area.

Conclusions

Although 8 units were permitted did not accord with the provisions as set out in National Policy for development in the open countryside, the 8 units either provided a heritage, affordable housing or local community & economic benefit.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH06 (Statutory Indicator) Aspect Monitored: Housing Land Supply Policies Monitored: S01 - S04 and LU05 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Maintain 5 year supply of housing land as required by TAN 1.	Housing Land Supply as of 1 st April per annum.	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.	The 2017 JHLA Study Report published in July 2017 demonstrates a 2.2 year land supply for Ceredigion.	-
Analysis <p>The 2018 JHLA Study report demonstrates a 2.2 year land supply and therefore the target is not being met. This land supply figure compares to 2.6 years (2017), 3.4 years (2016), 3.9 years (2015) and 3.7 years (2014). LDP allocated sites were included in the JHLAS for the first time in 2014 following the adoption of the plan on 25th April 2013 (after the 2013 study base date). This resulted in an overall greater supply of housing sites and units.</p> <p>It is noted that the sites included as allocations aren't generally worse or more constrained, but that financial barriers to development and sale of market housing continues to impede progressing larger sites. A further consideration of the failure to achieve the timely delivery of LDP allocations has been the significant tightening of financial markets, both for development finance and for mortgage finance.</p>				

Whilst it is noted that the change to the residual methodology to calculate housing land supply (2014) coincided with the plan's adoption, and that the majority of Local Authorities in Wales do not currently have a 5 year land supply, the figure for Ceredigion has remained below the identified target since 2014.

Subsequently, the level of housing delivery continues to be below that which is required to meet the LDP Strategy. See section 3 – commentary used to be required if below 5 year supply.

To derive the housing land supply in terms of 'x years land availability' requires measuring land readily available for development by the outstanding requirement for supply. Although the housing land availability figure has reduced, the actual land supply, in numbers, has increased. As a consequence, there is no immediate need for additional allocations.

As the Plan approaches its end point the collective past under-delivery from previous years is squeezed across the remaining years of the Plan, thereby making the prospect of achieving a 5 year land supply increasingly less deliverable.

A further factor which has an impact on housing deliverability is the demand side, driven largely by population growth and reducing household size. Data released in late 2013 / early 2014 has provided information on population and household growth that suggests a significant reduction in March 2017 as compared with forecast trajectories on which the LDP relied. Put quite simply, the growth anticipated by the 2008 forecasts has not taken place at the rate predicted and a later forecast (2011) was accompanied by a WG letter to Heads of Planning to treat this lower data with caution.

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

Conclusions

The 5 year land supply target is not being met. Whilst Ceredigion only has a 2.2 year land supply, significant land remains available for sites over 5 units which is constrained only by access to finance and demand factors. This scenario is coupled by a thriving delivery of sites less than 5 units and lower than predicted population and household growth. The LDP revision, is considering the appropriateness of the LDP's housing strategy, policies and allocations. Furthermore the LPA welcome the proposed revision of

TAN 1, and disallocation of paragraph 6.2 given Ceredigion is only one of almost all local authorities in Wales to have a less than 5 year land supply.

Monitoring Reference: AMRH07 (Statutory Indicator) Aspect Monitored: Delivery of Allocated Housing Sites Policies Monitored: S01 – S04 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2018)	
			Nature of performance	Significance
<p>40% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31st of March 2017.</p> <p>100% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31st of March 2022.</p>	<p>1. Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units) as follows:</p> <ul 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% <p>2. Amount of housing development completed on allocated sites as a % of LDP allocations (units)</p>	<p>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.</p>	<p>Permitted on allocated sites: Units: 491(14%)</p> <p>Completed on allocated sites: Units: 94(2.7%)</p>	-

	<p>as follows:</p> <ul 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% 			
<p>Analysis</p> <p>The percentage of anticipated units on allocated sites has risen this year to 14% and whilst the targets were not met for 2018 or are likely to be met for 2020 the increase shows a positive step in the right direction. The poor delivery of allocated sites in general reflects the continuing relatively depressed housing market conditions, low market confidence together with the relatively long lead in time for larger allocated sites, continuing difficulties with development finance and the resulting long term commitment to investment, prior to a developer achieving a financial return. Only a limited number of local builders have the ability to venture the scale of development proposed. The LPA continues to work with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary, however concerns over the size of allocated sites remain.</p> <p>The LDP review (and associated evidence such as a Strategic Viability Assessment and an Allocated Site Review which are currently being analysed) need to consider concerns regarding the local construction industry and allocated site size.</p>				
<p>Conclusions</p> <p>The percentage of anticipated units (permissions) has increased from the previous monitoring period to 14%. This indicates positive progress notwithstanding that the realised percentages are significantly below the 40% requirement. The LDP revision is considering delivery of allocated sites in more detail including analysis of the relationship between planning permissions and completions and size of allocation.</p>				

Monitoring Reference: AMRH08 (Statutory Indicator) Aspect Monitored: Housing Development in the Right Locations Policies Monitored: S01 – S03 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))				
Target	Indicator	Trigger and Actions	Performance (24 th April 2013 – 31 st March 2018)	
			Nature of performance	Significance
90 – 100% of requirement for USC and RSC residential development to be met on allocated sites, with the exception of Aberystwyth where 80-90% should be met on allocated sites, post LDP adoption.	1. Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (units post LDP adoption). 2. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (units post LDP adoption).	Where the percentages fall below the target for 2 consecutive years for any given Settlement Group an analysis of possible drivers will be undertaken, to understand and to action appropriate measures to reverse the trend.	<ul style="list-style-type: none"> Permitted in Service Centres: 392 units (60%) Units completed: 85 units (42%) 	
Analysis The results have risen from the previous monitoring period from 45% to 60% (units permitted in service centres) and from 20% to 45% (units completed in service centres). This is reflective of the time it takes for allocations to turn into permissions and permissions to become completions and the filter through effect. The target is still not being met but it is moving in a positive direction, and given more time for development to come forward as it is common for allocations to take time to deliver more growth				

is anticipated in the USCs and RSCs as the market improves. However the target is not being met and some explanations for this include:

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

Conclusions

Whilst the target has not been achieved, positive movement in the right direction is evident since plan adoption and since the previous monitoring period. The LDP review is considering the appropriateness of existing allocated sites to inform Plan revision, in particular seeking out sites for future allocation that meet the business model of developers operating in Ceredigion.

Monitoring Reference: AMRH09 Aspect Monitored: Housing Development on Previously Developed Land Policies Monitored: S01 – S03 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
5% of all residential development permitted and completed to be located on previously developed (brownfield) land.	<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. 	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.	Permitted: 0.57ha (4.32%). Completed: 1.09ha (14.41%).	+

Analysis

The amount of development permitted and completed on brownfield land is in excess of the 5% target.

Conclusions

The targets are currently being met and there is no concern over the implementation of the policies.

Monitoring Reference: AMRH10 (Statutory Indicator) Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2018)	
			Nature of performance	Significance
1,100 Affordable Homes Completed (70 per annum) by 2022.	<ol style="list-style-type: none"> The number of net additional affordable and general market dwellings permitted since (1st April) 2007. The number of net additional affordable and general market dwellings completed since (1st April) 2007. 	<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 undertaken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p>	<p>Net additional permitted: Affordable Homes: 838 General Market Homes: 2080 Total Homes: 2918</p> <p>Completed: Affordable Homes: 450 General Market Homes: 1104 Total Homes: 1554</p>	0

Analysis

The policy requirement for Affordable Housing is for 20% of all units to be affordable. The results are positive with more than 20% of all homes being permitted (838 homes (29%) and completed (450 homes (28%) being affordable since plan start. The target of 1,100 affordable homes permitted and completed is greater than 20% of all homes.

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

Conclusions

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

The LDP revision (and associated evidence including an updated Strategic Viability Assessment) is considering housing delivery (including affordable housing delivery). This alongside changes in the overall housing requirement may mean that the affordable housing target will be revised in LDP2. The latest 2014-based population & household projections suggest that the housing need and demand planned for in the LDP has not materialised in reality. Therefore the Local Housing Needs assessment undertaken in 2016 will be updated as part of the LDP review using the 2014-based projections in order to re-assess affordable housing needs.

Monitoring Reference: AMRH11 Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Since the adoption of the LDP, at least 20% of all permitted dwellings are affordable units.	<ol style="list-style-type: none"> 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. 	<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 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>19 viability challenges submitted this year, 100% partially or wholly successful.</p> <p>29% of all permitted dwellings are affordable units⁴.</p>	0

⁴ Monitored in accordance with the indicator (from adoption) and not since plan start

		<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>		
<p>Analysis The identified target has been met. Since adoption 329 of all permitted dwellings are affordable units.</p> <p>Notwithstanding the above, there continues to be a number of applications for residential development where a viability challenge is mounted. The number of residential applications where a viability challenge was mounted during the monitoring period was 19, which equates to approximately 23% of all residential permissions during the same period. The number of sites where the challenge was successful was 19, which equates to 100% of all challenges being successful. However it is worth noting that of those 19 Viability Challenges, 5 were only partially lost, as a reduced commuted sum was agreed.</p> <p>Of the 19 viability challenges to the affordable housing policy S05, 11 were on conversion, change of use or redevelopment/restoration applications and 7 were on new builds. It is acknowledged that conversions, changes of use and redevelopments are costly to undertake, and therefore it is not surprising that the viability of these scheme was compromised. In terms of the new builds this has increased this year and the reasons for this appear to be the continued scale of the dwellings proposed being high quality, large dwellings which are costly to develop and the general slowdown of the market and poor viability in certain areas of the county.</p> <p>Policy S05's affordable housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. To inform LDP Revision the Council has commissioned an update of the 2010 viability assessment, which has considered</p>				

the viability of small sites including conversions and changes of use in detail and further evidence is being gathered to inform the affordable housing policies of LDP 2 which factor in the distinctly rural nature of Ceredigion and the tendency towards small local builders and self builds that predominated the housing builds in this area.

Conclusions

The target is currently not being met given that 23% of all housing developments have received a viability challenge however there is no concern over the implementation of the LDP's policies due to the nature of the type of developments being challenged. The updated strategic Viability Assessment is considering these issues including the cost of conversion, redevelopment and restoration applications and making specific recommendations which will inform policy revision, including specific reference to the threshold above which an affordable home contribution should apply.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH12 Aspect Monitored: Type of Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2018)	
			Nature of performance	Significance
<p>Since the start of the LDP period:</p> <p>9% of affordable units are discounted for sale (DFS) 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 (IR))</p> <p>59% of affordable housing units for social</p>	<p>Completions and Commitments by type</p>	<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>Since the start of the LDP period, Affordable Housing Completions and Commitments (units) by type were as follows:</p> <p>DFS 70% Completions: 210 (6% of all AH) Commitments: 467 (57% of all AH)</p> <p>DFS Other Completions: 2 (1% of all AH)</p> <p>DFS 50% / Intermediate Rent Completions: 4 (1% of all AH)</p>	<p>0</p>

<p>rents delivered by the private sector and Registered Social Landlords (RSLs).</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>	<p>Commitments: 21 (3% of all AH)</p> <p>Social Rent (conveyed to RSLs) Completions: 57 (12% of all AH) Commitments: 37 (4% of all AH)</p> <p>Social Rent (100% commissioned by RSLs): Completions 182 (40% of all AH) Commitments: 295 (36% of all AH)</p> <p>Other (Combination of Mix Unknown): 2 applications (approximately 15 units)</p> <p>Note: 'Other' figures are not included in % calculations because the exact number is unknown at outline stage.</p>	
<p>Analysis The target identified requires the ratio of affordable housing types to be: 9% DFS 70%:32% DFS 50%:59% Social Rent: since the</p>				

start of the plan period. The actual performance of commitments is 57% DFS 70%: 3% DFS 50%: 40% Social Rent and completions is 46% DFS 70%:1% DFS 50%: 53% Social Rent.

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

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

Conclusions

The overall broad distribution of Affordable Housing is satisfactory. The performance of policy is therefore not of significant concern at present. The delivery of intermediate tenures should be monitored closely in future years. New evidence including the LHMA (2016) and the Strategic Viability Assessment (currently being analysed) demonstrates that whilst the tenure split proposed in the policy is not being met it is not a significant concern as the actual delivery of units aligns closely with the updated evidence of need – a matter for consideration through LDP Revision.

Monitoring Reference: AMRH13 Aspect Monitored: Housing Density Policies Monitored: LU06 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2018)	
			Nature of performance	Significance
<p>Complies or exceeds the density, as per Allocated Site Schedule or Settlement Group Statement.</p> <p>The average LDP guideline density on allocated LDP sites is 23 units per hectare.</p>	<p>Average density of housing development permitted on allocated development plan sites.</p>	<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>	<p>The average density of housing development on allocated sites: 19.62 units per hectare.</p>	<p>0</p>
Analysis Permissions to date indicate that development on: 6 allocations have exceeded the LDP's guide density (and				

7 allocations are below the LDP's guide

The majority of applications relate only to part of an allocation and so whilst some exceed or are below the average unit density identified by the LDP, on balance, the average density is approximately 19.62 units per hectare. These applications represented only part of a whole allocation and were justified as appropriate in each case.

Conclusions

The average density of residential development coming forward on allocated housing sites (19.62 dwellings per hectare) is broadly consistent with the average LDP guideline density for allocated sites (23.60 dwellings per hectare). There are currently no concerns over the implementation of this policy.

Monitoring Reference: AMRH14 Aspect Monitored: Delivery of Housing Policies Monitored: LU05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
A year on year decrease in the ratio of residential outstanding consents to completions, from a starting ratio of 6.5 outstanding consents to every 1 completion.	The ratio of permissions granted to completions for residential development “The ratio of outstanding permitted residential units to residential completions.”	If the ratio between residential outstanding consents and completions in a Settlement Group does not decrease year on year, it will be necessary to increase the use of shorter permissions, mandatory completion dates 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.	The ratio of residential outstanding consents to residential completions at 2018: 14 outstanding consents to every 1 completion.	-
Analysis Average ratio across the County is 14 outstanding consents to every 1 completion. Completions are complicated by external factors outside the control of the LPA including financing requirements, the lack of volume builders, the limited commercial finance				

available to small builders and the cautious approach of mortgage companies to house purchasers, for example. This year's figure of 14 consents compares to 8.5 (2017), 7.1 (2016), 12.3 (2015) and 9.3 (2014). This ratio does not support a year on year decrease and the target has not been met.

The Council has undertaken research into outstanding consents and considered opportunities for issuing completion notices. Since adoption the authority has been issuing short permissions in response to this issue, however, the Council is also implementing LDP policy LU05 more stringently in relation to completion date conditions.

Conclusions

The starting ratio of 6.5 outstanding consents to 1 completion has never been achieved; This year's figure of 14 outstanding consents to 1 completion does not meet the identified target. Further action should be considered through management of permissions and more detailed consideration during the Plan Revision.

Monitoring Reference: AMRH15 Aspect Monitored: Range of Housing Policies Monitored: LU02 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2018)	
			Nature of performance	Significance
Mix of housing type and bedrooms in line with Ceredigion's current LHMA report.	Number of Full or RM consents by housing type and bedroom number since adoption. Number of completions by housing type and bedroom number since adoption.	Where aggregated figures are contrary to the proportions set out in the LHMA. 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.	See Appendix 7.	0
Analysis The most recent LHMA (2016) provides an update to the 2008 version which was considered in previous AMRs. The LHMA (2016) identifies that there is an oversupply of 1, 2 and 4 or more bedroom dwellings and an undersupply of 3 bedroom dwellings for both consents and completions. The Strategic Housing Partnership consider housing needs and whilst increased provision of 1 & 2 bedroom accommodation was being achieved in recent years in accordance with the LHMA (2008), the impact of welfare reforms is yet to be fully realised but as time has moved on planning officers are negotiating a greater mix which should work through the system in the coming years.				

Planning officers continue to work collaboratively with the Affordable Housing Officer and RSLs to ensure that the type of market and affordable housing secured on sites matches the needs of the local community.

A new common housing register was launched in Ceredigion on 1st June 2016. Recent analysis of the register demonstrates that there is a significant need for 1 & 2 bedroom properties. An update of the LHMA to consider the 2014-based household projections will also consider this new evidence from the housing register and will be used to inform the LDP review.

Conclusions

The target is not currently being met however there are no concerns over the implementation of the policy. In terms of dwelling sizes, Policy LU02 is still considered to be fit for purpose. The need for accommodation for elderly persons will be factored into the LDP revision and may result in a change/addition to policy LU02 to address the issue of an aging population and emphasize the need for suitable accommodation as part of the housing mix on housing sites.

The Economy

Monitoring Reference: AMRE01 Aspect Monitored: Employment Land Supply Policies Monitored: S01 – S04 and LU13 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
No net loss of employment land/floor space unless in accordance with Policy LU13.	Net economic land supply/development (ha/sq. m).	<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>	Change in the floorspace in employment use (B1, B2 and B8) of: +1.7 ha.	+

Analysis

+1.7 ha of B1, B2 and B8 class development was permitted during the monitoring period. This figure compares to +0.57 (2017), +0.14 (2016), +1.94ha (2015) and +0.14ha (2014).

Employment gains (+1.7ha) related to 6 planning applications in various urban and rural locations across the county. Including A161170 for the construction of the Aberystwyth Innovation and Enterprise Campus at Gogerddan Campus 0.74ha of employment gain.

Only 3 planning applications resulted in an employment loss totalling 0.06ha. All applications related to a change of use from Business use to D1 Non-residential institution in particular a health centre, a counselling centre and a church. Due to the small scale and location of two of these developments in urban centres, they were considered appropriate due to existing provision of employment land in the locality. Both applications accorded with the requirements of Policy LU13. The final one was the conversion of a B class unit on an allocated employment site which was approved contrary to officer recommendation at committee.

Conclusions

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

Monitoring Reference: AMRE02 (Statutory Indicator) Aspect Monitored: Delivery of Allocated Employment Sites Policies Monitored: S01 – S04 and LU13 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2018)	
			Nature of performance	Significance
<p>66% of allocated land should be permitted or completed at time of adoption.</p> <p>83% of allocated sites should be permitted or completed by 2017.</p> <p>100% of allocated sites should be permitted or completed by 2022.</p>	<p>1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha).</p> <p>2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha).</p>	<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>	<p>Permitted: 75.3% (107.26Ha).</p> <p>Completed 58.1% (82.88Ha).</p>	0
Analysis The target of 83% of allocated sites should be permitted or completed by 2018 has not been achieved with only 75.3% (permitted) and 58.1% (completed). It is noted that in 2018 no permissions were granted on Employment Allocations and although there were completions on allocated sites they were not on previously undeveloped parts of the site). It is noted that most of the completions				

recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses.

Whilst the identified target for 2018 has not been met there are no concerns over the level of employment development in general which in recent years has experienced a general slowdown in the economy which supports a likely reduced overall requirement for employment land. The Council is in the process of undertaking an internal employment land review, and working with regional partners on a larger than local employment needs assessment which investigates the reasons for the lack of uptake of some employment allocations and considers what the demand is for future allocations in Ceredigion. This new evidence will inform the replacement LDP.

Conclusions

The 2018 target has not been achieved however there are no concerns over the implementation of the policies. The LDP review will consider the updated Economic evidence base currently being prepared which is considering future employment land needs and reviewing employment allocations.

Monitoring Reference: AMRE03 Aspect Monitored: Economic Development in the Right Locations Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2018)	
			Nature of performance	Significance
Up to 40% of economic development to be located on allocated sites.	<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). 	<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</p>	<p>Permitted:</p> <p>Units: 49% (47 units).</p> <p>Ha: 43% (7.25ha). (figures do not take account of expired permissions that were permitted during the period.)</p> <p>Completed:</p> <p>Units: 52% (41 units)</p> <p>Ha: 24% (2.75ha)</p>	+

		and Welsh Government DE&T.		
<p>Analysis According to Ceredigion’s economic needs assessment (DTZ, 2010); around 63% of the jobs projected to be created over the LDP period do not require an allocated employment site to operate. Consequently, it is expected that a high proportion of economic development will take place at off-site locations. The target of 40% of economic development to be located on allocated sites has been met, with 49% of units being permitted and 52% being completed on allocated sites and hence indicating that at present the LDP’s allocated sites are operating as desired. An update of the economic needs assessment is considering the amount of employment land likely to be needed in the future.</p>				
<p>Conclusions The amount of allocated employment land is sufficient to cover the plan period. The targets are currently being met and there are no concerns over the implementation of the policies.</p>				

Monitoring Reference: AMRE04 Aspect Monitored: Economic Development on Previously Developed Land Policies Monitored: S01 – S04, LU11, LU12 and LU13 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2018)	
			Nature of performance	Significance
30% of all economic development permitted and completed be located on previously developed (brownfield) land.	<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. 	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.	Permitted: 58% (9.61ha) (figures do not take account of expired permissions that were permitted during the period.) Completed: 43% (5.1ha)	+

Analysis

Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land. More than 30% of all economic development permitted and completed has been on brownfield land since the start of the LDP process with 58% permitted (9.61ha) and 43% (5.1ha) completed. The target has therefore been met and there are no concerns about the implementation of the LDP Policies.

Conclusions

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

Monitoring Reference: AMRE05 (Statutory Indicator) Aspect Monitored: Town Centres Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21 and LU22 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
At least 80 % of all major office, retail and leisure development (development over 800 gross sq. m) to be in the Town Centres.	Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted within and outside established town and district centre boundaries.	If less than 70% of major development (in relation to office, retail and leisure) occurs in town centres in 2 consecutive years, then an investigation will be triggered into the reasons why and whether or not the LA needs to remove any barriers, either through the LDP or other means, for it to come forward.	Within town centres Units: 100%(3 unit) Area: 100% (7437 sq. m) Outside established town and district centre boundaries Units: 0% (0 units) Area: 0% (0 sq. m)	+
Analysis 3 applications were permitted within the town boundaries for; conversion of supermarkets in Cardigan A180081, conversion of public house in Llandysul A180045, and conversion of office in Aberaeron A170086. All three applications were conversions of existing buildings.				
Conclusions The target has been met and there are no concerns over the implementation of the policies.				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE06 Aspect Monitored: Vitality of Rural Service Centres Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, and LU22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Stable or increasing number of facilities in a Service Centre.	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre.	Loss of any 1 of the 6 key facilities in any one Service Centre will trigger an investigation into the reasons why. However, as there are a number of factors that can affect the provision of facilities, any net loss would need to be taken into consideration in the wider context.	See Appendix 9.	+
Analysis Results pertaining to the number of key facilities in Rural Service Centres since adoption have been fairly constant. Whilst it is noted that there has been minor variation in the number of some facility types including Post Offices, Public Houses and Village Halls for example, detailed analysis has identified minor errors in survey classifications and historic reporting. Further, there is some concern that the monitoring and performance figures are somewhat deceiving, for example where key facilities are located outside defined settlement boundaries, e.g. in Pontarfynach and Bow Street the data used to measure performance does not wholly reflect changes to uses since the amenities survey was established. In order to manage these corrections and develop a more robust protocol for reporting a review of key facilities will be conducted and utilised to inform the review of Service Centres and the overall settlement strategy as part of the LDP Review and Revision.				

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

Conclusions

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

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE07 Aspect Monitored: Retail Frontages Policies Monitored: S01 – S02, LU19 and LU21 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
<p>Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.</p> <p>Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.</p>	<p>Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.</p> <p>Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.</p>	<p>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.</p>	<p>Primary Retail Frontages (Policy requires 75% A1):</p> <p>Cardigan P0201 High Street West: 75.0% P0202 High Street East: 76.9% Combined: 76.0%</p> <p>Aberystwyth: P0301 Great Darkgate Street North: 68.4% P0302 Great Darkgate Street South: 81% P0303 Owain Glyndwr Square North: 57.1% P0304 Owain Glyndwr Square South: 80% P0305 Pier Street East:</p>	+

			<p>42.9%</p> <p>P0306 Pier Street West: 85.7%</p> <p>P0307 Chalybeate Street West: 46.7%</p> <p>P0308 Terrace Road West: 88.9%</p> <p>P0309 Terrace Road East: 70%</p> <p>Combined: 69.5%</p> <p>Secondary Retail Frontages (Policy requires 50% A1):</p> <p>Cardigan</p> <p>S0201 High Street West: 28.6%</p> <p>S0202 High Street East: 72.2%</p> <p>S0205 Priory Court: 90.9%</p> <p>S0206 Priory Street North: 45.5%</p> <p>S0207 Priory Street South: 57.1%</p> <p>S0209 Pendre: 71.4%</p> <p>Combined: 61.3%</p> <p>Aberystwyth</p>	
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			S0301 Chalybeate Street East: 56.3% S0302 Terrace Road/Cambrian Place: 26.7% S0303 Terrace Road South: 61.5% S0305 Pier Street East: 44.4% S0307 Pier Street West: 30% S0308 Bridge Street West: 76.9% S0309 Bridge Street East: 71.4% Combined: 51.8%	
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Analysis

The combined primary and secondary frontages in Aberystwyth and Cardigan are all meeting the required policy targets of 75% (Primary) and 50% (Secondary), with the exception of the Aberystwyth Primary frontage at 69.5%.

In Aberystwyth for Primary Frontages, the proportion of retail uses varies from between 88.9% to 57.1%; for Secondary Frontages between 76.9% and 26.7%. In Cardigan for Primary Frontages, the proportion of retail uses is 75% in one frontage & 76.9% in the other primary retail frontage areas, for Secondary Frontages varying between 90.9% and 28.6%.

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

When considering A class uses (including use classes A1, A2 and A3), primary frontages in Aberystwyth range from 80 – 100%

(combined 91.4%) and in Cardigan 95.8 – 100% (98% combined) and secondary frontages in Aberystwyth range from 80 – 100% (combined 89.2%) and in Cardigan range from 71.4 – 100% (combined 89.5%). This picture indicates that all frontages are all exceeding required policy targets.

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

Conclusions

The Primary and Secondary retail frontages for Aberystwyth and Cardigan have narrowly missed their target by 1% or been met or exceeded their target for A1 uses. However, when considering A class uses (including use classes A1, A2 and A3), all frontages are exceed. Given that Policy LU21 defines retail as A class and not A1 specifically and the policy is applied as such there are no concerns of the implementation of polices.

Quality of Life

Monitoring Reference: AMRQ01 Aspect Monitored: Loss of Open Space and Facilities Policies Monitored: LU22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
No net loss of open space and recreational facilities to development which is on windfall and non-allocated land.	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land.	The net loss of open space or recreational areas or facilities will trigger an investigation into the reasons why.	No net loss of informal open space.	+
Analysis There was no loss of open space recorded during the monitoring period which suggests that Policy LU22 is being implemented successfully. It is noted that over 0.5ha of open space was gained as a result of development granted planning permission. See Q03 for further information.				
Conclusions The target is being met and there are therefore no concerns over policy implementation at this time.				

Monitoring Reference: AMRQ02 Aspect Monitored: Loss of Greenfield Land Policies Monitored: S02 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
No More than: 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.	Since the start of the plan period, the amount of greenfield land lost to development (ha) which is on windfall or non-allocated land.	If more development is permitted and completed on greenfield land than the thresholds set out above then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.	From 2007 to end March 2018: Residential Development (Target 75%) Permitted: 163.15ha (81%) Completed: 117.67ha (81%) Economic Development (Target 70%) Permitted: 6.53ha (24%) Completed: 5.27ha (746%) All Other Development (Target 15%) Permitted: 49.40ha (70%) Completed: 42.94ha (74%) (figures do not take	0

			account of expired permissions that were permitted during the period.)	
<p>Analysis</p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land and the indicator’s targets were designed to reflect this.</p> <p>The 75% threshold set for residential development has not been met for development permitted, or development completed, with 81% of permissions and completions being located on greenfield land. The difficulty with this indicator is that the LA has no control over the planning permissions once granted. Many of those permissions now being completed would have been granted prior to adoption of the LDP and therefore prior to the LPA being able to influence the location of development in favour of brownfield sites.</p> <p>The targets for economic development permissions been met, with 24% of development permitted however 46% of economic development was completed, on greenfield land. To counter this, the target for other types of development has been exceeded. This is due to a few significant applications including a retail and community development in Cardigan and three school developments. Such developments, by their nature, are unusual events and therefore they are not considered to represent a threat to the long term achievement of the LDP’s objectives.</p> <p>The target for other development has been exceeded but given the community/economic benefit realised in relation to ‘other development’ it is not considered cause for concern.</p> <p>In summary the majority of targets identified for this indicator are being met. Those development targets not being met are not considered cause for concern.</p>				
<p>Conclusions</p> <p>Residential and Economic Permissions targets are being met. Other Development permissions have exceeded the target. Notwithstanding, an analysis of the other developments suggests that they are appropriate in scale and in their given locations and therefore there are currently no concerns about the implementation of the LDP’s policies.</p> <p>The completions targets are not being met for residential or other developments. Council’s main focus will remain with applications received and how they translate into deliverable permissions more so than on completions which are largely outside the control of</p>				

the LPA and largely permitted under a different set of planning policies to those set out in the LDP.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ03 Aspect Monitored: The Gain of Open Space Policies Monitored: LU24 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Provision of open space in line with Policy LU24.	Relevant planning applications as captured by Policy LU24.	If less than 85% of sites deliver the open space required by Policy LU24 then an investigation into the barriers to deliverability of these aspects on site will be triggered.	75% of relevant planning applications have met the requirements of open space provision in line with Policy LU24.	0
Analysis 8 relevant planning applications were received during the monitoring period. 6 included provision of open space in accordance with Policy LU24 and 2 did not. An analysis of the 2 applications that did not comply revealed: <ul style="list-style-type: none"> • 1 application was received and determined prior to the adoption of the LDP and the consent was awaiting signing of a S106 for some years, as it was a pre-LDP application no open space was required by policy at that time. • 1 failed to comply because the application was approved against officer recommendation by Committee. The application was contrary to LDP strategy and was recommended for refusal. The application included no communal/public open space - only private gardens, and was approved by committee as presented. 				
Conclusions 75% (6) of planning applications provided open space in line with Policy LU24 (The other 25% (2) was a result of an application				

being approved by Committee, against officer recommendation. And the other was approved prior to implementation of the policy but the permission was only released in this monitoring period due to the applicants not signing the S106 for some time. Whilst the target is not being met there are no concerns over the implementation of the policy. The LDP review will need to consider open space provision in general.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ04 Aspect Monitored: Environment and Local Biodiversity Policies Monitored: DM15, DM20 and DM22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
To permit no more than 5% of development where there are predicted to be significant residual long term effects on the environment and local biodiversity.	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • 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. 	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.	8.6% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity.	0
Analysis Of the 827 applications permitted during the monitoring period (other than display of signage but including applications for variation and removal of conditions), 3 applications (0.36%) were approved despite there being definite known significant impacts. Conditions were requested for 279 applications (78.59%). 64 applications (7.74%) were permitted without the inclusion of either				

some or all of the recommended ecology conditions, and hence they were also permitted despite potential impacts being unknown. Conditions preventing work during the bird breeding season, and requiring low levels of external light to allow best to continue to use a site, were not included.

Applications permitted without necessary ecology conditions include applications on which ecology was not consulted; not compensating for the loss bird nests, and preventing work during the bird breeding season.

This results in a total of 8.1% of development being permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity.

In order to reach our target for 2018/19 it is proposed that:

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

Conclusions

The target of 5% has almost been met this year.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ05 Aspect Monitored: Environmental Enhancements Policies Monitored: DM14, DM15, DM20 and DM22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
At least 85% of development permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.	% of applications where enhancements for: <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 as required in accordance with Policies DM14, DM15, DM20 and DM22.	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.	74.19% of development permitted included provision for environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.	0
Analysis 248 (29.9%) planning applications permitted during the monitoring period were required to include an environmental enhancement. Of these 248 applications, 132 (67.35%) applications were permitted subject to relevant environmental enhancement conditions				

and a further 52 (26.53%) applications included environmental enhancements on the approved plans. Environmental enhancements were not required for all applications e.g. variation or removal of conditions, or where the site or development did not have a suitable environment for enhancements. Within this monitoring period, an appeal decision by the Planning Inspectorate resulted in environmental enhancement conditions being removed. However, environmental enhancements are required as part of the planning process and the emerging policy (PPW10) aims to strengthen that requirement going forward.

Quarterly monitoring in 2018-2019 and further communications with officers and agents will ensure that the target is met, and preferably exceeded, over this period. The ecologist will encourage officers, agents, and applicants to include environmental enhancements on plans to prevent including enhancements as a condition. The condition will be re-worded as a compliance condition.

Conclusions

The target has not been met but this was due to a variety of reasons including application types and recent appeal decisions, therefore there are no concerns with implementation of this policy.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ06 Aspect Monitored: Infrastructure Policies Monitored: DM12 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	<p>If any infrastructure issues that are insuperable within the plan period are identified then an investigation into potential solutions will be triggered.</p> <p>There are a number of factors that may affect the provision of sewage and water infrastructure. Therefore, if infrastructure provision is not improved, then actions will need to be taken collaboratively with utility service providers. This could include:</p> <p>Evaluating whether inclusion in the next Asset Management Plan (AMP) round would be feasible if delivery of sites is to</p>	<p>Discussions with Dwr Cymru / Welsh Water (DC/WW) are ongoing with regard to securing funding via the AMP programme.</p> <p>3 Service Centres are constrained in part by infrastructure issues: Aberaeron (Llwyncelyn only) Llanon Llanrhystud</p>	+

		<p>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.</p>		
<p>Analysis Discussions with DCWW are ongoing. DCWW’s Asset Management Plan (AMP) 6 which governs water and sewerage improvements up until and including 2020 has recently been updated. The AMP shows there has been no change in the reduction in outstanding infrastructure issues this year. Only 3 Service centres are partly constrained, compared to the same 3 in 2017, 4 in 2016, 5 in 2015 and 9 in 2014. Of the 3 service centres that are constrained in part, the following is noted:</p> <ul style="list-style-type: none"> • Llwynceilyn WwTW has no capacity to accommodate further growth in Llwynceilyn (other than that with extant consent). • Llanrhystud WwTW has no capacity to accommodate growth proposed in Llanon and Llanrhystud (other than that with extant consent). <p>All three WwTW identified above will form part of Welsh Water’s submission to industry regulators for AMP7 (2020-2025). Prior to programmed regulatory investment, sites can come forward in the short term should developer’s funds improvements themselves.</p> <p>Conclusions Engagement with DC/WW is positive. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 3. The LDP review, as part of the candidate site process will consider any site specific infrastructure</p>				

issues. This will ensure that any allocations to come forward in a replacement LDP are deliverable.

Monitoring Reference: AMRQ07 Aspect Monitored: Reducing Flood Risk Policies Monitored: National Policy and DM11 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Zero planning permissions for development that do not meet TAN 15 tests	% of development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests.	<p>1 development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests.</p> <p>Where any planning applications for development that do not meet TAN 15 tests are granted permission, they will be analysed in order to ascertain how a decision to approve was reached.</p>	<p>43 applications were approved in or adjacent to the C2 flood zone.</p> <p>2 applications were approved in the C1 flood zone.</p> <p>45 (100%) of these permissions met the TAN 15 tests.</p>	+
Analysis 43 applications in the C2 flood zone, and 2 applications in the C1 flood zone were approved, all of which meet the TAN 15 tests. 0 applications were refused on flood risk grounds .				
Conclusions Zero planning permissions for development in the floodzone (C1 and C2) that did not meet the TAN15 tests were granted during the monitoring period. Decisions have been based on information received by NRW and where appropriate conditions have been applied to ensure the safety of inhabitants. This demonstrates consideration of and compliance with TAN15 and Policy DM11.				

There are therefore no concerns regarding policy implementation.

Monitoring Reference: AMRQ08 Aspect Monitored: Installed MW capacity in SSA D Policies Monitored: National Policy and DM11 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
The installed MW capacity for renewable energy development is in line with WG requirements within SSA D ⁵ .	The installed MW capacity of renewable energy development approved within SSA D.	Actions in relation to this target will be taken in collaboration with the WG and reported annually.	No application received.	?
Analysis In order to connect to the National Grid, new wind farm development in SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. A conjoined public inquiry into wind farm developments in Powys commenced in May 2013. In September 2015 the Department of Environment and Climate Change (DECC) refused planning consent for four major wind farm applications which would have supported proposed connection projects. The future of these Planning Applications remains unclear, with some currently being appealed. This has resulted in the suspension of proposed connection projects in Powys which are necessary infrastructure to enable any renewable energy development to come forward within SSA D.				
Conclusions				

⁵ As set out in WG TAN 8, Planning for Renewable Energy 2005; Strategic Search Area D covers an area straddling the Ceredigion and Powys boundary, including part of north east Ceredigion, shown on the LDP Proposals Maps 1 and 2.

WG target MW capacity for SSA D cannot be achieved without further application(s) / approval(s). This situation is outside the control or influence of Ceredigion Local Planning Authority and the LDP, but the position on appeals and the underpinning infrastructure position to enable renewable energy will continue to be monitored and will be a matter for LDP Review / Revision.

Monitoring Reference: AMRQ09 Aspect Monitored: Waste Policies Monitored: LU31 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities to serve more than one local authority area.	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan (RWP).	If there is a change in circumstance that leads to a change in the area of land needed for any regional facilities to serve more than one local authority area or if there is a change that leads to the cessation of such a 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.	7.25ha of land on the Glanyrafon Industrial Estate (Site Ref E0301) is allocated for resource recovery and waste management facilities to serve more than one Local Authority. To date 0% of the site's capacity has been taken up, and 0% of the regional waste management capacity identified in the RWP has been located in Ceredigion.	?

Analysis

During the monitoring period the authority dealt with the following planning applications relevant to waste:

AD Plants: One application only was received during this monitoring year, for retention of a 0.2MW Anaerobic Digester Plant to process on farm waste, including digester, slurry tank and related developments.

Ongoing:

The 40,000 tonne, 3.0MW AD facility at Stormy Down, Bridgend, operated by Agrivert, opened in December 2016, continues to receive food waste collected by the Council in Ceredigion.

The 15 year residual waste contract previously reported whereby all Ceredigion's residual waste is processed at sites at Lampeter in Ceredigion and Pembroke Port to remove recyclable materials, before being shredded, baled and wrapped at Pembroke Port to create a Refuse Derived Fuel (RDF), which is shipped to a high efficiency Energy from Waste power station in Sweden, is ongoing.

TAN 21(2014) recognises that the Regional Waste Plans (RWPs) (which set the capacity requirements covered by this indicator) are outdated and should now be revoked. Land allocation E0301 had been made in order to meet the requirements of the South West Wales RWP, but the size of the allocation was based on the land area needed to accommodate the lesser foreseeable requirements of a regional facility to serve the Central Wales Waste Partnership area (Ceredigion and Powys) and not the SWW area. This was done in the knowledge that given the very dispersed and low levels of waste generated across Ceredigion and Powys the waste industry would never consider rural west Wales to be a viable location for any regional facilities to serve the South West Wales Regional Waste Plan (SWWRWP) area.

The SWWRWP was published in 2007 and the SWWRWP 1st Review was published in 2008. This was the last of the SWWRWP publications produced. To address the vacuum TAN21: Waste (2014) required that a lead authority within each of the three RWP areas prepare an annual monitoring report for the region. Carmarthenshire CC has taken responsibility for this, and the latest Waste Planning Monitoring Report for South West Wales is (WPMR2018) covering the period 1st April 2017 to 31st March 2018. The Report confirms that the South West Wales Region has sufficient landfill void space to meet the requirements set out in TAN21 and that at the present time the management of residual waste and food waste is being adequately catered for.

Conclusions

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

Monitoring Reference: AMRQ010 (Statutory Indicator). Aspect Monitored: Aggregates. Policies Monitored: LU27 and LU30 Level: Core. Frequency: Annually. Source: SWRAWP Annual Surveys & Reports.				
Target	Indicator	Trigger and Actions	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
The extent of primary 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.	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.	<p>If the total level of permitted reserves, permitted output levels and actual output levels from aggregate sites in Ceredigion fall below the levels set in the RTS 1st Review, then an investigation into the situation will be triggered to ascertain the reasons why.</p> <p>If the issue is inadequate permitted reserves then consideration will be given as to whether or not there is a need to make further allocations and/or to identify 'Preferred Areas' for mineral extraction.</p>	<p>In 2016 sales of crushed rock aggregates were 0.18Mt i.e. 90% of the 0.2Mta RTS target. The 10-year average sales figure for 2006-2016 was 0.19Mt i.e. 95% of the 0.2Mta target.</p> <p>In 2016 sales of sand and gravel in South West Wales were 0.16Mt i.e. 48.5% of the 0.33Mta target. The 10-year average sales figure for 2007-2016 was 0.23Mt i.e. 69.75% of the 0.33Mta target. However, across the authority grouping the capacity of sites to supply</p>	+

		<p>If the issue is limitations on the levels of output permitted, consideration will be given as to whether there is scope to support applications to vary the conditions limiting the output levels.</p> <p>If the issue is actual output levels, then an investigation into whether the output is constrained by anything that might be addressed through the LDP, or is simply a reflection of demand.</p>	<p>(i.e. operational capacity and annual output levels permitted) exceeded 100% of the target, and continues to do so.</p>	
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Analysis

The SWRAWP RTS 1st Review sets Ceredigion a crushed rock apportionment of 0.2Mta to run to the end of the Plan period plus ten years beyond (i.e. to 2032) and sets a land-won sand and gravel apportionment of 0.3Mta collectively across Ceredigion, Carmarthenshire, Pembrokeshire and the Pembrokeshire Coast National Park (PCNP) to run to the end of the Plan period and seven years beyond (i.e. to 2029 for Ceredigion), with collaborative work required to achieve the joint 0.33Mta sand and gravel apportionment target outwith the PCNP.

In 2016 sales of crushed rock aggregates in Ceredigion were 0.18Mt, 90% of the target 0.2Mt apportionment. However, it is to be expected that sales will reflect fluctuations in demand; and despite a shortfall in 2014 (0.11Mt) and 2015 (0.16MT), relative to the RTS apportionment on 0.2Mt and the 10-year average sales have dropped below the apportionment figure of 0.2Mta at 0.19Mta whereas in 2015 it was slightly above, at 0.19 Mta. Figures taken from the 2016 Annual survey returns indicate that Ceredigion had around 5.374Mt of crushed rock reserves at the end of 2016, so if average sales were to continue to progress at the current 10 year average sales, these reserves would last until 2041. This is far longer than the landbank requirement set in MTAN1.

In 2016 the total sales of land-won sand and gravel across the sub-region was 0.16Mt (although the previous year it had been 0.27Mt) This is 48.5% of the target 0.33Mta apportionment. Although this was well short of the 0.33Mt jointly apportioned to the former Dyfed authorities, all demand for land won sand and gravel across the whole SWRAWP region was met by sites located within the former Dyfed area and all these sites were operating well within their operational capacity and well below their permitted annual output levels (which collectively exceeds the annual apportionment), indicating that the shortfall is again a demand issue, and not a failure of supply to meet demand. Across the former Dyfed area there is more than sufficient capacity to increase outputs to the jointly apportioned 0.33Mta if demand were ever to rise to that level, although if this was to occur, the landbank position would reduce more rapidly, so this would need to be monitored closely. Ceredigion alone currently has the capacity (based on maximum permitted outputs set by planning conditions) to contribute 0.248Mta to the group apportionment (i.e. 75.15% of the group target of 0.33Mta). Figures taken from the 2016 Annual Survey returns indicate that the South West Wales area had around 3.31 MT of sand and gravel reserves at the end of 2016, so if average sales were to progress at their 10 year average level of 0.23 Mta the reserves would last until 2030, just sufficient for 7 years supply at the end of the plan period. However, if the LDP allocations at Penparc and Pant quarries are delivered they would add approximately 2Mta to the reserves which at the current 10 year average sales rate of 0.23 Mta would add 8.5 years to the landbank. The trend in sales suggests that the 10 year average sales will continue to reduce over time especially due to the concrete industry increasing the use of sand alternatives.

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

Conclusions

Ceredigion's crushed rock sites are more than capable of meeting the apportionment set for Ceredigion in the RTS1st Review, and Ceredigion's sand and gravel sites (in combination with those sites located elsewhere in south west Wales, outside the National Park) are more than capable of meeting the required joint apportionment in any given year. The authority already contributes a significant proportion of the sand and gravel that is supplied from within south west Wales and is the only authority within the grouping to have additional site allocations in its LDP.

At the end of 2016 Ceredigion's permitted reserves of crushed rock aggregates and its permitted and allocated reserves of sand and gravel aggregates extended well beyond the levels needed to meet the landbank requirements of MTAN1, so there is no need

to amend the Minerals Policies in the LDP, nor to allocate any further sites for land-won sand and gravel in order to provide the required landbank

5. Monitoring Framework SA/SEA Indicators

Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA). This Section 5 includes monitoring the SA/SEA for the period 1st April 2017 – 31st March 2018. Indicators have been identified to assess the performance of Sustainability Objectives. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.

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

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

The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies.

The monitoring process is dependent upon a wide range of statistical information. Certain circumstances have lead to changes to the original Monitoring Framework. Any changes are detailed in Appendix 1 of the report.

Sustainability Objective:		1a Reduce greenhouse gas emissions in both existing and new development.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Annual emissions of basket greenhouse gases (by sector).	UK Government https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-2015	As available.	Emissions were last recorded in 2015 as follows: Industry & Commercial Electricity: 109.2 CO2 (Kt) Industry & Commercial Gas: 13.7 CO2 (Kt) Large Industrial Installations: 17.6 CO2 (Kt) Industrial & Commercial Other Fuels: 41.4 CO2 (Kt) Agriculture 64.5 CO2 (Kt) Domestic Electricity: 53.4 CO2 (Kt) Domestic Gas: 19.3 CO2 (Kt) Domestic Other Fuels: 90.1 CO2 (Kt) Road Transport (A roads): 87.5 CO2 (Kt) Road Transport (Motorways): _ CO2 (Kt) Road Transport (Minor roads): 65.9CO2 (Kt)	?

Monitoring Framework SA/SEA Indicators

			<p>Diesel Railways: 2.5 CO2 (Kt) Transport Other: 1.5 CO2 (Kt) LULUCF Net Emissions: --46.6 CO2 (Kt) Total for all sectors: 520 CO2 (Kt)</p>	
Ceredigion's global ecological footprint.	<p>Welsh Government http://gov.wales/docs/desh/publications/150724-ecological-footprint-of-wales-report-en.pdf</p>	As available	<p>The latest figures from 2015 indicate the following:</p> <p>Ecological Footprint of 3.59 global hectares per capita (gha/c) (compared to a Welsh Ecological Footprint of 3.28 (gha/c))</p>	0
The installed MW capacity of renewable energy development approved.	Ceredigion County Council	Annually	<ul style="list-style-type: none"> Work is in hand to address these indicators through the Development Management Service' new management system. This indicator will be kept under review. Emerging details will be included, either in this AMR, if available before the submission date or as an addendum 	?

			to the web site, with an inclusion in the 2018-19 report.	
Average consumption of: i. Ordinary Domestic Electricity, ii. Economy 7 Domestic Electricity, and iii. Domestic Gas.	Neighbourhood Statistics http://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=6275335&c=ceredigion&d=13&g=6491410&i=1001x1003x1006&k=electricity&m=0&r=1&s=1490797074770&enc=1&domainId=8&dsFamilyId=2009&nsjs=true&nsck=false&nssvg=false&nswid=1366	As Available	Consumption was last recorded in 2011 as follows: Consumption of Ordinary Domestic Electricity: 92,371 MWh Consumption of Economy 7 Domestic Electricity: 73,135 MWh Consumption of Domestic Gas: 107,871 MWh Total Consumption of Domestic Electricity and Gas: 273,377 MWh	?
<p>Analysis In 2011 total annual greenhouse emissions in Ceredigion were 510.5 CO₂ (Kt). Emissions last recorded in 2015 show a slight increase in the CO₂ (Kt) emissions released in Ceredigion.</p> <p>Ceredigion’s ecological footprint was last recorded in 2015 as 3.59 (gha/c). The rural nature of Ceredigion will continue to affect its ecological footprint due to its rurality and a combination of limited public transport and heavy reliance on private transport to access services. Access to public transport is limited and therefore there is a greater reliance on private transportation.</p>				
<p>Conclusions Ceredigion is providing a level of renewable energy helping Wales meet its national renewable energy target although unfortunately in this monitoring period we have not been able to identify the exact amounts and type and is actively seeking to reduce reliance on fossil fuel. The LDP continues to reduce greenhouse gas emissions in both existing and new development.</p>				

Sustainability Objective:		1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.		
Indicator	Source	Frequency	Performance (1 st April 2017 – 31 st March 2018)	
			Nature of performance	Significance
Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	Ceredigion County Council	Annually	This indicator can no longer be monitored.*	?
Number of commercial or other relevant developments (units and proportion) of 1,000m ² / 1ha or over that achieve BREEAM standard excellent.	Ceredigion County Council	Annually	Units: 0 Proportion: 0%	?
<p>Analysis The Code for Sustainable Homes Level 4 no longer exists due to the devolution of Building Regulations to the Welsh Government. Since 2014 BREEAM standards no longer apply to new development. Notwithstanding the removal of BREEAM requirements some buildings (such as Projects that benefit from Welsh Government funding) still opt to achieve this standard. There were no relevant developments that achieved BREEAM standard 'excellent' during the monitoring period.</p>				
<p>Conclusions Whilst the Code for Sustainable Homes Level 4 no longer exists the elements that relate to ensuring adequate measures to adapt to climate change (through energy efficient building design standards) now form part of the building regulations and hence apply to all new developments. Whilst BREEAM standards no longer apply to certain new developments some buildings seek to achieve excellent standards anyway and these developments will continue to be captured by this indicator. There are no concerns over the Sustainability objective. The LDP Revision is considering possible new indicators to measure sustainability in the longer term.</p>				

Sustainability Objective:		1c To reduce flood risk		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Amount of development permitted in the C1 and C2 floodplain areas as defined by TAN 15.	Ceredigion County Council	Annually	37 residential units were identified as being permitted within C2 flood zone. 3 holiday units, were also permitted in C2 flood zone. 0 residential units were approved in the C1 flood zone	+
Amount of new residential development (units) permitted with SuDS.	Ceredigion County Council	Annually	All new residential units have been permitted with SUDS.	+
Amount of new commercial (units) development over 500m ² permitted with SuDS	Ceredigion County Council	Annually	1 unit with floorspace of 500m ² or more has been permitted with SuDS.	+
<p>Analysis This analysis captures all sites that fall both wholly and partially within a flood zone. As a consequence, many sites actually have very little of their area within these zones. Of the 37 residential units and 3 holiday units approved in the floodzone, 26 units (70%) of all units pertain to A160694 which was an allocated site with only minimal land in the C2 floodplain none of which was to be developed. All applications approved in the floodzone have met the TAN 15 tests (refer to AMR Indicator Q07 for further information).</p>				

Conclusions

All applications approved in the floodzone have met the TAN 15 tests. Relevant land drainage conditions are included on all permissions for residential units and hence, all new residential units are permitted with SuDS. The objective has been met.

Sustainability Objective: 2a Minimise contamination and safeguard soil quality and quantity.				
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of permitted applications have been on brownfield land: 34% (91.21ha)	+
Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of completed development has been on brownfield land: 26% (50.55ha)	+
Average density of housing development permitted on allocated development plan sites.	Ceredigion County Council (AMR Indicator H13)	Annually	The average density of housing development permitted on allocated LDP sites is 19 units per hectare.	?
<p>Analysis Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute a high proportion of total developable land. However a percentage of brownfield land has been developed every year since adoption. AMR indicator H09 sets a target for residential development on previously developed land as 5%. This indicator shows that in excess of 20% of development is being secured and delivered on brownfield land for all types of development which is positive. The average density</p>				

of development on LDP allocated sites is broadly consistent with the LDP guideline density for allocated sites of 23 units per hectare.

Conclusions

Despite having only a low level of brownfield development, there are currently no concerns about the implementation of the LDP's policies as they encourage the use of brownfield development where appropriate. The average density of development on LDP allocated sites is lower than the average LDP guideline density of 23 units per Hectare, however this fluctuates regularly and has been justified on a case by case basis. The LDP continues to minimise contamination and safeguard soil quality and quantity.

Sustainability Objective:		2b To maintain and improve air quality across Ceredigion		
Indicator	Source	Frequency	Performance (1st April 2016 – 31st March 2017)	
			Nature of performance	Significance
Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , Benzene, ozone).	Ceredigion County Council Air Quality Progress Report 2015. The 2017 report will be prepared and submitted by September 2018 and the results reported in the next monitoring period.	Annually	<p>NO₂: An annual mean standard in 2015 of 40µg/m³ was not exceeded at any of the key monitoring locations in Ceredigion. The highest monthly mean NO₂ was recorded at the High Street, Lampeter, at 24.61 µg/m³ which is well below the annual mean standard.</p> <p>Concentrations of NO₂ continue to comply with the First European Air Quality Daughter Directive.</p> <p>PM₁₀ No new monitoring of particulate pollution was undertaken in 2015. Modelled background PM₁₀ concentrations in Ceredigion in 2014 were estimated to be less than</p>	0

		<p>13µg/m³ as an annual mean. Concentrations even at the worst, roadside and hot-spot locations in Ceredigion are therefore well below annual PM10 standard of 40 µg/m³</p> <p>Benzene Mandatory (and long-term indicative) standards for benzene were complied with in Ceredigion in 2015 at all monitored 'hot spot' and kerb-side locations that are relevant to public exposure. The longer term indicative standard of 3.25µg/m³ is also complied with at worst case locations in Ceredigion's main towns.</p> <p>Ozone The indicative 8 hour standard for Ozone was probably breached at a number of village locations in Ceredigion in 2015 (and</p>	
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		<p>in previous years – particularly those with very hot summers).</p> <p>An exceedingly high concentration of ozone was observed in Aberystwyth in 2008. This was the most severe ozone episode observed in Ceredigion to date. In November 2015 an ozone plume affected most of Ceredigion – including the main town of Aberystwyth where the monthly mean measured concentration exceeded the 8 hour standard.</p> <p>The Government accepts that ozone standards have been, and will continue to be breached with exceedances occurring more often in the south of the UK and in rural areas rather than cities and large towns.</p>	
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Analysis

Last year's AMR identified similar levels of air pollutants as this year, with all standards being complied with apart from ozone. No mean levels in relation to NO₂, PM₁₀ or Benzene were exceeded.

Ozone is the only pollutant of those included in the National Air Quality Strategy that can be more problematic in rural than in urban areas. Because sunlight drives the reactions that produce ozone, it is understood why ozone is usually more of a problem in the summer and in the south of the country (rather than in the north). Highest levels are more likely to occur during hot sunny days and levels increase during periods following the heavy production, and poor dispersion, of traffic fumes that are necessary for the precursor photochemical reactions to take place.

Conclusions

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

Sustainability Objective:		2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Bathing water quality.	Natural Resources Wales http://environment.data.gov.uk/wales/bathing-waters/profiles/index.html	Annually	14 monitored beaches for 2017 have quality standards of: 1. Aberporth: Good 2. Aberystwyth North: Excellent 3. Aberystwyth South: Good 4. Borth: Excellent 5. Cilborth: Excellent 6. Clarach South: Good 7. Llangrannog: Excellent 8. Llanrhystud: Excellent 9. Mwnt: Excellent 10. New Quay Harbour: Excellent 11. New Quay North: Sufficient 12. New Quay Traeth Gwyn: Sufficient 13. Penbryn: Excellent 14. Tresaith: Excellent	+

Analysis

Water quality is tested 20 times during the bathing water season from 15 May to 30 September each year. These samples are analysed against the standards laid out in the European Bathing Water Directive. Of the 14 beaches assessed in 2017 9 were classified as 'Excellent', 3 as 'Good' and 2 as 'Sufficient'. No beaches were classified as 'Poor'.

Conclusions

85.7% of the assessed beaches within Ceredigion are measured as meeting a minimum of 'Excellent' or 'Good' standards of the European Bathing Water Directive. LDP policies help support this by seeking to ensure that development does not pollute water bodies.

Sustainability Objective:		3a Make sustainable use of natural resources.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
<p>Total tonnage of Municipal waste and Performance against:</p> <p>Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). Target currently set at 58% (rising to 64% by 2019/20).</p>	<p>National Assembly of Wales Performance Indicators WMT10 (CCC).</p>	<p>Annually</p>	<p>Total Municipal waste for 2016/17 was 38,115.79t.</p> <p>For comparison in 2012/13 it was 34,584.46t 2013/14 it was 33,827.78t 2014/15 it was 34,102.56t and 2015/16 it was 35,203t</p> <p>For the financial year 2016/17 overall the authority achieved 70.52% of Municipal waste prepared for re-use, recycled /composted (or sent for Anaerobic Digestion (AD)), against an LART target of 58%</p> <p>In 2016/17 the target was exceeded in each quarter: Q1: 71% Q2: 68% Q3: 70%</p>	<p>+</p>

Monitoring Framework SA/SEA Indicators

			Q4 71%	
<p>Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill.</p> <p>The allowance target set for the authority is progressively more restrictive over time. It was set at</p> <p>11,635 tonnes for 2012/13 11,140 tonnes for 2013/14 10,645 tonnes for 2014/15 10,150 tonnes for 2015/16 & 9,656 tonnes for 2016/17</p> <p>NB 9,656t = 2414t / quarter</p>	<p>Waste Data Flow</p> <p>i. Report of the Landfill Allowances Scheme (LAS) Wales 2014/15, (NRW, October 2015)(This is the most recently published reported performance data).</p> <p>ii. National Assembly of Wales Performance Indicators WMT/0004a (CCC)</p>	Annually	<p>The volume of BMW sent to landfill during the financial year 2016/17 This equates to 44.8% of the landfill allowance being used.</p>	+
<p>Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.</p>	<p>NRW Waste Permit Returns Data Interrogator (Produced 06/06/16).</p>	Annually	<p>The total tonnage for the 2016 calendar year was 47,896.01t, of which 10,614.91t was landfilled (all landfilled out of County), 25,347.6t was recovered, 3,726.36t was transferred, 15,126.75t was incinerated and 24,535.4t was sent for treatment.</p>	+

Analysis (Provisional)

The authority continues to meet its Local Authority Recycling Targets (LART) and *landfill diversion targets.

Two years ago it was reported that all Ceredigion's residual waste was being processed at sites at Lampeter and Pembroke Port to remove recyclable materials, before being shredded, baled and wrapped at Pembroke Port to create a Refuse Derived Fuel (RDF), which is then shipped to a high efficiency Energy from Waste (EfW) power station in Sweden, as part of a 15 year contract with an opt-out option after 10 years. This contract commenced in March. The out of county⁶ preparation of RDF (Refuse Derived Fuel) for EfW (Energy from Waste) was suspended for a significant proportion of the reporting year. Recently approximately 150 tonnes of residual waste has been transported to the Viridor facility at Cardiff. This is a much reduced tonnage from that previously exported and is a temporary measure pending investigatory work into other options.

However, it still remains the case that there is no scope for complacency as further improvements will still be needed if the authority is to continue year on year to meet or exceed the progressively demanding LART and Landfill Allowance targets, meet the requirements of the Waste Framework Directive, and fully contribute to the Welsh Government's ambitious waste strategy as set out in Towards Zero Waste and the supporting Sector Plans (in particular the CIM Sector Plan).

Residual waste treatment is an issue, with a perceived regional over-reliance on overseas export (to Energy from Waste facilities abroad) and associated international market / policy volatility and uncertainties over landfills. There have been no new applications for Energy from Waste Facilities in SW Wales.

Swansea is acting as lead authority for procurement of a long-term contract for the Treatment of Residual Waste in South West Wales. Welsh Government has indicated that its preferred option is for an Energy from Waste facility which will be required to ensure that R1 energy efficiency is achieved and maintained throughout the contract term and that the facility will be Combined Heat and Power enabled, preferably with an off-take user identified.

As indicated in previous AMRs all the source segregated food waste collected by the authority in Ceredigion (and by Powys CC in Powys) is sent to an out of County Anaerobic Digestion (AD) facility, which contributes significantly to the authority's current

⁶ Pembroke Dockyard

success in meeting both the LART and landfill diversion targets. Until recently it went to Oxfordshire, but it now goes to a new 3MW AD facility at Stormy Down, Porthcawl, Bridgend, which opened in December 2016, under the same contract. This situation is unlikely to change for the foreseeable future as the contract does not expire until 2027.

The authority's waste management team remains committed to meeting the progressively more challenging targets that lie ahead, and is committed to driving the management of waste further up the waste hierarchy in line with the National Strategy 'Towards Zero Waste'. To do this, to date the authority has successfully relied upon (i) the existing waste sites within Ceredigion, (ii) the availability of land allocation E0301 on the Glanyrafon Industrial Estate and (ii) any new sites that might be developed under the permissive waste policies contained within the LDP

The authority has conducted a review of the way that household waste is collected from the kerbside. Future collection options include the kerbside collection of glass, kerbside sort, and options that would reduce the frequency of residual waste collection or impose limits on the amount of residual waste that households could set out for collection. Different options will require different infrastructure for the onward management of the materials once collected and the authority's waste management team will not know what infrastructure will be needed until a decision is made about the collection option. The review is also looking at the HWS and Waste Transfer Station infrastructure in South Ceredigion and considering any benefits that might arise from collaboration with Pembrokeshire County Council. This potential collaboration carries a number of additional uncertainties in terms of the most appropriate type and location of waste management facilities and future land take requirements. Options might include further development at the authority's existing Penrhos and/or Cardigan sites, but both these sites carry some risks in terms of waste and highways planning considerations. The review is due to be completed by the end of the summer 2018, so the period of uncertainty is likely to extend beyond the commencement of the LDP 1st Review.

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

present and foreseeable waste targets.

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

Conclusions

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

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		3b Build and maintain environmentally friendly, high quality services and infrastructure.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Ceredigion County Council (AMR Indicator Q06)	Annually	3 Service Centres constrained by infrastructure issues (Sewage treatment and/or water supply).	+
Analysis Engagement with DCWW is positive and ongoing. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 3. Refer to AMRQ06 above for further details.				
Conclusions Engagement with DCWW is positive. Since the beginning of the plan period the numbers of service centres that are constrained in part have reduced from 9 to 3. The LDP review and revision, as part of the candidate site process will consider any site specific infrastructure issues. This will ensure that any allocations to come forward in a replacement LDP are deliverable.				

Sustainability Objective:		4a To value, conserve and enhance biodiversity.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
% 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. 	Ceredigion County Council and Natural Resources Wales.	Annually	8.6% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity.	0
% of applications where there are enhancements for: <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 	Ceredigion County Council and Natural Resources Wales.	Annually	74.1% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.	?
Loss of priority habitat (ha) due to new development.	Ceredigion County Council.	Annually	1.45% of applications for development have resulted	0

Monitoring Framework SA/SEA Indicators

			in a loss of priority habitat (due to loss of hedgerows).	
Loss of sites (ha) that meet SINC criteria due to new development.	Ceredigion County Council.	Annually	1.09% application led to a loss of sites that meet SINC criteria (scrub).	0
<p>Analysis 8.6% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity. 67.35% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22. 12 applications for development have resulted in a loss of priority habitat (due to loss of hedgerows). One application led to a loss of sites that meet SINC criteria (scrub).</p> <p>The monitoring highlights that for the most part indicators are being met and hence biodiversity is being valued, conserved and enhanced. Notwithstanding actions have been identified to further support policy implementation and improve performance for the next monitoring period. For further information refer to LDP Indicators Q04 and Q05 above.</p>				
<p>Conclusions The objective has predominantly been met. Where targets are not being achieved actions have been identified to support better performance moving forward.</p>				

Sustainability Objective:		5a To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	Ceredigion County Council.	Annually.	Residential Development Permitted: Hectares: 2.1(18.5%) Units: 27 (14.8%) Residential Development Completed: Hectares: 1.6 (21.4%) Units: 31 (29.5%) Non-residential Development Permitted: Hectares: 2.0 (47.3%) Units: 9 (33.3%) Non-residential Development Completed: Hectares: 3.7 (40.1%) Units: 8 (26.7%)	+
Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area	Ceredigion County Council.	Annually.	Residential Development Permitted: Hectares: 6.1 (53.9%) Units: 103 (56.6%)	+

<p>with an overall evaluation of Outstanding.</p>		<p>Residential Development Completed: Hectares: 3.8 (49.7%) Units: 81 (77.1%)</p> <p>Non-residential Development Permitted: Hectares: 4.2 (66.2%) Units: 23 (85.2%)</p> <p>Non-residential Development Completed: Hectares: 5.4 (59.6%) Units: 20 (66.7%)</p>	
<p>Analysis</p> <p>Ceredigion is home to a rich, diverse and highly valued landscape. Consequently, around 45% of its land area has been deemed of high enough quality to afford designation as part of Special Landscape Areas (SLAs), of which there are thirteen. It also has around 15% of its land identified as being of Outstanding value according to LANDMAP’s Visual and Sensory Methodological Chapter, making it of national or even international importance.</p> <p>It should be noted that neither the SLA designations nor the outstanding LANDMAP evaluations necessarily preclude development and that many forms of development will have no effect on landscape. It should also be noted that where development does occur within SLAs and other highly valued landscapes, then the policies of the LDP can be used to require a higher quality of design and landscaping.</p> <p>An analysis of the relevant full and reserved matters planning applications reveals that in terms of hectarage the majority (63.4%) of residential permissions within SLAs are within SLA7: The Teifi Valley. This is to be expected since the valley is not only one of Ceredigion’s largest SLAs, but it is also it’s most populous, incorporating three Service Centres (Adpar, Tregaron and Cenarth).</p>			

Conclusions

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

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and 6b Build vibrant, safe and cohesive communities.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	Ceredigion County Council (AMR Indicator H10 & H11).	Annually	Since the adoption of the LDP, the following affordable homes have been committed: Permitted: 838 (29%) Completed: 450 (28%)	+
Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	Ceredigion County Council (AMR Indicator E06).	Annually	See Appendix 9.	+
Number of Lower Super Output Areas (LSOAs) in the most deprived 30%.	Welsh Government https://statswales.wales.gov.uk	As available	According to the Welsh Index of Multiple Deprivation (WIMD) (2015), 3 out of 46 LSOAs (6.5%) were identified as being within the most deprived 30%. These were, Aberystwyth Penparcau 1 (W01000515),	?

			Aberteifi/Cardigan - Rhyd-y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).	
Notifiable offences recorded by police by type.	Office for National Statistics https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatacommunitysafetypartnershiplocalauthoritylevel	As Available	<p>Statistics for notifiable offences for 12 months preceding December 2017 are as follows:</p> <ul style="list-style-type: none"> • Violence with Injury (Offences): 474 • Violence without Injury (Includes Harassment and Assault) (Offences): 621 • Robbery (Offences): 5 • Theft from the Person (Offences): 15 • Criminal Damage and Arson (Offences): 616 • Domestic Burglary (Offences): 127 • Non Domestic Burglary (Offences): 110 • Vehicle Offences (Includes Theft of and from Vehicles) (Offences): 118 • Drug Offences 	?

			(Offences): 302 • Sexual Offences (Offences): 179	
<p>Analysis</p> <p>In respect of Affordable Homes, the percentage is above the required target of 20% for both permissions and completions. See AMR Indicator H10 for further details.</p> <p>In respect of services and facilities in Service Centres, there has been little variation in the numbers of key services and facilities in recent years and since the LDP has only been the basis for decision making since April 2013 it is too early to tell if this strategy is having a significant effect on retaining or enhancing them. See AMR Indicator E06 for further details.</p> <p>With regards notifiable offences recorded by police by type, there have been no significant changes in the number or type of notifiable offences since plan adoption.</p> <p>Conclusions</p> <p>The AMR suggests that the proportion of Affordable Homes permitted and completed is making a positive contribution to the maintenance of the distinctive cultural identity of the County in a way that is responsive to a range of needs by enabling access to housing for local people in affordable housing need for both private and social housing sectors.</p> <p>There has been little variation since adoption of the numbers of key services and facilities in Rural Service Centres, deprived LSOA's and notable offences.</p>				

Sustainability Objective:		7a Promote and provide opportunities and services to maintain healthy communities.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	Ceredigion County Council.	Annually	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services: 10.6% (2017 data)	?
Proportion of new dwellings within 300m of their nearest natural green space.	Ceredigion County Council.	As Available.	This indicator could not be monitored this year as information was not available. Notwithstanding it is noted that previous monitoring identified a positive relationship.	+
Amount of new open space facilities (ha) provided.	Ceredigion County Council (AMR Indicator Q01 & Q03).	Annually.	Gain of over 0.5 Ha of open space within the county.	+
<p>Analysis</p> <p>Many of the applications received during this monitoring period relate to sites already granted as outline under the Unitary Development Plan (UDP) and as such it has not been possible to require the development to provide open space in accordance with Policy LU24.</p> <p>The proportion of dwellings within proximity to key health services is 10.6%. This is due to the rural nature of the county and historic population distribution. Due to this indicator not being reported previously this will act as a baseline for future monitoring. It is hoped that results improve as more permissions are granted in accordance LDP strategy to ensure a sustainable pattern of development.</p>				

Due to the rural nature of Ceredigion, all properties are within 300 metres of natural greenspace according to the NRW data on 'provisionally accessible natural greenspace'. Refinement of the information on natural greenspace from NRW needs to occur in order to provide a more precise answer in future plan periods.

Conclusions

The LDP continues to promote and provide opportunities and services to maintain healthy communities.

Sustainability Objectives:		8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Tourist days and Tourist numbers by i. Serviced Accommodation, ii. Non-Serviced Accommodation, iii. Staying with friends or relatives and iv. Day Visitors.	Ceredigion County Council http://www.discoverceredigion.co.uk/English/footer/tradepartner/site/tourismreportstatistics/Pages/default.aspx	As Available	This information is for the 2016 calendar year and is the latest information available: 1,231,000 Total Staying Visitors including: <ul style="list-style-type: none"> • 202,970 persons staying in Serviced Accommodation • 913,210 persons staying in Non-Serviced Accommodation • 115,280 persons staying with Friends or Relatives • 1.48 million day visitors. 	0
<p>Analysis There has been no significant changes in total visitor numbers or visitor types in recent years and a slight increase in the economic impact of tourism is evident. The levels of visitor numbers both staying and non-staying have fluctuated marginally over the past 10 years but have consistently been around the figures presented here. However the levels of economic benefit of tourist visits continues to steadily increase.</p>				

Monitoring Framework SA/SEA Indicators

The Council is currently undertaking a bedstock survey, the results of which will feed into the 2017 STEAM results. Further analysis will be undertaken following the publication of the STEAM report expected in Autumn 2018.

Conclusions

Whilst there has been a notable drop in numbers for staying visitors this does not appear to be Ceredigion specific. The suite of tourism policies in the LDP are considered to support the objective and the LDP continues to promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.

Sustainability Objectives:		9a Increase opportunities to build the Ceredigion education and skills base.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Number and % of people aged 16-64 with NVQ qualifications.	https://www.nomisweb.co.uk/reports/lmp/la/1946157390/report.aspx?town=ceredigion%20-%20tabquals#tabquals	Annually.	<ul style="list-style-type: none"> • NVQ4 and above: 14,800 (31.4%) • NVQ3 and above: 28,200 (59.9%) • NVQ2 and above: 38,100 (81%) • NVQ1 and above: 42,200 (89.6%) • Other qualifications: 1,300 (2.7%) • No qualifications: 3,600 (7.6%) 	?
Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.	Ceredigion County Council.	2011 - 13 and 2021 - 23	Not due to be monitored this year	N/A
<p>Analysis The LDP strategy continues to promote growth in sustainable locations. Changes due to schools modernisation will be factored into the LDP Review.</p> <p>In Ceredigion the numbers achieving NVQ qualifications has decreased for all NVQ and other qualifications and a slight increase in no qualifications has been realised. When comparing Ceredigion to the Wales averages the Ceredigion population have higher levels of NVQ Qualifications and lower levels of Other Qualifications. Further, only 7.6% of the Ceredigion population have no</p>				

Monitoring Framework SA/SEA Indicators

qualifications compared to the Wales average of 8.7%.

Conclusions

There are no concerns over the LDP Strategy and policy in relation to the objective.

Sustainability Objectives:		10a Promote the use of the Welsh language.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Number and % of persons age 3 and over who say they can speak Welsh by Census year.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011 - 13 and 2021 - 23	31 st March 2011: <ul style="list-style-type: none">All persons aged 3 and over: 73,847Persons who can speak Welsh: 34,964Persons who cannot speak Welsh: 38,883Percentage of people who say they can speak Welsh: 47%	N/A
% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	Welsh Government https://statswales.wales.gov.uk/Catalogue/Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure	Annually	31 December 2017, persons aged 3 and over: <ul style="list-style-type: none">All persons aged 3 and over: 75,000Persons who can speak Welsh: 43,900Persons who cannot speak Welsh: 29,700Percentage of people who say they can speak Welsh: 58.6%	?

Monitoring Framework SA/SEA Indicators

Number and % of Ceredigion pupils who speak Welsh at home.	Ceredigion County Council School Census	Annually	Data is for the academic year 2017 - 2018: <ul style="list-style-type: none"> • Speaks Welsh at home: 3,356 (35.01%) • Does not speak Welsh at home: 3,961 (41.33%) • Not applicable (cannot speak Welsh): 2,215 (23.11%) • No information provided: 52 (0.05%) 	?
The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	Welsh Government https://statswales.gov.wales (National Strategic Indicators)	Annually	Data for year 2016/2017: 470 pupils were assessed in Welsh out of a total of 704 pupils (66.76%)	?
<p>Analysis</p> <p>The APS estimates indicate that the number of Welsh speakers in Ceredigion has increased slightly. In December 2017 58.6% of people in Ceredigion could speak Welsh. This compares to 53% (2016), and 52.3% (2015 and 2014) 54.3% (2013).</p> <p>Education data taken from Ceredigion’s annual School Census and Welsh Government’s National Strategic Indicator indicates there has not been a significant change in the number of children who do and do not speak Welsh at home or undertake school assessments in Welsh during the monitoring period.</p> <p>Policy DM01 of the LDP requires that the impact of development on the Welsh Language and the Community is assessed in certain circumstances. To support the implementation of this policy an SPG was adopted on 23rd June, 2015. Following the adoption of the SPG the Council is also reporting the performance of Policy DM01 requirements for a Community Linguistic Impact Assessment (CLIA) in the annual Welsh Language Monitoring Report. However this guidance does not necessarily reflect the latest TAN 20 and</p>				

will need to be amended in accordance with the new policy during the review process.

Conclusions

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

Monitoring Framework SA/SEA Indicators

Sustainability Objectives:		11a Reduce the need to travel/transport and promote sustainable modes of transportation; and		
		11b Improve accessibility to services for communities, and connectivity for the sake of the economy.		
Indicator	Source	Frequency	Performance (1st April 2016 – 31st March 2017)	
			Nature of performance	Significance
Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including supermarket, post office and doctor surgery and/or hospital; by walking, car and public transport.	Ceredigion County Council	Annually	Supermarket <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 99.94% • 60 min.: 0.05% • 90 min.: 0.01% • Over 90 min.: 0% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 67.51% • 60 min.: 14.19% • 90 min.: 1.64% • Over 90 min.: 17.08% • Walking: <ul style="list-style-type: none"> • 30 min.: 36.84% • 60 min.: 8.62% • 90 min.: 11.85% • Over 90 min.: 42.69% Post Office <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 99.99% 	?

		<ul style="list-style-type: none"> • 60 min.: 0% • 90 min.: 0% • Over 90 min.: 0.01% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 77.67% • 60 min.: 6.42% • 90 min.: 0.43% • Over 90 min.: 15.49% • Walking: <ul style="list-style-type: none"> • 30 min.: 50.65% • 60 min.: 20.00% • 90 min.: 12.76% • Over 90 min.: 10.59% <p>Doctor surgery and/or hospital</p> <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 99.99% • 60 min.: 0% • 90 min.: 0% • Over 90 min.: 0.01% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 73.16% • 60 min.: 9.79% • 90 min.: 0.73% • Over 90 min.: 16.32% • Walking: <ul style="list-style-type: none"> • 30 min.: 44.26% 	
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Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • 60 min.: 12.66% • 90 min.: 15.75% • Over 90 min.: 27.33% <p>Last recorded in 2017</p>	
Volume of road traffic.	http://gov.wales/docs/statistics/2016/161130-road-traffic-2015-en.pdf	Annually	<p>Traffic volume was last recorded in 2016 as follows:</p> <p>0.76 Billion vehicle kilometres.</p>	?
The main mode of transport for traveling to work.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	<p>31st March 2011:</p> <ul style="list-style-type: none"> • All categories: Method of travel to work (alternative): 57,405 • Work mainly at or from home: 6,780 (11.8%) • Underground, metro, light rail, tram: 32 (0.1%) • Train: 125 (0.2%) • Bus, minibus or coach: 910 (1.6%) • Taxi: 98 (0.2%) • Motorcycle, scooter or moped: 148 (0.3%) • Driving a car or van: 17,917 (31.2%) • Passenger in a car or 	N/A

			<ul style="list-style-type: none"> van: 1,652 (2.9%) • Bicycle: 361 (0.6%) • On foot: 4,266 (7.4%) • Other method of travel to work: 157 (0.3%) • Not in employment: 24,959 (43.5%). 	
Number of car or vans per household.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	<p>31st March 2011:</p> <ul style="list-style-type: none"> • All households: 31,562 • Households with no cars or vans: 5,803 (18.4%) • Households with 1 car or van: 13,627 (43.2%) • Households with 2 cars or vans: 8,677 (27.5%) • Households with 3 cars or vans: 2,449 (7.8%) • Households with 4 or more cars or vans: 1,006 (3.2%) • Sum of all cars or vans: 42,905. 	N/A
<p>Analysis The impact of new residential development as a proportion of existing housing stock dispersed across the County is likely to be largely imperceptible on a year by year basis and in respect of some of the data; causal relationship between journey times and residential development is not easily identifiable. Analysing the data over a longer time period may however offer some indication as to the effects of the LDP.</p>				

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

Conclusions

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

Sustainability Objectives:		12a Encourage a vibrant and diversified economy.		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Number and % of economically active people in employment.	NOMIS Official Labour Market Statistics https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx	Annually	January 2017 – December 2017: <ul style="list-style-type: none"> • Economically Active: 34,800 (69.7%) • In employment: 32,900 (65.5%) • Employees: 24,500 (50.7%) • Self-employed: 7,600 (13.7%) • Unemployed (model-based): 1,600 (4.7%). 	+
Median gross weekly pay for residents within Ceredigion.	NOMIS Official Labour Market Statistics https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx	Annually	January 2017 to December 2017: <ul style="list-style-type: none"> • Full-time workers: £470.70 • Male full-time workers: £523.10 • Female full-time workers: £399 	?
Number of employees by broad economic sector.	Stats Wales: https://statswales.wales.gov.uk/	Annually	Workplace employment by industry 2015 as follows:	+

Monitoring Framework SA/SEA Indicators

	Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/WorkplaceEmployment-by-WelshLocalAreas-Industry		<ul style="list-style-type: none"> • Agriculture, forestry and fishing: 4,700 • Production: 1,800 • Construction: 3,200 • Wholesale, retail, transport, hotels and food: 9,100 • Information and communication: 700 • Finance and insurance activities: 300 • Real estate activities: 500 • Professional, scientific and technical activities; administrative and support service activities: 2,300 • Public administration, defence, education and health: 12,200 • Other service activities: 2,300 • All industries: 37,000 	
Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03).	Annually	Amount of economic development permitted on allocated sites as a % of LDP allocations:	+

			Units: 47 (49%) Area:47.25ha (43%).	
Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03).	Annually	Amount of economic development completed on allocated sites as a % of LDP allocations: Units: 41 (52%) Area: 2.75ha (24%).	+
Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	Ceredigion County Council.	Annually	Survey carried out February 2018: <ul style="list-style-type: none"> • Aberaeron: 10.1% • Cardigan: 12.6% • Aberystwyth: 9.9% • Lampeter: 11.5% • Llandysul: 28.6% • Tregaron: 16.7%. 	0
% of retail uses on primary retail frontage.	Ceredigion County Council (AMR Indicator E07).	Annually	See AMR Indicator E07 results.	+
% of retail uses on secondary retail frontage.	Ceredigion County Council (AMR Indicator E07).	Annually	See AMR Indicator E07 results.	+
Footfall levels in Aberystwyth.	Ceredigion County Council.	Annually	Footfall recorded 27 th of October 2017, between 10am and 5pm: <ul style="list-style-type: none"> • Great Darkgate Street: 2,594 • Sgwar Owain Glyndwr: 2,845 	+

			<ul style="list-style-type: none"> • Terrace Road (North): 2,344 • Terrace Road (South): 2,185 • Chalybeate Street: 1,797 • Clocktower – Bridge Street: 292 • Clocktower – Upper Great Darkgate: 294 • Promenade: Not recorded • Eastgate: Not recorded • Pier St: Not recorded • Total: 12,351 	
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Analysis

While the economic recession caused the numbers in employment to drop from 69.6% in 2010 to 61.3% in 2011/2012, since then there has been a steady rise in numbers in employment. This monitoring period shows an increase in the proportion of economically active persons in employment from 69% (2016) to 69.7% (2017). The proportion of economically active persons in employment may seem low, being lower than the Wales (76%) and UK (78.4%) average but Ceredigion has a relatively high student population, which contributed to a significant percentage of those individuals not in employment.

Gross weekly pay for full time employees has not varied significantly since the LDP was adopted. Further, given that the Ceredigion figures are derived from survey data for a small area, the year on year change may be more the result of sample variability than evidence of an actual change in income. Notwithstanding, wages in Ceredigion continue to be lower the Welsh and UK averages and the assumed growth is also below the average annual rate of inflation for this period.

In relation to the development of the LDP’s allocated employment sites, 49% of their area is now committed for development and 52% of the units have been completed. Most of the completions recorded were completed prior to the adoption of the LDP as many

of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses. This is a satisfactory situation at this point in the Plan period.

Shop vacancy rates are highly variable between Town Centres. The average shop vacancy rate within Ceredigion's Town Centres is 14.9%. This figure compares to 13.6% (2017), 7.6% (2016), 9.1% (2015) and 11.9% (2014). This is on a par with the UK vacancy average, which according to the Local Data Company (was 12.3% in June 2015). Therefore, with the exception of Llandysul (28.6%) and Tregaron (21.4%) all town centres are performing better than the national average and overall, the situation is an optimistic one, particularly as Aberystwyth, which is by far Ceredigion's largest shopping centre, has a vacancy rate of just 9.9%.

Ceredigion's Primary and Secondary retail frontages, which exist only in Aberystwyth and Cardigan, also offer a varied picture. In Aberystwyth Primary Frontages, the proportion of retail uses varies from between 88.9% to 42.9%; while it's Secondary Frontages vary between 76.9% and 26.7%. In Cardigan Primary Frontages, the proportion of retail uses is 76% in both of the primary retail frontage areas while it's Secondary Frontages vary between 90.9% and 28.6%.

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

When considering A class uses (including use classes A1, A2 and A3), primary frontages in Aberystwyth range from 80 – 100% (combined 91.4%) and in Cardigan 95.8 – 100% (98% combined) and secondary frontages in Aberystwyth range from 80 – 100% (combined 89.2%) and in Cardigan range from 71.4 – 100% (combined 89.3%). This picture indicates that all frontages are all exceeding required policy targets.

Footfall surveys have been conducted in Aberystwyth annually since 2012. It is noted that not all locations were recorded this year and last year, however, of the locations that were recorded and totals of footfall remain similar to previous years. The total footfall recorded in 2017 (12,351), was positive, (especially as the clock tower locations were only monitored for half the time than usual due to a lack of surveyors), being higher than that recorded in 2016 (10,144) and 2015 (9886). Notwithstanding this positive result, given the relatively short period over which the survey has been conducted, it is not possible to draw any major conclusions to date. It was expected that the opening of both Tesco Super Store and Marks and Spencers (the Mill Street Development) has the

potential to impact on footfall patterns in Aberystwyth and the significant increase in footfall measured across the town appears to bear this out.

Conclusions

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

6. Conclusions and Recommendations

- 6.1 The findings of the 3rd AMR in 2016 triggered plan review. An LDP Review Report has been prepared and consulted on. The Review Report sets out the extent of changes required to the LDP identified in the preceding AMR's, updates to the evidence base and ongoing surveys. A delivery Agreement has been prepared and submitted and signed off by Welsh Ministers, The candidate sites process has begun.
- 6.2 In regard to contextual changes, new legislation, policy and external conditions which have been introduced during this monitoring period. Of these however, nothing has resulted in any significant changes in the context of the plan. It is considered that the Council will be best placed to consider any required changes to the LDP as part of the LDP review and revision which has already been triggered.
- 6.3 In regard to the AMR Indicators, this years results show that the plan is performing successfully across a range of areas. Of the 32 AMR Indicators 22 (69%) are meeting identified targets or where targets are not being met there are no concerns over the implementation of polices. A further 6% of indicators are either not due to be monitored this year or no conclusion can be drawn at this stage. Only 8 (25%) have been identified of concern and their performance is summarised in the following table:

Conclusions and Recommendations

Indicator	Policies	Performance	Comment
AMRH02 – Settlement Strategy Countywide	S01, S02, S03, S04.	-	A less than positive movement has occurred towards the identified targets from plan adoption comparative to last year although the ratio is broadly consistent with the identified target.
		-	The target has not been met for completions which when measured from adoption are 42:16:42. The LDP revision should consider the Settlement strategy and continue to identify ways to deliver housing in sustainable locations.
AMRH03 – Settlement Strategy Settlement Groups	S01, S02, S03, S04.	-	<p>The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance identified in Appendix 2 of the LDP. Since 2014, the change in the percentage split of commitments varies from +31.9% (Tregaron) to -14.3% (Talybont) and the change in the percentage split of completions varies from +29.7% (Felinfach) to -9.9% (Pontrhydfendigaid).</p> <p>It is recommended that the LDP revision should consider the settlement strategy in general and specifically delegated and non-delegated planning application decisions by location (and specifically post plan adoption) and spatial distribution of growth need and delivery to better understand the spatial variations in balance across the County.</p>
AMRH04 – Settlement Strategy –	S01, S04	-	49% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked



Indicator	Policies	Performance	Comment
Development in 'Linked Settlements'			<p>Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04.</p> <p>The LDP revision should consider why there is a negative shift away from capacity limits across the county.</p>
AMRH05 – Settlement Strategy – Development in 'Other Locations'	S01, S04	-	Half of residential development (8 Units) in 'other locations' approved during the monitoring period was in accordance with the LDP and National Policy. 8 further units were approved outside that permitted by the LDP strategy, TAN 6 and PPW 9.2.22. These applications were approved by Committee contrary to officer recommendation.
AMRH06 – Housing Land Supply	S01, S02, S03, S04, LU05	-	The 5 year land supply target is not being met. The LDP revision will need to consider the appropriateness of the LDP's housing strategy, policies and allocations.
AMRH07 – Delivery of Allocated Housing Sites	S01, S02, S03, S04	-	<p>The identified targets for 2018 (40% commitments and 20% completions) have not been met. The percentage of anticipated units (permissions) and completions on allocated sites have both changed from the previous monitoring period to 14% and 2.7% respectively. This indicates positive progress on one, and minor fall in another towards the identified targets for 2018 however the realised percentages are significantly below the 40% requirement.</p> <p>The LDP review will need to consider delivery of allocated sites in more detail.</p>
AMRH08 – Housing	S01, S03	-	Whilst the target has not been achieved, positive movement in the right

Conclusions and Recommendations

Indicator	Policies	Performance	Comment
Development in the Right Locations			<p>direction is evident since plan adoption and since the previous monitoring period.</p> <p>The LDP revision will need to consider the appropriateness of existing allocated sites to inform a replacement Plan.</p>
AMRH14 – Delivery of Housing	LU05	-	<p>Average ratio across the County is 14outstanding consents to every 1 completion. Completions are complicated by external factors outside the control of the LPA including financing requirements, the lack of volume builders, and limited commercial finance opportunities for small independent builders.</p>

- 6.4 In regard to the LDP Housing indicators where concerns have been identified, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress is not as fast as anticipated and concern remains that some plan period targets will not be achieved by 2022. Other housing indicators highlight the need for further investigation and new and emerging evidence which is informing the LDP review. The key concerns identified by the 5th AMR relate primarily to the LDP strategy and housing supply and delivery and specifically Policies S01, S02, S03 and S04 and LU05.
- 6.5 LDP review and revision (which has already been triggered by the 3rd AMR in 2016) will need to consider the following:
- The 2014 based population and household projections and their implications for development;
 - The Settlement strategy (county-wide, at settlement group level, and development coming forward in 'linked settlements and other locations);
 - The appropriateness of allocated sites; and
 - The lack of housing delivery in general and in service centres/the right locations.
 - How to support a more effective supply and delivery of housing (and affordable housing) across the County; and
 - The delivery of existing employment allocations and the economic land supply needs into the future.
 - Updated and emerging evidence base.
- 6.6 Finally, the AMR includes 53 Sustainability Indicators. This year's monitoring results indicate that an overall positive effect on sustainability has been realised.

Appendix 1 Summary of LDP Indicators

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH01	Overall population; HE and non-HE population; and Average net migration.	Local	N/A	N/A	N/A	N/A	N/A				
AMRH02	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.	Local	0	0	-	+	-				
AMRH03	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.	Local	0	0	-	-	-				
AMRH04	From 1 st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual	Local	0	0	-	-	-				

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Linked Settlements.										
AMRH05	From the date of adoption, the type of development permitted.	Local	?	0	-	-	-				
AMRH06	Housing Land Supply as of 1 st April per annum.	Core	+	0	-	-	-				
AMRH07	Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units and ha) as follows: At 31 st of March 2015, 40% At 31 st of March 2017, 60% At 31 st of March 2019, 84% At 31 st of March 2021, 100% Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows: At 31 st of March 2015, 20% At 31 st of March 2017, 40% At 31 st of March 2019, 64% At 31 st of March 2021, 88%	Core	0	0	-	-	-				
AMRH08	Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (ha and units	Core	0	0	-	-	-				

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	post LDP adoption). Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (ha and units post LDP adoption).										
AMRH09	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	Local	+	+	+	+	+				
AMRH10	The number of net additional affordable and general market dwellings permitted since (1 st April) 2007. The number of net additional affordable and general market dwellings completed since (1 st April) 2007.	Core	0	0	0	0	0				
AMRH11	The proportion of residential	Local	+	+	+	+	0				

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	applications where a viability challenge is mounted. The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges.										
AMRH12	Completions and Commitments by type	Local	?	0	0	0	0				
AMRH13	Average density of housing development permitted on allocated development plan sites	Local	0	0	+	+	0				
AMRH14	The ratio of outstanding permitted residential units to residential completions.	Local	0	0	0	-	-				
AMRH15	Number of Full or RM consents by housing type and bedroom number since adoption. Number of completions by housing type and bedroom number since adoption.	Local	0	0	0	0	0				
AMRE01	Net economic land supply/development (ha/sq. m)	Core	+	+	+	+	+				
AMRE02	Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).	Core	+	+	+	0	0				

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).										
AMRE03	Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units). Amount of economic development completed on allocated sites as a % of total development completed (ha and units).	Local	+	+	+	+	+				
AMRE04	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	Local	0	0	+	+	+				
AMRE05	Amount of major (development over 800 gross	Core	+	?	?	+	+				

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	sq. m) office, retail and leisure development, permitted within and outside established town and district centre boundaries.										
AMRE06	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	Local	?	+	+	+	+				
AMRE07	Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.	Local	0	0	+	+	+				
AMRQ01	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land	Local	0	+	+	+	+				
AMRQ02	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land	Local	0	0	0	0	0				
AMRQ03	Relevant planning applications as captured by Policy LU24.	Local	0	0	0	0	0				
AMRQ04	% of development permitted	Local	+	0	-	0	0				

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	where there are predicted to be significant residual long term or unknown effects on: LNRs, SINC 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										
AMRQ05	% of applications where enhancements for: Biodiversity (including LNRs, SINC and priority habitats and species); Ecological Connectivity; Trees, hedgerows and woodlands; or Ecosystem services and natural processes as required in accordance with Policies DM14, DM15, DM20 and DM22	Local	-	-	0	+	0				
AMRQ06	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Local	?	?	+	+	+				
AMRQ07	% of development	Local	-	0	+	+	+				

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	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.										
AMRQ08	The installed MW capacity of renewable energy development approved within SSA D	Local	0	?	0	0	?				
AMRQ09	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.	Local	?	?	?	?	?				
AMRQ10	The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement.	Core	0	0	0	+	+				

Appendix 2 Summary of Sustainability Indicators

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
1a Reduce greenhouse gas emissions in both existing and new development.	Annual emissions of basket greenhouse gases (by sector).	?	?	?	+	?				
	Ceredigion's global ecological footprint.	-	-	0	0	0				
	The installed MW capacity of renewable energy development approved.	+	+	+	+	?				
	Average consumption of Ordinary Domestic Electricity, Economy 7 Domestic Electricity, and Domestic Gas.	?	?	?	?	?				
1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.	Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	0	?	?	?	?				
	Number of commercial or other relevant developments (units and proportion) of 1,000m ² / 1ha or over that achieve BREEAM standard excellent.	+	+	?	?	?				
1c To reduce flood risk.	Amount of development (units and ha) permitted in C1 and C2 floodplain areas as defined by TAN 15.	0	0	0	+	+				
	Amount of new residential	+	+	+	+	+				

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	development (units and proportion) permitted with SuDS.									
	Amount of new non-residential (units) development over 500m2 permitted with SuDS	+	+	+	+	+				
2a Minimise contamination and safeguard soil quality and quantity.	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	+	+	+	+	+				
	Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	+	+	+	+	+				
	Average density of housing development permitted on allocated development plan sites.	+	+	+	+	?				
2b To maintain and improve air quality across Ceredigion.	Levels of key air pollutants (e.g. NO2, PM10, Benze, ozone)	0	0	0	0	0				

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	
2c	Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Bathing water quality.	+	+	+	+	+				
3a	Make sustainable use of natural resources.	Total tonnage of Municipal waste and Performance against: Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). Target currently set at 52%.	+	+	+	+	+				
		Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13 & 11,140 tonnes for 2013/14.	+	+	+	+	+				
		Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.	+	+	+	+	+				
3b	Build and maintain	The number of Service	0	0	+	+	+				

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
environmentally friendly, high quality services and infrastructure.	Centres constrained by infrastructure issues (Sewage treatment and water supply).									
4a To value, conserve and enhance biodiversity.	% of development permitted where there are predicted to be significant residual long term or unknown effects on: <ul style="list-style-type: none"> • 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. 	+	-	-	0	0				
	% of applications where there are enhancements for: Biodiversity (including LNRs, SINC's and priority habitats and species); Ecological Connectivity; Trees, hedgerows and woodlands; or Ecosystem services and natural processes.	-	-	0	+	?				
	Loss of priority habitat (ha) due to new development.	-	-	-	0	0				
	Loss of sites (ha) that meet SINC criteria due to new	0	0	-	0	0				

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	development.									
5a To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, and local distinctiveness, historic and cultural heritage.	Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	+	+	+	+	+				
	Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area with an overall evaluation of Outstanding.	+	+	+	+	+				
6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and 6b Build vibrant, safe and cohesive communities.	Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	+	+	+	+	+				
	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	?	?	+	+	+				
	Number of LSOAs in the most deprived 30%.	?	?	?	?	?				
	Notifiable offences recorded by police by type.	?	?	?	?	?				
7a Promote and provide opportunities and services to maintain healthy	Proportion of dwellings within agreed walking/cycling distance (400m) of key health	N/A	N/A	N/A	?	?				

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
communities.	services.*									
	Proportion of new dwellings within 300m of their nearest natural green space.	+	+	+	+	+				
	Amount of new open space facilities (ha) provided.	+	+	+	+	+				
8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.	Tourist days and Tourist numbers by (i) Serviced Accommodation, (ii) Non-Serviced Accommodation, (iii) Staying with friends or relatives and (iv) Day Visitors.	0	0	0	0	0				
9a Increase opportunities to build the Ceredigion education and skills base.	'Number and % of people aged 16-64 with NVQ qualifications'	?	?	+	?	?				
		+	?	?	?	?				
	Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by walking public transport and car.	+	+	+	N/A	N/A				
10a Promote the use of the Welsh language.	Number and % of persons age 3 and over who say they can speak Welsh by Census year.	0	0	0	N/A	N/A				
	% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	?	?	?	?	?				

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Number and % of Ceredigion pupils who speak Welsh at home.	?	?	?	?	?				
	The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	?	?	+	0	?				
11a Reduce the need to travel/transport and promote sustainable modes of transportation; and 11b Improve accessibility to services for communities, and connectivity for the sake of economy.	Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) supermarket, (ii) post office and (iii) doctor surgery and/or hospital; by walking, car and public transport.	?	?	?	?	?				
	Volume of road traffic.	?	?	?	?	?				
	The main mode of transport for traveling to work.	?	?	N/A	N/A	N/A				
	Number of car or vans per household.	?	?	N/A	N/A	N/A				
12a Encourage a vibrant and diversified economy.	Number and % of economically active people in employment.	+	+	+	+	+				
	Median gross weekly pay for residents within Ceredigion.	?	+	+	?	?				
	Number of employees by broad economic sector.	?	+	+	+	+				
	Amount of economic development permitted on allocated sites as a % of LDP	+	+	+	+	+				

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

Appendix 3: Status of Allocated Sites

Housing

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0101	Cae Rhiwgoch, Aberaeron	1.78	19	Aberaeron (Llwyncelyn)	Discussion has commenced with regard to bringing this site forward.
H0102	Site adj to Llwyncelyn Primary Llwyncelyn.	2.49	39	Aberaeron (Llwyncelyn)	Issues in regard to the WWTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves.
H0103	Land behind Ivy Dean Llwyncelyn	2.26	41	Aberaeron (Llwyncelyn)	Discussion has commenced with regard to bringing this site forward.
H0104	Land south of Maesypentre Llwyncelyn	0.44	9	Aberaeron (Llwyncelyn)	Remainder of allocation has permission and is under construction. .
H0201	Land at Stepside Farm, Gwbert Road (1)	2.76	78	Cardigan	LDP trajectory: 2013-2017. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site. Part of site in different ownership and has submitted a pre-application query submitted in 2016 regarding development options for the site.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0202	Land at Stepside Farm, Gwbert Road (2)	1.16	33	Cardigan	LDP trajectory: 2018-2022. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site.
H0203	Pentop Fields	0.64	19	Cardigan	A130988 application by RSL (Tai Ceredigion) for 23 units social housing units at Awel yr Afon, including wheelchair access bungalow - approved. All under construction 2018.
H0204	Adj. to Roby Villa, St Dogmaels	0.63	16	Cardigan	The site owner has been contacted regarding progress and we await further updates.
H0301	Maes Crugiau, Penparcau	1.50	53	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Site Complete
H0302	Piercefield Lane, Penparcau	3.90	118	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Full permission granted for 49 dwellings.
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2013-2017. This site is owned by the Council who are currently working up a scheme for the site the intention is to submit an application in the near future for a mixed tenure site working in partnership with an RSL.
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	A140679 – Outline application for 48 units being processed awaiting s106 signing.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0305	Maesceinion, Waun Fawr	9.49	266	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	The site owner has been contacted regarding progress and we await further updates.
M0305 (part)	Llanbadarn Campus, Llanbadarn Fawr	10	450 Housing (See main entry in Mixed Use table below)	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2018 - 2022. This is part of a mixed use development with the housing element of the site to come forward after the employment uses on site have been secured.
H0306	Land at Southgate, Penparcau	5.40	189	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: Development to occur in 2 phases over last part of the plan period (2018-2022). Hydraulic restrictions exist in relation to sewage - can be addressed by private contributions. Major highway improvements required.
H0401	Land opposite Parc y Trap	2.69	35	Adpar	Extensive pre-application discussions have commenced with regard to bringing this site forward. Negotiations with regards to the sale of Council owned land are currently being finalised and a planning application is expected imminently.
H0501	Former Lampeter Primary School	0.65	12	Lampeter	A170192 for 20 affordable units refused 30/04/2018. A180436 application for demolition of school – no prior approval required.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0502	Site rear of Ffynon Bedr	0.81	20	Lampeter	LDP trajectory: 2013-22: No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
H0503	Site on corner of Forest Road	0.57	9	Lampeter	No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will come forward during the plan period.
H0504	Forest Road	4.52	90	Lampeter	Discussion has commenced with regard to bringing this site forward.
H0505	Land adj Maes-yr-deri	4.20	105	Lampeter	LDP trajectory: 2013-2017 (52 units) 2018-2022 (53 units) No known issues with regard to deliverability. Extensive pre-application discussions with the site owner and agent have indicated that development of the site will be forthcoming. Pre-App Q150046 in Feb 2015.
H0601	Rear of the Beeches	4.85	126	Llandysul	Part of site has been sold to RSL.
H0701	Land off Dewi Road	1.80	36	Tregaron	Application for 42 units approved 02/2/2016
H0702	Land rear to Rhyd Y Fawnog	1.52	38	Tregaron	LDP trajectory: 2018-2022. No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
M0701 (part)	Cylch Caron Project, rear of Talbot	2.1	20 Housing	Tregaron	Reserved matters approval 15/03/2017 for 34 units.
H0801	Trenchard Estate south	0.25	10	Aberporth / Parcllyn	Pre app A160268 - Erection of new Aberporth Sports & Social Club on plot 1 & erection 48 residential units.
H0802	Trenchard Estate west	1.15	21	Aberporth / Parcllyn	Permission granted for 21 units A160770 extent time submission RM - to allow a further 3 years approved 09/01/2017.
H0803	Maeswerdd, Lon Ysgolig	0.79	15	Aberporth / Parcllyn	LDP trajectory: 2013-2017. The planning permission granted under the UDP which covered part of the allocation has expired. Landowner contacted by LPA to encourage release of the site. Site has been up for sale.
H0804	Field next to Brynglas Estate	1.57	52	Aberporth / Parcllyn	LDP trajectory: 2018-2022. No clear indication that the developer is committed to early development of this site, therefore delivery is expected later the plan period.
H0805	Land at Plas Newydd South east off Parc Y Delyn	0.99	25	Aberporth / Parcllyn	LDP trajectory: 2018-2022 Issues in regard to the WWTW which will need to be addressed by private contributions. Access would require demolitions and site is actively farmed at present.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
M0802	Sports and social club and playing fields	3.90	48 Housing (See main entry in Mixed Use table below)	Aberporth / ParcIlyn	LDP trajectory: 2018 - 2022 Proposal involves a relatively complex negotiation to provide alternative sports/club facilities for which negotiations well advanced.
H0901	Land adjacent to Erw Las	1.85	56	Bow Street	LDP trajectory: 2018-2022. Hydraulic restrictions relating to sewage existed until improvements were made in the summer of 2014 allowing development to occur.
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street	LDP trajectory: 2013-2017. Hydraulic restrictions relating to sewage existed until improvements were made in the summer of 2014 allowing development to occur.
H1001	Land rear of Towyn Farm	6.98	134	New Quay	Discussion has commenced with regard to bringing part of the site forward. Pre-app Q160296.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1101	Land off Spring Meadow Estate	0.37	7	Cenarth	A150130 - RSL Erection of 15 affordable dwellings and associated works comprising 1 x 5 bedroomed special needs bungalow, 2 x 2 bedroomed wheelchair bungalow, 1 x 1 bedroomed wheelchair bungalow, 6 x 2 bedroomed house, 4 x 2 bedroomed houses, 1 x 4 bedroomed house. Approved December 2015. Site levelled 2017. Site was inaccessible to survey but some units had roofs on 2018.
H1102	Land at and n/ east of Tegfan	0.86	14	Cenarth	Discussion has commenced with regard to bringing this site forward.
H1103	North east Cenarth School	0.79	17	Cenarth	LDP trajectory: 2013-17. Site forms an extension to an existing development site. The landowner/developer has released the previous site on a piecemeal basis gradually over recent years, but policy now seeking better progress.
H1201	Site rear to Bryn Salem	0.54	10	Felinfach/Ystrad Aeron	All 23 units completed in 2016.
H1202	Cae'r Bont	8.22	90	Felinfach/Ystrad Aeron	No further discussion with regard to bringing this site forward has been held.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1203	Land off B4342	1.57	24	Felinfach/Ystrad Aeron	trajectory: 2013-2017 Due to the size of the development coming forward in the Settlement as a whole issues with the network may have to be addressed through an AMP 6 bid, which if successful would occur during 2015-2020. Considering and negotiating in relation to submitting a Planning Application. Expected delivery 3 to 5 years.
H1301	Land rear of Brynawen	1.08	22	Llanarth	9 dwellings adjacent still to be delivered prior to extending into allocated site. S106 signed for this 29/01/2015. Permission for further 26 units.
H1302	Land adj to Vicarage	0.83	9	Llanarth	Reserved Matters permission for 9 dwellings of which 4 are to be affordable properties, granted 29/01/2015.
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth	No known issues regarding deliverability.
H1304	Alma Street	2.64	32	Llanarth	Discussion has commenced with regard to bringing this site forward. Outline Planning Application is imminent. Likely to deliver in the next 5 years.
H1401	Land Opposite Y Gorlan	3.34	84	Llanilar	LDP trajectory: 2013-2017 (42 units) &2018-2022 (42 units) Rate of development of existing consents in the settlement to be acceptable in terms of timing before this site is released.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1501	Land rear or Pont Pen-lon	1.30	20	Llanon	LDP trajectory: 2013-2017 (10 units) & 2018-2022 (10 units) Hydraulic restrictions exist in relation to WwTW at Llanrhystud - improvements to Sewage Pumping Stn Llanon would ensure same pass forward flow rate is maintained.
H1502	Stad craig Ddu.	2.46	37	Llanon	0.82 ha of site granted full permission for 24 units. Construction underway.
H1503	Land rear of Cylch Peris	1.39	28	Llanon	LDP trajectory: 2018-2022 Hydraulic restrictions exist in relation to WwTW at Llanrhystud. Improvements to the Sewage Pumping Station at Llanon could be implemented to ensure the same pass forward flow rate is maintained.
H1601	Clos Alltfach	1.48	37	Llanrhystud	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues in regard to WwTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves. The adjoining site is under construction 2016.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1602	Pentref Uchaf	0.86	22	Llanrhystud	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves.
H1801	Land adjacent to Y Gelli	2.95	64	Penrhyncoch	Outline planning application approved 27/07/2015 (A130975). First 26 units either complete or under construction.
H1901	Land adjacent to Heol Elennydd	2.87	37	Devil's Bridge	LDP trajectory:2013-2017 & 2018-2022 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.
H1902	Land adjacent to Pendre	0.67	9	Devil's Bridge	Application A150060 - Outline Processing 2018 - Erection 11 dwellings and associated works.
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid	The site owner has been contacted regarding progress and we await further updates.
H2002	Land Adjacent to Rock House	0.77	19	Pontrhydfendigaid	LDP trajectory:2013-2017 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-20.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H2101	Y Dderwen	0.84	10	Talybont	Outline permission granted subject to signing of Section 106 agreement.
H2102	Maes y Deri	1.21	13	Talybont	LDP trajectory: 2013-2017 DCWW have confirmed that no upsizing of Talybont's water system is required to meet the growth identified in the LDP. Therefore there are no restrictions on development of this site.
H2103	Glan Ceulan	1.07	20	Talybont	Outline application A160043 - Erection of 22 dwellings and associated works - processing 2018.
H2104	Maes-y-Llan	1.4	42	Talybont	The site owner has been contacted regarding progress and we await further updates.
H2201	Land adjoining Min-y-Graig	0.80	20	Borth	LDP trajectory:2013-2017 DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.
H2202	Land adjoining Borth County Primary School	2.04	51	Borth	LDP trajectory:2013-2017 DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.

Employment (including waste facilities)

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
E0201	Parc Teifi, Cardigan	11.71	3.4	High Quality	B1, B2 and B8	Cardigan	Majority of site complete.
E0202	Pentood Industrial Estate, Cardigan	9.30	N/A	Neighbourhood	B1, B2 and B8	Cardigan	Site complete.
E0301	Glanyrafon Industrial Estate Extension, includes waste allocation, Llanbadarn Fawr	7.25	7.25	Local	B2	Aberystwyth/ Llanbadarn Fawr/ Penparcau/Waunfawr	Part of site has permission for materials recycling facility. Currently being used for storage of rock salt. Remainder of site no permission.
E0302	Glanyrafon Industrial Estate, Llanbadarn Fawr	32.35	1.75	Local	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Permission granted for around 50% of 1.75ha of additional available land.
E0303	Llanbadarn Industrial Estate, Llanbadarn Fawr	2.34	N/A	Neighbourhood	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete.

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
E0304	Cefn Llan Science Park, Llanbadarn Fawr	2.70	N/A	High Quality	B1	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete.
E0305	Capel Bangor Business Park, Capel Bangor	16.88	9.7	Prestige	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Planning Permission has lapsed for the site.
E0501	Llambed Business Park	7.97	Gross: 8.39 Net: 3.32	Local	B1, B2 and B8	Lampeter	Over 50% of site complete.
E0502	Old Mart Site	1.07	1.07	Local	B1	Lampeter	Approx. 50% of site complete.
E0601	Llandysul Enterprise Park	6.43	1.6	High Quality	B1, B2 and B8	Llandysul	Approx. 50% of site complete
E0602	Horeb Business Park	5.13	3.2	High Quality	B1 and B2	Llandysul	Approx. 30% of site complete
E0801	Parc Aberporth, Blaenannerch	10.68	3.2	Prestige	B1, B2 and B8	Aberporth / Parc-Llyn	Approx. 70% of site complete
E1201	Aeron Valley Enterprise Park	16.21	N/A	Local	B1, B2 and B8	Felinfach/ Ystrad Aeron	Site complete.

Mixed Use Allocations:

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0201	Pwllhai, Cardigan	0.75	Employment (0.25ha of B1), Transport and Retail	Cardigan	No permission
M0301	Old Post Office, Aberystwyth	0.17	Retail and Housing	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	No permission
M0302	Mill Street Car Park, Aberystwyth	1.23	Retail, Transport and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete
M0303	Park Avenue, Aberystwyth	3.67	Retail, Leisure and Recreation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Planning application on part of site for 33 residential units. Further application for 24 residential units also approved.
M0304	Swyddfa'r Sir, Aberystwyth	0.79	Housing and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	A150666 hotel and apartments
M0305	Llanbadarn Campus, Llanbadarn Fawr	20.87	Employment (4.54ha of B1a and B1b), Education and Housing (See entry in housing table above)	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	No permission
M0306	Penglais Farm, Waunfawr	12.57	Student Accommodation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Permission complete.
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron	Reserved matters approval 15/03/2017 for 34 units.

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parclyn	Permission granted.
M0802	Social Club and playing fields	3.90	Community and Housing (See entry in Housing table above)	Aberporth / Parclyn	No permission

Transport Infrastructure:

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

Site Reference	Name	Gross Area (ha)	RTP programme heading:	Settlement Group	Status
T0901	Bow Street Railway Station and Parking	3.12	Public Transport Interchanges (Bus and Rail)	Bow Street	The transport land allocations for park and ride at Rhydyfelin and Bow Street reflect their ongoing inclusion in the 'refresh' of the Tracc RTP in the form of the Mid Wales LTP (draft due to be submitted to WG in January 2015)– for the Strategic Bus Corridor Infrastructure Improvements Capital Programme. Funding awarded for Feasibility study for new railway station and associated infrastructure.
T2101	Dovey Junction Improvement access road	N/A Linear Allocation	Railway Station Improvements	Talybont	Development completed.

Mineral Resource:

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

Appendix 4: List of Supplementary Planning Guidance

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

Appendix 5 AMRH03: Settlement Strategy, Settlement Groups

Settlement Group			Total Requirement (FIXED)	% Split Requirement (FIXED)	Completions (01/04/2007 - 31/03/2018)	Outstanding Consent at (31/03/2018)	Total Commitments at 31/03/2018	Total Commitments % Split at 31/03/2018	Completions % Split at 31/03/2018
1	Aberaeron (Llwyncelyn)	Settlement Group	197	100%	87	62	149	100.0%	100.0%
		Service Centre	131	66.5%	41	28	69	46.3%	47.1%
		Other Locations	66	33.5%	46	34	80	53.7%	52.9%
2	Cardigan	Settlement Group	564	100%	339	138	477	100.0%	100.0%
		Service Centre	420	74.5%	268	81	349	73.2%	79.1%
		Other Locations	144	25.5%	71	56	127	26.6%	20.9%
3	Aberystwyth, Llanbadarn Fawr, Penparcau, Waun Fawr	Settlement Group	2058	100%	564	297	861	100.0%	100.0%
		Service Centre	1877	91.2%	470	254	724	84.1%	83.3%
		Other Locations	181	8.8%	94	42	136	15.8%	16.7%
4	Newcastle Emlyn (Adpar)	Settlement Group	142	100%	77	51	128	100.0%	100.0%

Settlement Group		Total Requirement (FIXED)	% Split Requirement (FIXED)	Completions (01/04/2007 - 31/03/2018)	Outstanding Consent at (31/03/2018)	Total Commitments at 31/03/2018	Total Commitments % Split at 31/03/2018	Completions % Split at 31/03/2018
	Service Centre	54	38.0%	18	19	37	28.9%	23.4%
	Other Locations	88	62.0%	59	32	91	71.1%	76.6%
5	Lampeter	352	100%	121	125	246	100.0%	100.0%
	Service Centre	231	65.6%	49	92	141	57.3%	40.5%
	Other Locations	121	34.4%	72	33	105	42.7%	59.5%
6	Llandysul	442	100%	127	181	308	100.0%	100.0%
	Service Centre	226	51.1%	5	100	105	34.1%	3.9%
	Other Locations	216	48.9%	122	80	203	65.6%	96.1%
7	Tregaron	176	100%	59	101	160	100.0%	100.0%
	Service Centre	102	58.0%	23	82	105	65.6%	39.0%
	Other Locations	74	42.0%	36	19	55	34.4%	61.0%

Settlement Group			Total Requirement (FIXED)	% Split Requirement (FIXED)	Completions (01/04/2007 - 31/03/2018)	Outstanding Consent at (31/03/2018)	Total Commitments at 31/03/2018	Total Commitments % Split at 31/03/2018	Completions % Split at 31/03/2018
8	Aberporth / Parclynn	Settlement Group	332	100%	104	86	190	100.0%	100.0%
		Service Centre	220	66.3%	35	41	76	40.0%	33.7%
		Other Locations	112	33.7%	69	45	114	60.0%	66.3%
9	Bow Street	Settlement Group	119	100%	44	15	59	100.0%	100.0%
		Service Centre	100	84.0%	33	2	35	59.3%	75.0%
		Other Locations	19	16.0%	11	13	24	40.7%	25.0%
10	New Quay	Settlement Group	233	100%	87	35	122	100.0%	100.0%
		Service Centre	151	64.8%	34	16	50	41.0%	39.1%
		Other Locations	82	35.2%	53	19	72	59.0%	60.9%
11	Cenarth	Settlement Group	65	100%	18	28	46	100.0%	100.0%
		Service Centre	49	75.4%	6	19	25	54.3%	33.3%
		Other	16	24.6%	12	9	21	45.7%	66.7%

Settlement Group		Total Requirement (FIXED)	% Split Requirement (FIXED)	Completions (01/04/2007 - 31/03/2018)	Outstanding Consent at (31/03/2018)	Total Commitments at 31/03/2018	Total Commitments % Split at 31/03/2018	Completions % Split at 31/03/2018
		Locations						
12	Felinfach / Ystrad Aeron	Settlement Group	177	100%	73	25	98	100.0%
		Service Centre	112	63.3%	27	5	32	32.7%
		Other Locations	65	36.7%	46	20	66	67.3%
13	Llanarth	Settlement Group	115	100%	43	55	98	100.0%
		Service Centre	77	67.0%	14	38	52	53.1%
		Other Locations	38	33.0%	29	17	46	46.9%
14	Llanilar	Settlement Group	179	100%	40	55	95	100.0%
		Service Centre	125	69.8%	6	43	49	51.6%
		Other Locations	54	30.2%	34	12	46	48.4%
15	Llanon	Settlement Group	147	100%	83	25	108	100.0%
		Service	108	73.5%	52	10	62	57.4%

Settlement Group		Total Requirement (FIXED)	% Split Requirement (FIXED)	Completions (01/04/2007 - 31/03/2018)	Outstanding Consent at (31/03/2018)	Total Commitments at 31/03/2018	Total Commitments % Split at 31/03/2018	Completions % Split at 31/03/2018
		Centre						
		Other Locations	39	26.5%	31	15	42.6%	37.3%
16	Llanrhystud	Settlement Group	123	100%	47	25	100.0%	100.0%
		Service Centre	97	78.9%	29	18	65.3%	61.7%
		Other Locations	26	21.1%	18	7	34.7%	38.3%
17	Llanybydder	Settlement Group	23	100%	8	2	100.0%	100.0%
		Service Centre	14	60.9%	0	0	0.0%	0.0%
		Other Locations	9	39.1%	8	2	100.0%	100.0%
18	Penrhyncoch	Settlement Group	120	100%	35	93	100.0%	100.0%
		Service Centre	105	87.5%	28	88	90.6%	80.0%
		Other Locations	15	12.5%	7	3	7.8%	20.0%
19	Devil's Bridge	Settleme	102	100%	24	24	100.0%	100.0%

Settlement Group		Total Requirement (FIXED)	% Split Requirement (FIXED)	Completions (01/04/2007 - 31/03/2018)	Outstanding Consent at (31/03/2018)	Total Commitments at 31/03/2018	Total Commitments % Split at 31/03/2018	Completions % Split at 31/03/2018
		nt Group						
		Service Centre	47	46.1%	0	0	0	0.0%
		Other Locations	55	53.9%	24	24	48	100.0%
20	Pontrhydfendi	Settlement Group	114	100%	29	19	48	100.0%
		Service Centre	73	64.0%	9	7	16	33.3%
		Other Locations	41	36.0%	20	12	32	66.7%
21	Talybont	Settlement Group	131	100%	21	21	42	100.0%
		Service Centre	84	64.1%	8	3	11	26.2%
		Other Locations	47	35.9%	13	18	31	73.8%
22	Borth	Settlement Group	89	100%	14	4	18	100.0%
		Service Centre	75	84.3%	9	0	9	50.0%
		Other Location	14	15.7%	5	4	9	35.7%

Settlement Group	Total Requirement (FIXED)	% Split Requirement (FIXED)	Completions (01/04/2007 - 31/03/2018)	Outstanding Consent at (31/03/2018)	Total Commitments at 31/03/2018	Total Commitments % Split at 31/03/2018	Completions % Split at 31/03/2018
		s					

*Figures may not sum due to rounding.

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

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

	Linked Settlement	Housing stock April 07	12% of 2007 housing stock	Outstanding Consents as of 31/05/2018	Completions at of April 2018	Losses from 2007 Housing Stock as of May 2018	Commitments	Remaining Units
1	Aberarth	118	14	9	2	0	11	3
1	Ciliau Aeron	91	11	4	10	0	14	-3
1	Ffos-y-Ffin	221	27	2	16	0	18	9
1	Pennant	71	9	6	5	0	11	-2
1 Total		501	60	21	33	0	54	6
2	Ferwig	56	7	1	14	0	15	-8
2	Gwbert	74	9	8	4	-1	11	-2
2	Llangoedmor	48	6	3	1	0	4	2
2	Llechryd	296	36	18	30	-1	47	-11
2	Penparc	226	27	15	7	0	22	5
2 Total		700	84	45	56	-2	99	-15
3	Blaenplwyf	78	9	0	6	0	6	3
3	Capel Bangor	155	19	1	6	0	7	12
3	Capel Seion	60	7	2	5	0	7	0
3	Commins Coch	178	21	0	4	-1	3	18
3	Goginan	89	11	2	0	0	2	9
3	Llanfarian	173	21	25	15	-1	39	-18
3	Llangorwen	60	7	0	0	0	0	7

3	Rhydyfelin	126	15	4	9	-1	12	3
3 Total		919	110	34	45	-3	76	34
4	Betws Ifan	35	4	2	5	0	7	-3
4	Beulah	78	9	2	11	0	13	-4
4	Brongest	33	4	1	4	0	5	-1
4	Bryngwyn	77	9	0	6	0	6	3
4	Cwm Cou	48	6	3	5	0	8	-2
4	Llandyfriog	57	7	1	0	0	1	6
4 Total		328	39	9	31	0	40	-1
5	Betws Bledws	31	4	0	0	0	0	4
5	Cellan/Fishers Arms	81	10	0	7	0	7	3
5	Cwrtnewydd	79	9	0	8	0	8	1
5	Drefach	53	6	6	3	0	9	-3
5	Gorsgoch	33	4	1	6	-1	6	-2
5	Llangybi	57	7	0	2	0	2	5
5	Llanwnnen	85	10	15	10	0	25	-15
5	Llwyn-y-groes	29	3	0	0	0	0	3
5	Silian	34	4	0	1	0	1	3
5 Total		482	58	22	37	-1	58	0
6	Aberbanc	35	4	4	13	0	17	-13
6	Capel Dewi (SOUTH)	47	6	0	2	0	2	4
6	Coed y Bryn	36	4	1	4	0	5	-1
6	Croeslan	78	9	8	11	0	19	-10
6	Ffostrasol	74	9	2	12	0	14	-5
6	Henllan/Trebedw	95	11	16	2	0	18	-7
6	Horeb	27	3	4	3	0	7	-4
6	Maesymeillion	29	3	1	4	0	5	-2
6	Penrhiwllan	109	13	3	9	0	12	1
6	Pentrellwyn	38	5	0	1	0	1	4

6	Prengwyn	31	4	5	5	-1	9	-5
6	Rhyd Lewis / Hawen	69	8	4	5	0	9	-1
6	Rhydowen	52	6	1	5	0	6	0
6	Talgarreg	58	7	6	9	0	15	-8
6 Total		778	93	55	85	-1	139	-46
7	Bronnant	48	6	0	4	0	4	2
7	Llanddewi Brefi	165	20	5	12	0	17	3
7	Llangeitho	64	8	4	0	0	4	4
7 Total		277	33	9	16	0	25	8
8	Blaenannerch	69	8	0	4	0	4	4
8	Blaenporth	97	12	5	1	0	6	6
8	Brynhoffnant	48	6	0	0	0	0	6
8	Llangrannog	92	11	0	2	0	2	9
8	Pontgarreg	83	10	7	7	0	14	-4
8	Sarnau	56	7	10	9	0	19	-12
8	Tanygroes	76	9	2	9	0	11	-2
8	Tresaith	93	11	2	9	0	11	0
8 Total		614	74	26	41	0	67	7
9	Llandre	184	22	11	10	0	21	1
9 Total		184	22	11	10	0	21	1
10	Caerwedros	61	7	1	7	0	8	-1
10	Cross Inn (Ceinewydd/New Quay)	112	13	10	27	0	37	-24
10	Maen-y-groes	59	7	1	2	0	3	4
10	Pentre'r Bryn	34	4	1	5	0	6	-2
10	Plwmp	41	5	0	3	0	3	2
10 Total		307	37	13	44	0	57	-20
11	Llandygwydd	43	5	0	3	0	3	2
11 Total		43	5	0	3	0	3	2

12	Cilcennin	86	10	4	5	0	9	1
12	Cribyn	104	12	0	17	0	17	-5
12	Dihewyd	56	7	2	4	0	6	1
12	Talsarn	43	5	6	0	0	6	-1
12 Total		289	35	12	26	0	38	-3
13	Derwen Gam/Oakford	33	4	2	2	0	4	0
13	Gilfachreda	88	11	1	2	0	3	8
13	Mydroilyn	66	8	4	5	0	9	-1
13 Total		187	22	7	9	0	16	6
14	Cnwch Coch	31	4	0	1	0	1	3
14	Llanafan	82	10	1	7	0	8	2
14	Llanfihangel y Creuddyn	33	4	0	1	0	1	3
14	Lledrod	53	6	0	6	0	6	0
14 Total		199	24	1	15	0	16	8
15	Bethania	39	5	1	2	0	3	2
15	Cross Inn (Llanon)	34	4	6	13	-1	18	-14
15	Nebo	37	4	0	5	0	5	-1
15 Total		110	13	7	20	-1	26	-13
16	Llangwyrfon	40	5	4	6	0	10	-5
16 Total		40	5	4	6	0	10	-5
17	Alltyblacca	60	7	2	5	0	7	0
17	Highmead	37	4	0	1	0	1	3
17 Total		97	12	2	6	0	8	4
18 Total		0	0	0	0	0	0	0
19	Ponterwyd	82	10	18	17	0	35	-25
19 Total		82	10	18	17	0	35	-25
20	Pont-rhyd-y-groes	77	9	4	1	0	5	4
20	Ysbyty Ystwyth	58	7	3	6	0	9	-2
20	Ystrad Meurig	28	3	1	2	-1	2	1

20 Total		163	20	8	9	-1	16	4
21	Eglwysfach	37	4	0	2	0	2	2
21	Tre Taliesin	110	13	1	5	0	6	7
21	Tre'r Ddol	68	8	10	0	0	10	-2
21 Total		215	26	11	7	0	18	8
22	Dol-y-bont	32	4	1	0	0	1	3
22	Ynyslas	54	6	0	3	0	3	3
22 Total		86	10	1	3	0	4	6
	Cyfanswm/Total	6601	792	316	519	-9	826	-34

Appendix 7: AMRH15 Range of Housing – Performance

Number of Full or RM consents by housing type and bedroom number since adoption (April 2013 - March 2018).

No. of Bedrooms	Housing Type						Need according to LHMA 2016 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	
Unknown	18	10	39	0	N/A	N/A	N/A
1	8	30	32	110	180	22%	2%
2	17	20	135	67	239	29%	15%
3	13	9	236	4	262	32%	74%
4 or more	7	2	130	1	140	17%	10%
Grand Total	42	66	472	177	736	100%	100%

Number of completions by housing type and bedroom number since adoption (April 2013 – March 2018).

No. of Bedrooms	Housing Type						Need according to LHMA 2016 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	
Unknown	8	9	44	6	N/A	N/A	N/A
1	11	55	6	51	123	17%	2%
2	20	36	78	33	167	23%	15%
3	14	10	229	5	258	36%	74%
4 or more	15	5	151	0	171	24%	10%
Grand Total	50	63	423	88	624	100%	100%

Appendix 8: AMRE06 Vitality of Rural Service Centres 2018

SG Number	RSC Settlement Name	Food Shop	Post Office	Petrol Station	Public house/Hotel	Village Hall	Primary school
8	Aberporth / Parclyn	2	2	0	3	3	1
9	Bow Street	2	1	0	1	1	1
10	Ceinewydd	4	1	0	8	2	1
11	Cenarth	1	0	1	0	0	1
12	Felin-fach / Ystrad Aeron	3	1	1	2	1	1
13	Llanarth	2	1	1	1	2	1
14	Llanilar	1	0	0	1	1	1
15	Llan-non	2	1	1	1	1	1
16	Llanrhystud	2	1	1	1	1	1
18	Penrhyn-coch	2	1	1	1	2	1
19	Pontarfynach	0	0	0	0	0	1
20	Pontrhydfendigaid	1	1	0	2	2	1
21	Tal-y-bont	0	0	1	2	1	1
22	Y Borth	2	2	0	7	2	1