



Ceredigion Local Development Plan 2007 – 2022

Addendum to the Initial Consultation Report

(should therefore be read alongside the Initial Consultation
Report (December 2010))

December 2011

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Please see the document ‘Ceredigion Local Development Plan 2007 – 2022 Initial Consultation Report, Deposit Version (December 2010)’ for Sections prior to Section 7 and for appendices prior to Appendix 16.

List of Abbreviations

Abbreviation	Full
AA	Appropriate Assessment
CCC	Ceredigion County Council
CIS	Community Involvement Scheme
DA	Delivery Agreement
HRA	Habitat Regulations Assessment
ICR	Initial Consultation Report
ISAR	Initial Sustainability Appraisal Report
KSG	Key Stakeholder Group
LA	Local Authority
LDP	Local Development Plan
LPA	Local Planning Authority
NPA	National Park Authorities
SA/SEA	Sustainability Appraisal / Strategic Environmental Assessment
WAG / WG (or The Assembly)	Welsh Government (formally Welsh Assembly Government)

Purpose of the Addendum to the Initial Consultation Report (2011)

1.1.1 The submitted Consultation Report (CR) is made up of 2 parts:

Ceredigion Local Development Plan 2007 – 2022
Initial Consultation Report
Deposit Version
December 2010

And the

Ceredigion Local Development Plan 2007 – 2022
Addendum to the Initial Consultation Report
December 2011

1.1.2 Both need to be read together. This paper is the 'Addendum' and picks up after the candidate site and allocations process stage which is where the Initial Consultation Report (ICR) (2010) finished. To show this continuity the Sections in this Addendum pick up from where the previous Report finished. This Addendum therefore starts at section 7. The same approach is applied to the appendices.

1.1.3 The Addendum to the ICR provides additional information to that of the original ICR. Together the two documents provide a full account of the activities of Ceredigion County Council in preparing its LDP. The Addendum covers the stages subsequent to those set out in the initial ICR document; it is therefore a continuation to the ICR. These stages fall under Regulation 14 (Pre-deposit Participation), Regulation 15 (Pre-deposit Consultation) and Regulation 16 (Public Consultation Representations), of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

1.1.4 The Addendum to the Initial Consultation Report and the Deposit ICR (2010) constitutes the formal 'Consultation Report' required as part of the LDP process and is available for public inspection (as per Regulation 17).

1.1.5 The ICR and the Addendum refer to the CIS (Community Involvement Scheme) and identifies:

- those who were engaged in developing the LDP (Regulation 14);
- a justification of any deviation from the CIS;
- the main issues raised through consultation (Regulation 15, 16, 17, 18); and
- how responses have affected the policies and proposals in the Deposit LDP.
(WAG, 2006: p95)

1.1.6 The ICR (2010) and the ICR Addendum (2011) provide evidence of the procedural soundness of the LDP; one of four soundness test categories.

Tests of consistency, coherence and effectiveness refer to the policy content of LDPs, whilst procedural tests refer to the processes for LDP production. The specific test of soundness relating to this Consultation Report document is;

- 1.1.7 Test P1: it has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme (CIS).

7. Deposit Public Consultation

- 7.1.1 The following is an extract from the LDP process guidelines. It sets out the regulatory procedures for the Deposit Public Consultation. It is against these regulations, in addition to the LA's DA (CCC, 2007 and 2010) that the procedural soundness should be determined.

The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005
Deposit of Proposals

17. The LPA must—

- (a) make copies of the LDP documents, and a statement of the LDP matters, available for inspection during normal office hours at the places at which the pre-deposit proposals documents were made available under regulation 15(a);
- (b) publish on its website—
 - (i) the LDP documents,
 - (ii) the deposit matters, and
 - (iii) a statement of the fact that the LDP documents are available for inspection and of the places and times at which they can be inspected;
- (c) send to each of the bodies identified at regulation 14(a) and (b), copies of—
 - (i) the deposit LDP,
 - (ii) the sustainability appraisal report,
 - (iii) the initial consultation report,
 - (iv) a list of such of the supporting documents as in the opinion of the LPA are relevant to the preparation of the LDP,
 - (v) notice of the deposit matters, and
 - (vi) the statement referred to in paragraph (b)(iii); and
- (d) give notice by local advertisement of the—
 - (i) deposit matters, and
 - (ii) fact that the LDP documents are available for inspection and of the places and times at which they can be inspected.

Representations on deposit proposals of LDPs

18. A person may make representations about an LDP by sending them to the address and the person (if any) specified, pursuant to regulation 15(d) within the period of 6 weeks starting on the day on which the LPA complies with regulation 17(a), (c) and (d).

Handling of representations: deposit

19. (1) This regulation does not apply to a site allocation representation.

(2) As soon as reasonably practicable after an LPA has received a representation on an LDP under regulation 18, it must—

(a) make a copy of the representation available at the places at which the pre-deposit proposals documents were made available under regulation 15(a);

(b) where practicable, publish on its website details of all representations received together with a statement of how they can be inspected in accordance with regulation 15(a).

(3) An LPA need not comply with paragraph (2) if the representation is made after the period specified in regulation 18.

Stage in the document preparation process:

- 7.1.2 6 weeks Deposit public consultation followed by assessment of representations received. Also a 6 week consultation on Deposit Sustainability Appraisal Report (Ceredigion County Council, 2010) and the Habitat Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version (Ceredigion County Council, 2010).

Purpose:

To enable anyone to make representations to the Council's Deposit document.

To demonstrate how Strategy, policies and allocations have been derived having regard for the SA/SEA and HRA. To give the opportunity to comment on the SA/SEA and HRA.

What Did the CIS Say We Would Do?

Who? Possible community involvement	How? Involvement mechanism	Reporting Mechanism?
<p>Elected Members</p> <p>Specific Consultation Bodies and General Consultation Bodies. Database Registrants.</p> <p>General public</p>	<p>Hard copies sent out</p> <p>Letters notifying Deposit details of LDP.</p> <p>Advertisements in the press, use of local media All LDP documents made available on the website. Hard copies of the plan available in the council offices, and all public libraries including mobile libraries. Site notices in respect of site – specific land allocations.</p>	<p>Standard Representation Form</p> <p>Site allocation representation proforma</p> <p>Report of Representations including list of site allocation representations placed on website.</p> <p>Hard copy of report in Council offices</p>
Make SA/SEA available with Deposit Plan		
	As above	As above

- 7.1.3 As mention previously (see para 2.7 – 2.11 of the 2010 ICR) the CIS did not set out what the LA aimed to achieve in terms of the HRA and its consultation. However, as a matter of good practice, the Habitat Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version (Ceredigion County Council, 2010) was produced for the Deposit version of the Plan. That document concluded that Appropriate Assessment (AA) required under criteria within Regulation 102 of the Conservation of Habitat and Species Regulations 2010 was not applicable). The document was submitted as part of the Deposit consultation and adhered to the same consultation principals as those for the Deposit Version LDP and SA/SEA document.

Who did we involve and how did we do it?

- 7.1.4 The consultation period ran from the 22nd of December 2010 to the 17th of February 2011. The LPA took the decision to make the consultation an eight

week period rather than the statutory 6 week period required. This was to acknowledge that the consultation start date was just before the Christmas period. The LPA acknowledged that as the consultation covered the Christmas period access to some of the documents or access to Officers may be difficult over the Christmas period and therefore additional days were included to compensate for this, ensuring that 6 weeks existed outside of the Christmas period.

- 7.1.5 Hard copies of all the Deposit documents were made available at the main Council Office in Aberaeron and another office in Adpar (where there's no library) and through all local and mobile libraries, with all but the SA/SEA and HRA appendices (due to their size) being available to take out on loan. Guidance letters were provided with the documents to help ensure library and office staff members were able to answer general queries (though staff were advised generally to refer all queries to the Policy Officers in the Policy and Forward Planning Team). In addition a Deposit Consultation Strategy Summary Leaflet, a Sustainability Appraisal Report Non-Technical Summary and a HRA summary were available for people to take away. Separate response forms were also available at these locations, one each for the Preferred Strategy, SA/SEA and HRA.
- 7.1.6 Copies of the Deposit documents could also be purchased in hard format or in CD form.
- 7.1.7 The main Deposit documents contained statements clarifying that the Deposit documents were available for inspection and the places and times at which they could be inspected, and how to submit a response.
- 7.1.8 All the documents were also available on the Council's website. At the time of the consultation a link was available from the Council's homepage informing people of the consultation process, however since the close of the consultation the web page has been amended and these links removed to avoid confusion. Therefore, although all the Deposit proposals documents and Deposit matters are available to view and download, information stating the fact that the Deposit proposals documents are available for inspection and the places and times at which they can be inspected and how people can respond, is no longer available to view on the Web itself. This ensures that people can still access for information but are clear that they cannot now respond to those documents; that the consultation itself is closed.
- 7.1.9 The regulations state that aside from the WG, the provision of hard copies of the pre-consultation documents is at the discretion of the LA. Therefore hard copies of the Deposit documents were directly mailed to the WG, CCW, Dwr Cymru Welsh Water, EA, CADW, the Town and Community Councils and County Councillors. This was accompanied by letters informing them of the fact that the Deposit proposals documents are available for inspection and the places and times at which they could be inspected, and how they could respond.

- 7.1.10 Letters were sent out to all other stakeholders on the LDP data base, which included specific and general consultation bodies, informing them of the fact that the Deposit documents were available for inspection and the places and times at which they could be inspected, and how they could respond. A copy of the formal notice was attached to all letters.
- 7.1.11 Advertisements were placed in the press (Cambrian News December 16th and 24th 2010), with a statement of the fact that the Deposit documents were available for inspection and the places and times at which they could be inspected, and how people could respond to the consultation. Examples of the press advertisement can be seen in Appendix 17.
- 7.1.12 In line with the Delivery Agreement a site notice was erected for all site allocations. A copy of the notice can be found in Appendix 22. This was over and above the requirements of the regulations. On large sites multiple site notices were erected. All site notices were in place ready for the start date of the consultation.

How was it reported?

- 7.1.13 Three separate forms were available for people to make representations. This meant that Stakeholders could comment on the 3 documents at the Deposit stage separately. These forms are included in Appendix 22. Forms were available in the same locations as the Deposit documents. Responses could be made via the post or e-mail, and submissions not on the forms were also accepted (that is letters etc.).
- 7.1.14 Section 10 sets out in brief summary of the main issues raised by the Representations and how the LPA have responded to those issues.
- 7.1.15 The representations received are all available (in full) on the Council's website. These were made available to the public in time for the start of the Alternative sites consultation.
<http://www.ceredigion.gov.uk/index.cfm?articleid=16676>
- 7.1.16 Hard copy of Response forms have been placed in Council offices, (Aberaeron and Adpar) and in all Libraries, including the mobile library. These were made available in time for the start of the Alternative sites consultation and remain available. Subsequently the LPA responses to the representations and summaries of the representations have also been made available in these locations (alongside the proposed focused changes consultation). A summary of comments received along with the LPA response to each of those comments can also be seen on the LPA website:
<http://www.ceredigion.gov.uk/index.cfm?articleid=17823>
- 7.1.17 A brief overview of the comments received to the Deposit consultation was reported for information to Ceredigion County Council Cabinet on the 22nd of March 2011 and then to full Council on the 5th of April 2011. The outcome of the deposit consultation (along with the LPA response and any recommended focused changes) was reported to Ceredigion County Council

Cabinet on the 15th of November 2011 and to Full Council on the 23rd of November 2011.

How did this influence the plan?

- 7.1.18 See Section 11 sets out the proposed focused changes put forward by the LPA following the Deposit Plan. The proposed focused changes have resulted from a combination of points raised by Respondents at the Deposit consultation stage and as a result of new information or Guidance which has become available since the Deposit was published.

Did we do what we said we would?

Yes

- 7.1.19 However a couple of issues arose; The LPA were forced to reissue a few site notices as the descriptions were incorrect – these site notice errors were addressed on the 1st day of the consultation. They therefore did not impact upon an individual's ability to submit a representation to the plan or regarding a particular site.
- 7.1.20 On the 28th January 2011 the Local Planning Authority (LPA) discovered an omission from one of the documents it made available when consulting on the Ceredigion Local Development Plan (LDP). The omission relates to Appendices 4 to 10 of the 'Habitats Regulations Assessment Appendices (December 2010)' which accompanies 'The Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version (December 2010)'.
- 7.1.21 This omission would have been clear to anyone reading the available documents both from the index to the Appendices document, from the fact that the fourth Appendix ends arbitrarily and from the numerous references to the omitted Appendices in the main document, 'The Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version (December 2010)'. No consultees brought the omission to the attention of the LPA.
- 7.1.22 Having carefully considered how to deal with the omission the LPA decided to make consultees aware of the position through a notice on the website and to proceed with the consultation which commenced on the 22nd of December 2010. As such the end date for the consultation remained 12 noon on the 17th of February 2011.
- 7.1.23 Between the 31st Jan and 2nd February the LPA informed all the statutory consultees who had originally been issued with a link to the website or had received a CD copy with the omission on it. In addition, all the Members, Town and Community Councils, and anyone who had ordered a hardcopy of the HRA or a CD with the docs on, were sent a letter with a CD with the missing information on, on the 2nd and 3rd February 2011. A copy of the missing information was also placed in libraries and the webpage was amended. The LPA consider therefore that this error was dealt with

effectively and that no individual or organisation had been unduly affected by the error.

- 7.1.24 In the CIS the LPA stated that a separate site allocation request form would be used however in practice this was not used as the information could be accommodated and acquired from the overall Representation form. The LPA felt the introduction of a different form may further confuse respondents. Comments on both policy and site matters were therefore accommodated on the one form.
- 7.1.25 Finally as a matter of good practice those who submitted requests for Alternative sites were contacted on 29th of March 2011 (the letter is included as Appendix 23) and asked to submit an SA/SEA regarding their site by 20th of April 2011 if they hadn't already done so. The letter at Deposit consultation had made it clear that they should have provided an SA/SEA as part of submitting a deposit representation but as many hadn't the LPA advised that if they didn't supply this information subsequently that it would be unlikely the Inspector could consider their site for inclusion in the LDP. This letter thereby provided Respondents with a further chance to submit SA/SEA material had they not already done so as part of their Deposit submission.

8. Alternative Sites Process

8.1.1 The following is an extract from the LDP process guidelines. It sets out the regulatory procedures for the Alternative Sites Consultation. It is against these regulations, in addition to the LA's DA (CCC, 2007 and 2010) that the procedural soundness should be determined.

The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005
Deposit of Proposals

Representations on a site allocation representation

21.—(1) Any person may make representations on a site allocation representation by sending them to the address and the person (if any) specified, pursuant to regulation 20(2)(b)(ii) within the period of six weeks starting on the day the LPA complies with regulation 20(2)(a), (c) and (d).

(2) As soon as reasonably practicable after an LPA has received a representation on an LDP under regulation 20, it must—

(a) make a copy of the representation available at the places at which the pre-deposit proposals documents were made available under regulation 15(a);

(b) where practicable, publish on its website details of all representations received together with a statement of how they can be inspected in accordance with regulation 15(a).

(3) An LPA need not comply with paragraph (2) if the representation is made after the period specified in paragraph 1.

Stage in the document preparation process:

8.1.2 6 week Consultation exercise on site allocation representations received during deposit consultation

Purpose:

To enable all interested persons/ organisations to view/ make representations in respect of the site allocation representations received by the LPA.

What Did the CIS Say We Would Do?

Who? Possible community involvement	How? Involvement mechanism	Reporting Mechanism?
Elected Members	Hard Copies Sent out	List of representations

Who? Possible community involvement	How? Involvement mechanism	Reporting Mechanism?
		received placed on website.
Specific Consultation Bodies and General Consultation Bodies Database registrants	Letters notifying Site allocations representations details	Hard copy of representations placed in council officers
General public	Advertisements in the press, use of local media List of all site allocation representations made available on the website. Hard copies available in the council offices, and all public libraries including mobile libraries.	
SA/SEA		
Responsibility of proponent to test effects of site proposal against agreed sustainability objectives		Outcome of assessment available in a public paper, Integral part of SA/SEA

Who did we involve and how did we do it?

- 8.1.3 The alternative sites process allowed members of the public to make representations on the alternative sites submitted by other individuals or organisations at the time of the deposit consultation. These are alternative site to those put forward by the LPA in the Deposit version.
- 8.1.4 Guidance requires a standard 6 week consultation period. This was undertaken between May 26th and July 12th 2011. The intended forthcoming process and means of consultation were presented to full Council for information at the end of March 2011 (having already been reported to Cabinet a few weeks prior to that).
- 8.1.5 Letters were sent out to specific, general and other consultation bodies on the LDP data base informing of the Alternative site consultation process.
- 8.1.6 A link to the Alternative Sites consultation documents was available from the Home page of the Councils Website. All information was set out on the LDP website.

- 8.1.7 Articles were published in the week of the consultation launch and the following week in the Cambrian News (May 26th & June 2nd 2010). See Appendix 3 for an example of the advertisement placed.
- 8.1.8 Posters, guidance forms and candidate site submission forms were sent to every Library including mobile services.
- 8.1.9 In line with the Delivery Agreement a site notice was erected for all site allocations. A copy of the notice can be found in Appendix 22. This was over and above re requirements of the regulations. On large sites multiple site notices were erected.
- 8.1.10 The LPA held a second period of consultation. The second alternative sites consultation was a consultation on sites that had been missed in the first round. The LPA became aware of those omissions during the first consultation however as the number of sites affected were small, decided to avoid confusion that those few sites would be the subject of a separate consultation period. The second consultation period was therefore a limited consultation in relation to 11 sites only. The same procedures were applied as that applied to the first consultation. The standard 6 week consultation period was undertaken between 28th of July and 9th of September 2011. Articles were published in the Cambrian News (4th of August 11th of August). See Appendix 19 for an example of the advertisement placed.
- 8.1.11 It was also made clear by the LPA in the notices and the letters that the Consultation included (where submitted) SA material in relation to the Alternative Sites. This applied to both the initial and second round of consultation.

How was it reported?

- 8.1.12 A form was available for people to make representations, both for the first and second consultations. The form is included in Appendix 18 and 19. Forms were available in the same locations as the Deposit documents. Responses could be made via the post or e-mail, and submissions not on the forms were also accepted (i.e. letters etc).
- 8.1.13 The representations received are all available (in full) on the Council's website. <http://www.ceredigion.gov.uk/index.cfm?articleid=17610>
- 8.1.14 Hard copy of Response forms were placed in Council offices, (Aberaeron and Adpar) and in all Libraries, including the mobile library and remain available. Subsequently the LPA responses to the representations and summaries of the representations have also been made available in these locations (alongside the proposed focused changes consultation). A summary of comments received along with the LPA response to each of those comments can also be seen on the LPA website: <http://www.ceredigion.gov.uk/index.cfm?articleid=17823>
- 8.1.15 The intent to consult on the alternative sites was reported to Full Council on the 22nd March 2011. The outcome of the Alternative Sites consultation

(along with the LPA response) was reported to Ceredigion County Council Cabinet on the 15th of November 2011 and to Full Council on the 23rd of November 2011.

How did this influence the plan?

- 8.1.16 The consultation on the Alternative Sites Representations did not result in any proposed focussed changes to the Deposit Version of the LDP.

Did we do what we said we would?

Yes

- 8.1.17 Although the LPA undertook 2 consultations in relation to this stage of the plan all requirements have been met.

9. Spread and Total number of representations

9.1.1 You can access the original forms along with a summary of these issues and the local planning authority's response to every representation on the following link:

<http://www.ceredigion.gov.uk/index.cfm?articleid=17824>

9.1.2 A total of 439 responses were received to the Deposit and Alternative Sites (both phases) Consultation.

9.1.3 This equates to 2286 individual objections, 657 supports and 52 comments.

9.1.4 This resulted in 7300 individual points that the LPA have needed to respond to. There were 12 petitions also received and these related to 12 individual sites during the 3 individual consultations, they included the following:

Owners/Occupiers properties in Falcondale Drive Llanbedr Pont Steffan/Lampeter (re Pontfaen Fields, Lampeter)
Group of residents in SY23 5AL re Llanrhystyd
Residents of Ynyslas re: Alternative Sites S5211 and S5062
Petition re. Alternative Site S5332 behind Ger y Llan, Penrhynoch
Group of residents re Site S5044, Pontfaen Fields, Lampeter
Lampeter Citizens re Alternative Site S5207, Lampeter
5 Residents of Pentrehedyn Estate re Alternative Site S5288Land at Pentrehedyn, Lampeter
Residents of Gwbert Road re Alternative Site S5037, Llwynpiod & Petition
Residents of Garth, Penrhynoch
Mwnt Group re proposed Alternative Site Caravan Park, Mwnt
Residents of felinfch / Ystrad Aeron re: Allocated site S5011and S5012
Residents of Lon Llewelyn & Maesceinion Waunfawr Aberystwyth Alternative Site S5498 which relates to Allocated site H0305. 280 signatures.

9.1.5 The representations suggested 485 alternative sites in total.

9.1.6 Representations relating to sites accounted for 3212 of the total points (7300) of which 3142 were objecting and 70 were supporting. The remaining 4086 representations were policy and non site based points.

9.1.7 In regards to policy 565 objections with 1267 individual points were to policies S01 – S07.

9.1.8 Land Use policies received 248 objections with 1262 individual points and Development Management policies received 191 objections with 424 individual points.

- 9.1.9 There were 16 submissions made after the closing date. These have not been further considered by the LPA, this was in line with the LA's statement included with the consultation material that late representations would not be accepted.

10. Main Issues identified through the Deposit Consultation and matters for potential consideration at the Examination

10.1.1 Appendix 24 sets out a flavour of some of the issues raised by Respondents to the Ceredigion Deposit LDP and Alternative Sites Consultation. It is not intended to be a full account, but picks on some of the recurring issues. For a full account of the issues and the LPA's responses to the issues the reader should consult the original representation forms and/or the:

- Representations received with regard to the Ceredigion Local Development Plan Deposit: Version (December 2010) & LPA Responses (Ceredigion County Council, December 2011)
- Representations received with regard to the Ceredigion Local Development Plan: Alternative Sites Consultations (May 2011 & July 2011) & LPA Responses (Ceredigion County Council, December 2011).

10.1.2 Some of the issues referred to in the Appendix have been addressed or partially addressed through proposed focussed changes put forward by the LPA. The proposed focussed changes are being submitted alongside the Deposit LDP for consideration at the Independent Examination.

10.1.3 However some issues are of a strategic nature which the LPA and Respondents continue to disagree about. The Inspector may consider it necessary to further explore as part of the examination some of those issues. Those issues may include:

- The dwelling requirement set out in the LDP;
- The Settlement Strategy;
- The housing distribution; and
- Affordable housing matters.

10.1.4 The LPA recognises that this is not an exhaustive list and that the Inspector will identify any other issues that need to be further considered.

11. Focused Changes to the Ceredigion Local Development Plan (LDP) Deposit Version (December 2010).

- 11.1.1 Ceredigion County Council have agreed proposed Focussed Changes to the Ceredigion Local Development Plan (LDP) Deposit Version (December 2010).
- 11.1.2 The proposed focused changes document was taken to Cabinet on the 15th November 2011 where the proposed focused changes were accepted. The full Council then agreed the proposed focused changes on the 28th of November 2011. Following the recommendation from full Council to accept the proposed focused changes the document has been formatted (so that it is more user friendly) and presented for consultation purposes.
- 11.1.3 You can access the proposed focused changes document on the following link:
- <http://www.ceredigion.gov.uk/index.cfm?articleid=17753>
- 11.1.4 The proposed focussed changes have been developed as a result of analysis of the (approximately) 7000 representations, and taking into account any new information that has come to light since the publication of the Deposit Version. None of the changes impact upon the Strategy, many are correcting minor typos or providing further clarification to the existing policy.
- 11.1.5 These changes are available for comment from the 22nd December 2011 until 12 noon Friday 17th February 2012. Due to the holiday period the consultation has been extended to 8 weeks. Whilst this is not a formal requirement of the process the LPA feel it is good practice and has applied the same approach to other consultations where the consultation has been conducted over a statutory holiday.
- 11.1.6 Site notices were not erected for this consultation as only 2 of the focused changes were to settlement boundaries. In both of these cases the changes were administrative and do not affect land development to be bought forward as part of the LDP.
- 11.1.7 A copy of the notice to be placed in the press (Cambrian News) on 22nd, 29th of December 2011 and the 5th of January 2012 can be seen in Appendix 21. A copy of the representation form is also included in Appendix 21.
- 11.1.8 All Database parties (including Specific and General consultees) have received letters and a copy of the notice.
- 11.1.9 All the information is being made available on the Council's website and in line with the notice the main consultation documents are also being made available at named offices and libraries.

- 11.1.10 The LPA have made clear that comments made at this stage can only address these Proposed Focused Changes. The changes proposed in the above document have resulted either from comments raised at the Deposit and Alternative Sites consultation stages or as a result of new information or guidance that has emerged since the publication of the Deposit Version in December 2010. None of the changes change the LDP Strategy or the aims of its policies and allocations.
- 11.1.11 The LPA have clarified that the proposed focused changes have been submitted for Independent Examination alongside the Deposit Version of the LDP.
- 11.1.12 Additionally the LPA have also made available for information alongside the consultation document.
- Ceredigion Local Development Plan 2007-2022 Proposed Minor Changes (Ceredigion County Council, December 2011): This includes matters relating to grammar, publication, formatting, facts, typographical errors as well as ensuring that any updates are made so that the plan reads as an adopted version (Foreword, next stages etc). Although this document is not subject to consultation, as a matter of good practice the LPA has decided to make this list available for information.
- 11.1.13 Addendum to the Ceredigion LDP: Deposit Sustainability Report (Ceredigion County Council, December 2011): All proposed changes have, where applicable, been subject to the SA/SEA requirements. Details of these additional assessments, alongside other necessary amendments to the Deposit Sustainability Appraisal Report (Ceredigion County Council, 2010) have been set out in the above document and are being made available for information.
- Addendum to The Habitat Regulations Assessment for the Ceredigion LDP Deposit Version Screening Report (December 2011): All proposed focused and minor changes have been considered as to whether they would result in a re-assessment of that particular policy or allocation. This resulted in 1 allocation being re-assessed. The HRA Screening of this found that they were no changes to the HRA screening of the LDP Deposit in relation to the changes, and therefore, no Appropriate Assessment was required. Details of these additional assessments, alongside other necessary amendments to the 2010 version of the HRA that would be made (and will be taken into the Adoption Version where applicable) have been set out in the above document and are being made available for information.
- 11.1.14 In addition, CCW, EAW and CADW will be formally consulted on the Addendum to the Ceredigion LDP: Deposit Sustainability Report (Ceredigion County Council, December 2011), as required by the Strategic Environmental Assessment Regulations (National Assembly of Wales,

2004). In addition, CCW will be formally consulted on the Addendum to The Habitat Regulations Assessment for the Ceredigion LDP Deposit Version Screening Report (December 2011). Although not required by the Conservation of Habitat and Species Regulations 2010 to consult on the HRA Screening Report, it is good practice. This consultation will run from the 22nd December 2011 until 12 noon Friday 17th February 2012.

12. Overview of Compliance with the Community Involvement Scheme (Part 2 of the DA, 2007; 2010).

12.1.1 In previous sections (7 & 8) compliance with the delivery agreement has been discussed generally. In this section it will be expanded upon to provide an overview of compliance with the DA.

12.1.2 A full list of engagement with various stakeholders can be found in Appendix 15 of The Initial Consultation Report and the engagement undertaken since December 2010 is included as Appendix 16 in this Addendum to the ICR. Both tables cover all the engagement that has taken place between the start of the LDP preparation to Submission of the LDP for Independent Examination.

Compliance with the CIS

Involvement of Stakeholders	Did we stick to this?
<p>Council decision-making process. The Council will make the final decisions on the content of the plan at each key stage of the LDP preparation process</p>	<p>Yes. The Council had the final decision regarding all stages of the plan including the proposed focused changes to be submitted for Independent Examination alongside the Deposit LDP.</p>
<p>Full Council, Cabinet and Local Elected Member involvement</p>	<p>Yes. The elected members have been involved with every stage of the LDP process. Members have also liaised on an on-going basis with Officers to check progress and provide information when requested to do so regarding their areas.</p>
<p>The general public will be encouraged to be involved in the process through press and other media appeals, the posting of site notices, etc., as appropriate.</p>	<p>Yes. The general public were involved in the, Deposit consultation, the alternative sites consultation and will have the opportunity to comment on the focussed changes consultation.</p>
<p>Ceredigion County Council has a Community Strategy for the next 10-15 years, known as Ceredigion 2020 (C2020). The Local Planning Authority will seek to build on the existing C2020 'structures' for the Stakeholder Groups.</p>	<p>Partially, over time these partnership groups have suffered from attrition and therefore their influence in informing the LDP has dwindled, from their originally strong incorporation at the Pre-deposit participation stage. It was envisaged that a joint vision could be taken forward, however the aforementioned issues mean they have fallen behind the progress of the LDP and therefore can have limited shared goals.</p> <p>However regular updates are provided to the C2020 Group (at meetings and via e-mail), and Officer representation on that</p>

	<p>Group means that LDP and C2020 matters continue to be integrated.</p> <p>Furthermore the KSG (see below) is a mirror image of the C2020 Officer working group.</p>
<p>Throughout the process the LPA will make use of a Key Stakeholder Group to focus progress.</p>	<p>The KSG were set up early on in the process and have been drawn upon as and when appropriate throughout the process. This has occurred less frequently since the deposit as no strategy or policy changes were warranted. They have been and will continue to be consulted directly throughout the plan process.</p>
<p>The Council will also seek to involve the general public and harder to reach groups not yet involved through C2020 or Stakeholder Groups in the LDP consultation process as and when appropriate.</p>	<p>The general public have been engaged through the public consultation exercises in addition to indirect involvement through their town and community councils and local elected members. With respect to harder to reach groups, school visits tapped into the younger persons perspectives early on in the LDP process, in addition to meeting with the Play Strategy Officer. Gypsy and Traveller groups were sent personalised invites to engagement events early on in the process, in addition to invitations to private meetings. Since the Depsot stage there has been involvement through the Gypsy and Travellers Accommodation Needs Assessment (2011). Older people were engaged through the 50+ forum.</p> <p>Engagement generally has been reduced since the deposit consultation as no changes to the strategy or policy were warranted. Therefore there were no key matters to discuss.</p> <p>The exception to this was the work in relation to the Gypsy and Traveller Survey and also the on-going work in relation to Affordable Housing. Various Stakeholders were involved in the Affordable Housing work.</p>
<p>The Local Planning Authority will seek to work as consistently as possible with the corporate Community Engagement Strategy (which</p>	<p>No, this strategy has been stalled and therefore has been unable to inform the LDP process to date.</p>

is currently emerging in draft form as a C2020 action).	
The Welsh Assembly Government is developing the concept of Local Service Boards to replace Local Partnership Boards currently associated with C2020.	Yes, the Local Service Board meetings are attended when applicable and feedback on the LDP is presented at the meetings. The impact on the LDP of applicable schemes and developments are taken into consideration. This group is linked with the C2020 Officer working group mentioned previously in this table.
At appropriate stages of the LDP process, there is a prospect (subject to confirmation of it being set up) that the Council will be able to make use of a Citizens Panel .	The Citizen Panel has not been utilised because it was not fully established when the key early stages of LDP were being undertaken. This Group would have been most useful at early stages – progressing the Preferred Strategy but wasn't properly up and running then.
Overview and Scrutiny Committees which are also likely to have an interest in various aspects of the plan and its preparation:	This Overview and Scrutiny Committees have requested to view sub-sections of the LDP as it has progressed. However, since all the Members are regularly involved in the production of the LDP, duplicated engagement with a small subsection of Members was deemed unnecessary. They have however been involved in the Affordable housing working group.
Welsh Language Scheme The LDP process will be conducted in accordance with the Council's Welsh Language Scheme.	Yes, correspondence was welcomed in English or Welsh and where a personal reply is appropriate, was replied to using the same language as the original letter. All standard letters, comments forms, newsletters, public notices and advertisements have been bilingual. Simultaneous translation was provided at public meetings.
Accessibility	Large print versions of relevant documents can be made available on request. For public meetings, there are hearing loop facilities in the main Council chamber at Penmorfa, Aberaeron. For persons with other communication problems or with learning difficulties, the Council will seek to work with advocacy services established through the C2020 thematic groups. Meetings will be held in locations accessible to people with disabilities. The Council will undertake positive measures to reach those who suffer relative isolation in rural areas including distributing

	information and consultation material via the mobile library service and the internet.
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- 12.1.3 Whilst not explicitly stated in the DA (2007:2010) it is essential that the LA works with other LA's and NPA's. These authorities form part of the 'General and Specific Consultation Bodies', and as such their engagement has been documented throughout the ICR and in this Addendum to the ICR. Specific LAs include the County Council's of Gwynedd, , Powys, Carmarthenshire, Pembrokeshire and the National Park Authorities of Pembrokeshire Coast and Snowdonia.
- 12.1.4 More detail on cross-border engagement and issues can be found in the Topic Papers (CCC, 2011) and Section 10 of the Deposit LDP (CCC, 2010). In addition information on cross-border meetings are available on the Council's website (www.ceredigion.gov.uk/ldp)

13. Conclusion

- 13.1.1 The Local Planning Authority will continue to work within the delivery agreement framework, and its Community Involvement Scheme, throughout the enquiry and into the adoption stages.
- 13.1.2 In submitting the LDP before the end of 2011 Ceredigion County Council will have delivered the LDP in accordance with the indicative timetable (+3 months agreed slippage) set out in the Amended Delivery Agreement (DA) as agreed by WG at April 2010.
- 13.1.3 The table below sets out the latest dates as moved on by the 3 months slippage allowed for in the 2010 amendment of the DA. The new definitive time table is still in line with the key dates in the original indicative version plus the agreed 3 months. The update to the definitive stages of the LDP have been confirmed by the WG.

The Definitive delivery timescales is as follows as of December 2011 (extract from the DA Report – revised):

Part 3: The Plan Managing Process

3.1 The timetable

Figure 3.1: Critical stages in the LDP preparation process (amended at December 2011)

Stage in Plan Preparation		Definitive Timetable
1	Submission and agreement of Delivery Agreement	June 2007
2	Pre Deposit preparation	June 2007 - January 2009
3	Pre-deposit public consultation	March – April 2009
	Assessment of representations received & Preparation of Deposit documents	April 2009 - November 2010
4	Deposit of the LDP and related documents	December 2010
5	Publication of site allocation representations for inspection (2 part consultation)	May - September 2011
	Assessment of representations received (Deposit LDP & Site Representations) & preparation of documents for submission	March 2011 – November 2011
6	Submission of LDP for Examination Consultation regarding proposed focussed changes	December 2011 December 2011 – February 2012
		Indicative Timetable
7	Independent Examination	December 2011 – December 2012
8	Receipt of the Inspector's Report	December 2012
9	Adoption	February 2013

13.1.4 Details of commitments for Community involvement from Submission stages onwards are set out below: The DA is available for download via the website: www.ceredigion.gov.uk/ldp

Appendix 2B5 Submission of LDP for Examination (Regulation 22)

Stage in the document preparation process	Purpose	Who? Possible community involvement	How? Involvement mechanism	Reporting Mechanism?
Summarise and assess Representations to Deposit Version (incl. responses received to site allocation representations)	To summarise the representations (incl. responses to site allocation representations) for information and determine whether any improvements to the LDP strategy and the plan's policies and proposals can/should be put forward as suggestions to the Inspector. It should be noted that post Deposit the LPA itself cannot propose further formal changes to the LDP	Elected Members Key Stakeholder Group (see page 8). Elected Members. Specific Consultation Bodies and General Consultation Bodies. Database Registrants. General public	Hard copies of summarised representations sent out Various meetings to be convened, as and where considered necessary, to discuss representations and to consider whether the LPA should put forward further amendments for consideration by the Inspector. Letters notifying details of availability of main consultation issues and responses. Advertisements in the press, Summary main consultation issues and responses made available on the website. Hard copies available in the council offices, and all public libraries including mobile libraries.	Provided for information. Will inform EIP

Stage in the document preparation process	Purpose	Who? Possible community involvement	How? Involvement mechanism	Reporting Mechanism?
Submission to Welsh Assembly Government for Examination.	To proceed with formal independent examination of the LDP	The Assembly	Submission of Deposit LDP and accompanying documents.	Will inform EIP

Appendix 2B6: Independent Examination (Regulation 23)

Stage in the document preparation process	Purpose	Who? Possible community involvement	How? Involvement mechanism	Reporting Mechanism?
Notification of Independent Examination.	To ensure that interested persons /organisations are aware of the Independent Examination	Specific Consultation Bodies and General Consultation Bodies. Elected members. Database Registrants. General public	Formal notification given by letter. Notice placed in the local press and on the website.	None
Pre-Examination meeting	To advise on Examination procedures and format	Those who have made specific representations	Letter, Notice placed in local press and on the Internet Meeting addressed by Inspector	Minutes of meeting

Stage in the document preparation process	Purpose	Who? Possible community involvement	How? Involvement mechanism	Reporting Mechanism?
Independent Examination	To achieve an impartial planning view on the soundness of the Plan, and the representations made in respect of it, by an Independent Planning Inspector	All those interested individuals and organisations that have made representations at the Deposit Stage of the Plan	Formal written and oral submissions and any other mechanisms deemed appropriate by the Inspectorate (e.g. round table sessions)	Inspectors report.

Appendix 2B7: Receipt of the Inspector's Report (Regulation 24)

Stage in the document preparation process	Purpose	Who? Possible community involvement	How? Involvement mechanism	Reporting Mechanism?
Publication of the Inspector's Report	To meet the requirement for the LPA to publicise and make available the Inspector's Report by the day of adoption of the LDP	Individuals/ organisations who made representations at the Deposit Stage Specific Consultation Bodies and General Consultation Bodies, Elected members, Database Registrants and General public	Formal Notice given to those persons who asked to be notified. Advertisements in the press. Inspector's report made available on the internet Copies of the report available in the council offices, and all public libraries including mobile libraries.	None

Appendix 2B8: Adoption (Regulation 25)

Formal adoption of the LDP	To meet the requirement for the LPA to formally adopt the LDP as the Development Plan for the County within 8 weeks of the Inspector's Report being received unless the Assembly intervenes.	Specific Consultation Bodies and General Consultation Bodies. Elected Members. Database Registrants. General public.	Formal notification given by letter to Specific Consultation Bodies, General Consultation Bodies, Database Registrants (which have required notification) and elected members. Notice placed in the local press and on the internet. LDP documents including the adoption statement and the sustainability appraisal made available on the internet. Copies of all relevant documents available in the council offices and all public Libraries including mobile libraries.	None
SA/SEA				
Publication of the final SA (including the Environmental Statement)	To accord with SEA Regulations and to identify how the SA has influenced the adopted LDP	As above	As above	None

13.1.5 The LPA has already informed by letter all database parties that the LDP is being submitted for Independent Examination by the end of December 2011. Each letter also had attached to it the formal notice of submission (it is a notice that is informing the party of the submission and of the focused changes consultation) see Appendix 21.

- 13.1.6 A copy of the notice to be placed in the press (Cambrian News) on 22nd, 29th of December 2011 and the 5th of January 2012 can be seen in Appendix 21.
- 13.1.7 All Database parties (including Specific and General consultees) have received letters and a copy of the notice.
- 13.1.8 All the submission information and documents is being made available on the Council's website and in line with the notice the main documents are also being made available at named offices and libraries.
- 13.1.9 Details of the programme officer and of the next step have also been outlines to consultees in the letter.
- 13.1.10 Although discussion has occurred with various Stakeholders and Respondents in working up the proposed focussed changes the LPA have not to date sought or agreed formal Statements of Common Ground by the time of Submission.
- 13.1.11** As indicated by the DA all parties will be informed of the details of the inquiry via letter, advertisements in the press and via our website as those details emerge. All those who have requested to be notified will be upon receipt of the inspectors report; this will also be advertised in the press. Finally upon adoption formal notification will be given by letter to database registrants, consultation bodies and notices will be placed in the local press. The LDP documents and adoption statement will also be available via the LPA website.

Glossary part 2:
(Part 1 being in the 2010 ICR)

AA	Appropriate Assessment	A more detailed assessment that needs to be carried out if the Habitat Regulations Assessment Screening Report finds that there is likelihood that the LDP will have a significant effect on an International site, alone or in-combination with other plans or projects.
CIS	Community Involvement Scheme	Part of the Delivery Agreement of the LDP. This explains how developers, public and interested groups can contribute to LDP plan preparation. It also explains how responses will be treated and what feedback will occur. See: Ceredigion Local Development Plan Delivery Agreement June 2007 and Ceredigion Local Development Plan Delivery Agreement June 2007 Addendum (April 2010).
DA	Delivery Agreement	A document comprising Ceredigion County Council's timetable for producing the LDP. It has two parts, a 'timetable' for when the LDP is to be produced and a 'Community Involvement Scheme'. See Ceredigion Local Development Plan Delivery Agreement June 2007 and Ceredigion Local Development Plan Delivery Agreement June 2007 Addendum (April 2010).
HRA	Habitat Regulations Assessment	An Assessment of the potential effects of the LDP on one or more International sites, both within the LA boundary and any sites that could be affected outside the boundary. The assessment looks at whether the LDP Deposit is likely to have a significant effect on an International site, alone or in-combination. If so, an Appropriate Assessment (AA) is carried out to see whether the Plan would have an adverse effect on site integrity. If it is found that the LDP is likely to have a significant negative impact on any of the sites, the plan will need to be amended accordingly.

ICR	Initial Consultation Report	A report which provides an account of the activities of the Council in preparing its Deposit version of the LDP.
ISAR	Initial Sustainability Appraisal Report	A term used to refer to the Sustainability Appraisal Report, produced at the Preferred Strategy LDP stage. This assesses the LDP options against the Sustainability Appraisal framework. The report is then expanded at the Deposit LDP stage and finalised alongside the Adoption Statement.
LDP	Local Development Plan	The required statutory plan for each Local Planning Authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004.
SA/SEA	Sustainability Appraisal / Strategic Environmental Assessment	The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use. Undertaking a SA is mandatory under the Planning and Compulsory Purchase Act 2004. The SA is used to promote sustainable development through the integration of social, environmental and economic considerations whilst developing LDPs.

References part 2

(part 1 being in the 2010 ICR)

Ceredigion Development Plan: Proposed Focussed Changes (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan: Proposed Minor Changes (Ceredigion County Council, December 2011)
Addendum to Ceredigion LDP Sustainability Appraisal Report (Ceredigion County Council, 2011)
Ceredigion Local Development Plan Topic Paper: Waste, Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Minerals, Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan: Topic Paper: Built , Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Environmental Protection, Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Utilities Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Sustainable Development and Climate Change Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Coastal Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Tourism Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Community, Leisure, Recreation and Wellbeing Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Education Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Landscape Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Community and the Welsh Language Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Retail Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Employment and the Rural Economy Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Housing Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Energy Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Transport, Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Nature Conservation

Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Settlement Strategy, Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Topic Paper: Site Assessment and Allocations (covers matters relating to Candidate sites, Allocated sites and Alternative Sites) Submission Version (Ceredigion County Council, December 2011)
Ceredigion Local Development Plan Background Paper: Local Housing Market Assessment 2011 (Ceredigion County Council, 2011)
Ceredigion County Council Gypsy and Traveller Accommodation Needs Study (Opinion Research Services, 2011)
Ceredigion Local Development Plan Background Paper: Supplementary Planning Guidance and Draft Frameworks, Submission Version (Ceredigion County Council, 2011)
Ceredigion Local Development Plan Background Paper: Review Basis LDP Dwelling Requirement (Ceredigion County Council, December 2011)
Study Concerning the Economic Viability of providing Affordable Housing – Update Addendum 2011 (DVS, 2011)
Designation of Special Landscape Areas Study 2011 (TACP, 2011)
Representations received with regard to the Ceredigion Local Development Plan Deposit: Version (December 2010) & LPA Responses (Ceredigion County Council, December 2011).
Representations received with regard to the Ceredigion Local Development Plan: Alternative Sites Consultations (May 2011 & July 2011) & LPA Responses (Ceredigion County Council, December 2011).
Addendum to The Habitat Regulations Assessment for the Ceredigion LDP Deposit Version Screening Report (December 2011) (Ceredigion County Council, 2011)

Appendix 16: Summary Table of all Engagement from December 2010 to December 2011

Following the Deposit of the Ceredigion LDP there has been less informal public engagement than occurred in previous stages of the plan process. This is because there are fewer opportunities for changes to be made post Deposit. In fact the Guidance does not allow for any formal changes to be made by the LPA post Deposit. In the original Initial Consultation Report Deposit Version (2010) the engagement table sets out all engagement activities that have been completed since the start of the LDP process in Ceredigion. This table sets out what engagement has been undertaken since December 2010.

No meetings of the Key Stakeholder Group have been convened in the period December 2010 – December 2011 as there were no real ‘new’ issues to raise with the Group. All proposed minor and focussed changes put forward by the LPA are to further clarify the existing Strategy, policies and allocations – they do not change the aims in any way. There hasn’t therefore been the need to discuss significant changes with the KSG and no meeting was necessary.

Consultation has however been ongoing with some individual stakeholders such as CCW and DCWW regarding the detailed representations they made at the Deposit and Alternative Sites stage.

Additionally there has been detailed input from Stakeholders with regard to the Gypsy and Traveller Assessment undertaken during 2011.

Also significant Stakeholder involvement has been undertaken in relation to working up further implementation detail with regard to the affordable housing policies. This has involved the setting up of an internal Council Working Group (involving Officers and Members) as well as various 1:1 discussions with Stakeholders (e.g. RSLs) and wider workshops with a range of Stakeholders, incl. the development industry.

Although discussion has occurred with various Stakeholders and Respondents in working up the proposed focussed changes the LPA have not to date sought or agreed formal Statements of Common Ground by the time of Submission.

Engagement	Date	Invitees
Email contact updating on preparation of cross boundary collaboration on draft Parking Standards (SPG)	December 2010	<ul style="list-style-type: none"> ○ Powys County Council highways ○ planning staff
Email contact updating on preparation of draft Parking Standards (SOG and in relation to latest guidance – Manual for Streets 2	December 2010 and January 2011	<ul style="list-style-type: none"> ○ Trafnidiaeth Canolbarth Cymru (Tracc) (Regional Transport organisation) ○ Department Highways Properties and Works staff Ceredigion County Council
Local Service Board (LSB)	17 January	<ul style="list-style-type: none"> ○ LSB update

Meeting	2011	
Environmental Protection	3 rd February 2011	○ Dwr Cymru Welsh Water
Biodiversity Assessment Project	7 February 2011	○ West Wales Biodiversity Information Centre ○ GIS consultant
Informal discussion on practical operation of Affordable housing policy	10 February 2011	○ Ceredigion Rural Housing Enabler
Nature Conservation Policies and Allocations	10 February 2011	○ CCW
Discussion on land availability	9 March 2011	○ Mid Wales Housing Association
Landscape	9 March 2011	○ Seascapes and Coastal Landscapes and Marine Planning Meeting
Discussion on categorisation and management of Affordable Housing data	15 March 2011	○ DESH staff
Economic Development	15 March 2011	○ RTPI Economic Renewal Conference
Waste	22 March 2011	○ LAS Waste, Lampeter
Community, leisure and recreation	23 rd March 2011	○ Children and Young Peoples Partnership Officer (CYPP)
Empty Homes Meeting	28 March 2011	○ Housing and Planning Staff, DESH
Development Control – Affordable Housing Policy discussion	28 th March 2011	○ Development Control Officers
Affordable Housing Working Group (9 meetings and numerous Sub-group meetings – Sub-Group titles: • Viability • Housing Needs • S106 • Role of RSLs • Affordability • Intermediate Rent • Other AH delivery mechanisms • Commuted sums Achieving AH on site and Design Standards in AH	30 March 2011 - 24 August 2011 And 1 further 'signing off' meeting prior to 'LDP Report of Focussed changes' on 26 October 2011	○ Cabinet Member as Chair of Working Group, Director DESH, Asst. Director, DESH, Forward Planning Principle Officer and staff, Research & Information staff, Principal Housing Officer, Environmental Housing Officer, Affordable Housing Officer, Estates Officer, Legal Officers, Chair (Scrutiny Committee), Member (Scrutiny Committee).
Planning obligations and CIL	6 th April 2011	○ Ceredigion CC Solicitor ○ Assistant Director for Planning
Environmental Protection	13 th April 2011	○ Dwr Cymru Welsh Water
Minerals	13 th April 2011	○ South Wales Regional

		Aggregate Working Party
Planning obligations and CIL	13 th April	o Director of DESH
Minerals	13 April 2011	o The South Wales Regional Aggregate Working Party
Stakeholder Workshop – RSLs - Affordable Housing	21 April, 2011	o RSL Initial Workshop
Environmental Health – Licensing in relation to caravans etc	6 th May	o Environmental Health officers o Licensing officers
Community, leisure and recreation	10 th May	o CYPP officer
Stakeholder Workshop – Affordable Housing	9 May, 2011	<ul style="list-style-type: none"> o Developer Orgs o Richard Price, HBF o TI Davies, Builder, Cardigan (south of County) o R & S Stephens, Builder (Mid-County) o Ian Jones, Developer (Whole County esp North) o Cartrefi Dyfed Homes, Builder – Dyfed Evans (North County) o Glesni Harcombe UGL Associates Ltd (Mid-North) o Clive Jenkins, Belmont Developments Ltd o Estate Agent Orgs o Morgan and Davies, Estate Agent o Architects o Rory Wilson, Architects o David Thomas, Architect o Alan Haird, Architect o Gareth Lewis, Architect: Huw Evans o Financial Services Industry o Penny Bradfield Jones, Sterling Asset Management o Principality, Phil Richards o HBOS (Halifax Bank of Scotland): Jade Bowen o HSBC – Natasha Taylor o Nationwide – Mandy Cory o Landowner Orgs o FUW o CLA o Housing Associations o Tai Cantref - Gareth Thomas o Tai Ceredigion - Steve Jones o Mid Wales Housing – Shane

		<ul style="list-style-type: none"> Perkins ○ RHE: ○ Digby Bevan, Rural Housing Enabler ○ Other representatives with a connection to AH provision or demand ○ Cantref Residents Association ○ Tenant Participation Advisor, Tai Ceredigion ○ MWHA Tenant Forum contact officer (Jane Jones) ○ Ceredigion Community Land Trust, Gill Ogden ○ One Voice Wales (representing Community Councils) – main contact for Ceredigion: ○ Shelter Cymru ○ Affordable Homes policy and further information contact : John Pritchard ○ Ceredigion Care Society ○ The Wallich ○ Ceredigion Young Farmers Club
Planning obligations and CIL	10 th May	<ul style="list-style-type: none"> ○ Powys Forward Planning manager
Minerals	18 th May 2011	<ul style="list-style-type: none"> ○ Planning Officer Society Wales (POSW) Minerals & Waste Topic Group
Tourism	24 th May	<ul style="list-style-type: none"> ○ Tourism Officers
Discussion re monitoring	2 June 2011	<ul style="list-style-type: none"> ○ Forward Planning and Development Control staff.
Utilities	7 th June	<ul style="list-style-type: none"> ○ DCWW
Local Authority Mortgages Seminar	8/9 June 2011	<ul style="list-style-type: none"> ○ Ceredigion staff attending on behalf of Director of Environmental Services and Housing
Tourism	9 th June	<ul style="list-style-type: none"> ○ Tourism Officers ○
Planning obligations and CIL	21 st June	<ul style="list-style-type: none"> ○ Conwy CC
Teleconference re Viability, calculation of commuted sums	22 June 2011	<ul style="list-style-type: none"> ○ District Valuers' Service, Forward Planning, Housing and Legal staff from Ceredigion County Council
Monitoring Development Control decisions in context of LDP strategy	22 June 2011	<ul style="list-style-type: none"> ○ Forward Planning and Development Control staff.

Tourism	29 th June	o Tourism Officers
Utilities	5 th July	o DCWW
Tourism	9 th August	o Tourism Officers
Nature Conservation Policies	18 August	o Ceredigion CC Solicitor
Email update on commitment to transport allocations and for information on Civil Parking Enforcement	October 2011	o DHPW staff
Email exchange with a view to clarification on the status of new guidance on microgeneration – PD rights.	30 October 2011	o Welsh Government planning division
Email exchange with a view to clarification of issues around an objection to the Deposit LDP	4 November 2011	o Welsh Government planning division.
Minerals and Waste	16th November 2011	Planning Officer Society Wales (POSW) Minerals & Waste Topic Group
Waste	14 December 2011	Powys CC Waste Management Technical Manager. Telephone conversation.
Waste	14 December 2011	Potters Waste Management, Powys, Telephone Conversation

Cyngor Sir CEREDIGION



CEREDIGION County Council

Cynllun Datblygu Lleol Ceredigion (CDLI) 2007 - 2022 Ffurflen Sylwadau ynghylch Adneuo

Ceredigion Local Development Plan (LDP) 2007 - 2022 Deposit Representation Form

Mae hon yn Ffurflen Ddwylieithog, ac mae'r Saesneg dros y ddalen.

This is a Bilingual Form, the English follows overleaf.

Nodiadau Cyfarwyddyd: Cyffredinol

- A fydddech cystal â defnyddio inc/teip du a llythrennau bras, os gwelwch yn dda.
 - Peidiwch â rhoi unrhyw ddogfennau ynghlwm wrth y ffurflen hon gyda styffylau a pheidiwch â chyflwyno sylwadau ar bapur mwy o faint nag A3
 - Cewch lungopïo'r ffurflen os bydd angen. Mae ar gael ar wefan y Cyngor hefyd: www.ceredigion.gov.uk/index.cfm?articleid=4761
 - Bydd yn rhaid inni gael yr holl ffurflenni erbyn **canol dydd lau 17 Chwefror 2011**.
1. Mae Deddf Cynllunio a Phrynu Gorfodol 2004 yn datgan mai diben archwilio Cynllun Datblygu Lleol (y Cynllun) yw ystyried a yw'n "gadarn". Mae hyn yn golygu y gall unrhyw un sydd am gyflwyno sylwadau ynghylch y Cynllun neu am ei wrthwynebu geisio dweud ym mha ffordd nad yw'n gadarn a'r hyn sydd ei angen i'w wneud yn gadarn. Yn y cyd-destun hwn gellir ystyried mai ystyr cadarn yw ei fod yn "*dangos crebwyll*" ac "*y gellir ymddiried ynddo*". I asesu'r Cynllun, yr ydym yn defnyddio 10 prawf. Amlinellir y profion dros y ddalen.
 2. Os ydych yn cynnig newid i'r Cynllun Adneuo, byddai'n ddefnyddiol er nad yn angenrheidiol, petaech chi'n nodi'n glir pa brawf/profion cadernid nad yw'r cynllun yn llwyddo i'w cyflawni, yn eich tyb chi. Mae'r profion mewn tri grŵp - 'gweithdrefnol' (dau brawf); 'cydymffurfiaeth' (pedwar prawf); a 'chydlyniaeth ac effeithiolrwydd' (pedwar prawf). Os byddwch chi am gyflwyno sylwadau ynglŷn â'r ffordd y mae Cyngor Sir Ceredigion wedi paratoi'r Cynllun, mae'n debyg y byddai eich sylwadau neu'ch gwrthwynebiadau ymwneud ag un o'r profion gweithdrefnol. Os byddwch chi am gyflwyno sylwadau ynglŷn â chynnwys y Cynllun neu os byddwch chi am ei wrthwynebu, gallai fod yn ddefnyddiol i chi edrych ar y profion 'cysondeb' a 'chydlyniaeth ac effeithiolrwydd'.
 3. Os na fyddwch yn nodi un o'r profion, ni fydd hynny'n golygu na chaiff eich sylwadau eu hystyried, ar yr amod eu bod yn ymwneud â'r Cynllun (neu ran o'r Cynllun) ac mae'n glir pa newid/newidiadau yr ydych yn eu ceisio. Dylech gynnwys yr holl sylwadau sydd gennych chi ynghylch y Cynllun ac esbonio eich

achos yn llawn ar y ffurflen, gan ddefnyddio'r dogfennau ategol lle bo angen. Os byddwch yn ceisio mwy nag un newid a'ch bod o'r farn bod y Cynllun yn methu â chyflawni mwy nag un prawf cadernid, ni fydd angen llanw ffurflenni ar wahân.

Byddai'n ddefnyddiol petaech chi'n defnyddio ffurflenni ar wahân os byddwch chi am gyflwyno sylwadau'n gwrthwynebu rhan o'r Cynllun ac i gefnogi rhannau eraill o'r Cynllun ond, eto, dim ond un ffurflen sydd ei hangen i fynegi cefnogaeth i rannau gwahanol o'r Cynllun.

- 4. Os yw grŵp yn rhannu'r un farn ynglŷn â sut mae am i'r Cynllun gael ei newid, byddai'n ddefnyddiol petai'r grŵp hwnnw anfon ffurflen unigol gyda'u sylwadau, yn hytrach na bod nifer fawr o unigolion yn anfon ffurflenni ar wahân yn ailadrodd yr un pwynt.** Mewn achosion o'r fath, dylai'r grŵp ddangos faint o bobl y mae'n ei gynrychioli a sut mae'r gynrychiolaeth wedi ei hawdurdodi.

Guidance Notes: General

- Please use black ink/typescript and block capitals.
 - Please do not attach any accompanying documents to this form with staples and no submissions on paper larger than A3
 - This form may be photocopied if necessary. It is also available on the Council website at: www.ceredigion.gov.uk/index.cfm?articleid=4761
 - All forms must be received no later than **Midday on Thursday 17 February 2011.**
1. The Planning and Compulsory Purchase Act 2004 states that the purpose of the examination of a Local Development Plan (the Plan) is to consider whether it is “sound”. This means that anyone who wants to comment on or object to the Plan should seek to say how it is unsound and what is needed to make it sound. Sound may be considered in this context within its ordinary meaning of “*showing good judgement*” and “*able to be trusted*”. To assess the Plan we use 10 tests. These tests are set out overleaf.
 2. Where you propose a change to the deposit Plan it would be helpful but not necessary, to make clear which test(s) of soundness you believe the Plan fails. The tests are in 3 groups – ‘procedural’ (2 tests); ‘conformity’ (4 tests); and ‘coherence and effectiveness’ (4 tests). If you wish to comment on the way in which the Ceredigion County Council has prepared the Plan, it is likely that your comments or objections would fall under one of the procedural tests. If you wish to comment on or object to the content of the Plan, it may help to look at the ‘consistency’ and the ‘coherence and effectiveness’ tests.
 3. Failing to identify a test will not mean that your comments will not be considered, providing it relates to the Plan (or part of the Plan) and it is clear what change(s) you are seeking. You should include all your comments on the Plan and set out your full case on the form, using accompanying documents where necessary. If you seek more than one change and consider that the Plan fails to meet more than one test of soundness it is not necessary to complete separate forms. **It would help if you use separate forms if you wish to make comments objecting to part of the Plan and in support of other parts of the Plan**, but again only one form is necessary to express support for different parts of the Plan.
 4. **Where a group shares a common view on how it wishes the Plan to be changed, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point.** In such cases the group should indicate how many people it is representing and how the representation has been authorised.

Nodiadau Cyfarwyddyd: Profion Cadernid

	Profion Gweithdrefnol
P1	Fe'i paratowyd yn unol â'r Cytundeb Cyflenwi gan gynnwys y Cynllun Cynnwys Cymunedau.
P2	Mae'r Cynllun a'r polisiau sydd ynddo wedi bod yn destun Arfarniad o Gynaliadwyedd gan gynnwys Asesiad Amgylcheddol Strategol.
	Profion Cysondeb
C1	Cynllun defnyddio tir yw'r Cynllun ac mae'n ystyried cynlluniau, polisiau a strategaethau perthnasol eraill sy'n ymwneud â'r ardal neu ag ardaloedd cyfagos.
C2	Mae'n ystyried y polisiau cenedlaethol.
C3	Mae'n ystyried Cynllun Gofodol Cymru.
C4	Mae'n ystyried y strategaeth(au) cymunedol perthnasol (a Chynllun Rheoli'r Parc Cenedlaethol).
	Profion Cydlyniaeth ac Effeithiolrwydd
CE1	Mae'r Cynllun yn gosod strategaeth gydlynol y mae ei bolisiau a'i ddyraniadau yn codi ohoni'n rhesymegol ac/neu, lle bo materion trawsffiniol perthnasol, mae'n gydnaws â'r cynlluniau datblygu a baratowyd gan awdurdodau cyfagos.
CE2	Mae'r strategaeth, y polisiau a'r dyraniadau'n realistig ac yn briodol o ystyried y dewisiadau perthnasol ac/neu maent yn seiliedig ar sylfaen dystiolaeth gadarn a chredadwy.
CE3	Mae dulliau clir ar gyfer gweithredu a monitro.
CE4	Mae'n rhesymol hyblyg i'w alluogi i ymdrin ag amgylchiadau sy'n newid.

Guidance Notes: Tests of Soundness

	Procedural Tests
P1	It has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
P2	The plan and its policies have been subjected to Sustainability Appraisal including Strategic Environmental Assessment.
	Consistency Tests
C1	It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
C2	It has regard to national policy.
C3	It has regard to the Wales Spatial Plan.
C4	It has regard to the relevant community strategy/ies (and National Park Management Plan).
	Coherence and Effectiveness Tests
CE1	The plan sets out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
CE2	The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and/or are founded on a robust and credible evidence base.
CE3	There are clear mechanisms for implementation and monitoring.
CE4	It is reasonably flexible to enable it to deal with changing circumstances.

Cynllun Datblygu Lleol Ceredigion (CDLI) 2007 - 2022

Ffurflen Sylwadau'r Cam Adneuo

Ceredigion Local Development Plan (LDP) 2007 – 2022

Deposit Representation Form

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

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

Adran: 1 Manylion Personol (neu fanylion y cleient) Section: 1 Personal Details (or Client's details)	Adran: 2 Enw a Chyfeiriad yr Asiant (os yw'n gymwys) Section: 2 Agent's Name and Address (if applicable)
Teitl/Title Enwau Cyntaf: Forenames: Cyfenw Surname: Cyfeiriad: Address: Cod Post: Postcode Rhif ffôn (dydd): Telephone (daytime): E bost: E Mail:	Teitl/Title Enwau Cyntaf a Chyfenw: Forenames and Surname: Enw'r Cwmni a'ch Swydd yn y Cwmni (os yw'n gymwys) Company Name & Position in Company (if applicable) Cyfeiriad: Address: Cod Post: Postcode: Rhif ffôn (dydd): Telephone (daytime): E bost: E Mail:
Sefydliad a Gynrychiolir (os yw'n gymwys) Organisation Representing (if applicable)	
Llofnod Signature	Dyddiad Date

Adran 3: – Manylion At Ddefnydd y Swyddfa'n Unig/For Official Use Only**Section 3: –Details**

Enw neu Enw'r Sefydliad a Gynrychiolir (os yw'n gymwys)

Name or Name of Organisation Representing (if applicable)**Adran: 4 – Cyflwyno sylwadau ynghylch y Cynllun****Section: 4 – Commenting on the Plan**

Caiff Cynllun Datblygu Lleol (CDLI) Cyngor Sir Ceredigion ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cynulliad Cymru.

Tasg yr Arolygydd fydd ystyried a yw'r cynllun yn gadarn ai peidio. Nid oes diffiniad cyfreithiol o'r gair 'cadarn' ond, yn y cyd-destun hwn, yr ydym yn ei ddefnyddio yn ei ystyr arferol o 'ddangos crebwyll' ac 'y gellir ymddiried ynddo'.

Mae'r cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried er mwyn penderfynu a yw'r cynllun yn gadarn ai peidio i'w gweld yn y **Nodiadau Cyfarwyddyd: Profion Cadernid** ar y ffurflen hon. Gallai fod yn ddefnyddiol i chi eu darllen nhw ynghyd â'r cyfarwyddyd cyn i chi roi eich barn i ni ynglŷn â'r Cynllun a'r polisiau sydd ynddo.

Ceredigion County Council's Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Assembly Government.

It is the Inspector's job to consider whether the Plan is sound. There is no legal definition of 'sound' but in this context we use its ordinary meaning of 'showing good judgement' and 'able to be trusted'.

The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are in the Guidance Notes: Test of Soundness section of this form. It may help you to read them and the guidance before you tell us what you think of the Plan and its policies.

Cyn i chi gyflwyno eich sylwadau manwl, byddai'n dda gwybod a ydych chi'n credu bod y Cynllun yn gadarn ai peidio, neu a ydych o'r farn bod rhannau ohono nad ydynt yn gadarn neu nad yw'r Cynllun cyfan yn gadarn a bod angen ei newid (gweler y **'Nodiadau Cyfarwyddyd: Profion Cadernid'** ar ddechrau'r ffurflen hon).

Before you set out your comments in detail, it would be helpful to know whether you think the Plan is sound, or if you think that all or parts of it are unsound and needs to be changed (see 'Guidance Note: Tests of Soundness' at the start of this form).

4a Yr wyf o'r farn bod y CDLI yn gadarn

I think the LDP is soundYdw
YesNac ydw
No

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

<p>4b</p> <p>Yr wyf o'r farn nad yw'r CDLI yn gadarn ac y dylid ei newid.</p> <p>I think the LDP is unsound and should be changed</p>	<table style="width: 100%;"> <tr> <td style="text-align: center;">Ydw Yes</td> <td style="text-align: center;">Nac ydw No</td> </tr> <tr> <td style="text-align: center;"><input type="checkbox"/></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> </table> <p>(ticiwch fel bo'n briodol) (please tick appropriate)</p>	Ydw Yes	Nac ydw No	<input type="checkbox"/>	<input type="checkbox"/>
Ydw Yes	Nac ydw No				
<input type="checkbox"/>	<input type="checkbox"/>				

<p>4c Pa ran neu rannau o'r Cynllun ydych chi'n cyflwyno sylwadau yn eu cylch? (Gweler cwestiwn (4e) isod os ydych am gynnwys polisi, paragraff neu safle newydd)</p> <p>Which part(s) of the Plan are you commenting on?</p> <p>(Please see question (4e) below if you want to include a new policy, paragraph or site)</p>	
--	--

Mae fy sylwadau'n ymwneud â'r canlynol:

My comment is about:

<p>Rhif(au) y polisi</p> <p>Policy number(s)</p>	
---	--

(ac/neu)

(and/or)

<p>Rhif(au) y paragraff neu'r adran</p> <p>Paragraph or section number(s)</p>	
--	--

(ac/neu)

(and/or)

<p>Y Map Cynigion (ticiwch ✓)</p> <p>The Proposals Map (please tick ✓)</p>	<input type="checkbox"/>
<p>Rhif y Map/Safle</p> <p>Map / Site Number</p>	<input type="checkbox"/>

4e A hoffech i'r Cynllun gynnwys polisi, paragraff neu safle newydd?

Would you like the Plan to include a new policy, paragraph or site?

[Ticiwch ✓ bob un sy'n berthnasol]

[Tick ✓ all that apply]

Polisi Newydd (manyllion i'w hychwanegu yn Adran 5)

A New Policy (details to be added in Section 5)

Paragraff neu Destun Newydd (manyllion i'w hychwanegu yn Adran 5)

A New Paragraph or New Text (details to be added in Section 5)

Safle Newydd (manyllion i'w hychwanegu yn Adran 5)

A New Site (details to be added in Section 5)

4f Os ydych chi am ychwanegu safle newydd, a wnaethoch chi gyflwyno'r safle fel Safle Posibl? Os felly, a fydddech cystal â rhoi enw a chyfeiriad y Safle Posibl (os yw'n hysbys).
<http://gis.ceredigion.gov.uk/planaccess2/planaccess.asp?Language=English&BrokerGroup=LDP>

Os ydych chi'n cynnig safle newydd, bydd angen i chi wneud Arfarniad o Gynaliadwyedd er mwyn ystyried effaith bosibl y safle ar gynaliadwyedd.

Mae'r Awdurdod Lleol eisoes wedi cynnal Arfarniad o Gynaliadwyedd ar nifer o safleoedd, gan gynnwys y Safleoedd Posibl. Os edrychwch chi ar yr Asesiad a wnaethpwyd o'r Safleoedd Posibl yn y Canolfannau Gwasanaethau, byddwch chi'n gallu gweld a yw eich safle chi wedi cael ei asesu ai peidio.

Os ydych chi'n fodlon ar ganfyddiadau'r Arfarniad o Gynaliadwyedd a manyllion ein hasesiad, ni fydd angen i chi ailadrodd y gwaith hwnnw. Fodd bynnag, os ydych chi'n anfodlon ar y canfyddiadau bydd angen i chi wneud eich arfarniad eich hunan (gweler isod).

Os nad yw eich safle chi wedi cael ei asesu fel rhan o Arfarniad o Gynaliadwyedd yr Awdurdod Cynllunio Lleol ar yr opsiynau, yna **yr ydym yn eich cyngori chi'n gryf** i wneud y gwaith hwnnw drosoch chi eich hunan. Mae'r Awdurdod Cynllunio Lleol wedi llunio dogfennau ynglŷn â sut mae mynd ati i wneud Arfarniad o Gynaliadwyedd i'ch arwain chi yn y broses. Mae'r rheiny ar gael yn y Adroddiad yr

Arfarniad o Gynaliadwyedd (2010).

If you want to add a new site, did you submit the site as a Candidate site? If so, please give the Candidate Site name and reference (if known).

<http://gis.ceredigion.gov.uk/planaccess2/planaccess.asp?Language=English&BrokerGroup=LDP>

If you are proposing a new site, you will also need to undertake sustainability appraisal to consider the impact on sustainability the inclusion of your site is potentially likely to have. The LPA has already undertaken SA on a range of sites, including candidate sites. Check the Assessment of Candidate Sites in Service Centres to see if the site your alternative site has been assessed.

If you are happy with the findings of the SA as defined through our assessment, you do not need to repeat this work. If however you are unhappy with the findings you will need to undertake your own SA (see below).

If your site has not been assessed as part of the LPA's SA of options, you are strongly advised to undertake this work yourself. The LPA has produced documentation on undertaking SA to guide you in the process in the Sustainability Appraisal Report (2010).

Enw'r Safle Posibl	
Candidate Site name	
Cyfeirnod y Safle Posibl	
Candidate Site Reference	

Os ydych chi am ychwanegu polisi, paragraff neu destun newydd, nodwch yn glir yn Adran 5 ymhle y tybiwch y dylid ei roi yn y Cynllun a'r geiriad yr ydych yn ei gynnig.

If you want to add a new policy, paragraph or text, please set out clearly in Section 5 where you think it should go in the Plan and the wording that you propose.

Adran 5: Eich Sylwadau a'r Newidiadau yr Ydych yn eu Hawgrymu

Section 5: Your Comments and Suggested Changes

Rhowch eich sylwadau isod gan ddefnyddio tudalennau ychwanegol fel bo angen.

Os ydych chi am i newidiadau gael eu gwneud i'r Cynllun, gwnewch sylwadau penodol. Er enghraifft, os ydych am i destun newydd gael ei ychwanegu, cynigiwch y testun newydd gan esbonio ble dylid ei roi yn y Cynllun.

Os ydych am i newidiadau gael eu gwneud i'r Cynllun, byddwn yn tybio nad ydych o'r farn bod y cynllun yn gadarn. Fodd bynnag, nid rôl yr Arolygydd yw gwneud cynllun derbyniol yn well.

Os nad ydych chi o'r farn bod y Cynllun yn gadarn ac y dylid ei newid, esboniwch yn glir pam yr ydych chi'n credu bod angen y newidiadau. Os ydych chi'n credu bod angen newid y Cynllun er mwyn cyflawni un neu ragor o brofion cadernid, dywedwch wrthym pa un/pa rai.

Dylech roi eich sylwadau chi'n llawn. Bydd hynny'n helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch chi'n cael cyflwyno rhagor o wybodaeth gerbron yr Archwiliad oni fydd yr Arolygydd yn eich gwahodd chi i egluro unrhyw faterion y bydd ef neu hi'n eu codi. Sylwer na fydd yr Arolygydd wedi gweld unrhyw sylwadau a wnaethoch chi mewn ymateb i ymgynghoriadau blaenorol.

Rhowch wybod a ydych chi'n cyflwyno deunyddiau eraill i ategu eich sylwadau.

Please set out your comments below using additional sheets as necessary.

If you want changes made to the Plan, please be specific. For example, if you want new text added, please set out the new text and explain where it should go in the Plan.

If you want changes to the Plan, we will assume you do not consider the Plan to be sound. However, please note that it is not the role of the Inspector to make an acceptable plan better.

If you do not consider the Plan to be sound and that it should be changed, please explain clearly why you think the changes are needed. If you think a change is needed for the Plan to meet one or more tests of soundness, please tell us which one(s).

Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise. Please note that the Inspector will not have access to comments you may have made in response to previous consultations.

Please indicate if you are submitting other material to support your comments.

Os ydych chi'n credu nad yw'r cynllun yn cyflawni un neu ragor o'r profion cadernid (gweler y nodiadau cyfarwyddyd), nodwch isod pa brawf/profion nad yw'n ei gyflawni/eu cyflawni.

If you think the plan does not meet one or more tests of soundness (guidance notes), please indicate here which test(s) it does not meet.

<p>Sylwadau</p> <p>Comments</p>

Adran 6: Beth fydd yn digwydd nesaf?

Section 6: What happens next?

Ar hyn o bryd, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig').

Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad Cyhoeddus.

Ond cofiwch y bydd yr Arolygydd yn rhoi'r un pwys i'r sylwadau ysgrifenedig yr ydych chi wedi eu cyflwyno ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad.

At this stage, you can only make comments in writing (these are called 'written representations').

However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

6a A ydych chi am i'ch sylwadau gael eu hystyried ar ffurf 'sylwadau ysgrifenedig' neu a ydych chi am siarad mewn sesiwn gwrandawriad yn yr Archwiliad Cyhoeddus?

Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the public Examination?

(Ticiwch ✓ un o'r canlynol)

(Please tick ✓ one of the following)

Nid wyf am siarad mewn sesiwn gwrandawriad ac yr wyf yn fodlon i'm sylwadau ysgrifenedig gael eu hystyried gan yr Arolygydd.

<p>I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.</p>	
<p>Yr wyf am siarad mewn sesiwn gwrandawriad.</p> <p>I want to speak at a hearing session.</p>	<input type="checkbox"/>
<p>Pa rannau o'ch sylwadau ydych chi am siaried amdanynt?</p> <p>What parts of your representation do you want to speak about?</p>	
<p>6b Os ydych chi am siarad, pam ydych o'r farn bod angen gwneud hynny.</p> <p>If you wish to speak, why do you consider it to be necessary?</p>	

Cofiwch amgáu unrhyw ddogfennaeth berthnasol (e.e. arfarniad o gynaliadwyedd) gyda'r ffurflen hon.

Ar ôl llanw'r ffurflen, dychwelwch hi i Llinos Quelch, Adran y Gwasanaethau Amgylcheddol a Thai, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 0PA, neu ar e-bost at ldp@ceredigion.gov.uk, erbyn **canol dydd, dydd Iau 17 Chwefror 2011**.

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

Do not forget to enclose any relevant documentation (e.g. a sustainability appraisal) with this form.

Please return all completed forms to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 0PA, or by e-mail to ldp@ceredigion.gov.uk, by no later than Midday on Thursday the 17 February 2011.

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

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

- Adroddiad yr Arfarniad o Gynaliadwyedd (2010)
- Adroddiad Sgrinio'r Asesiad Rheoliadau'r Cynefinoedd (2010)

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

- **Sustainability Appraisal Report (2010)**
- **Habitats Regulations Assessment Screening Report (2010)**



Ceredigion Local Development Plan (LDP) 2007 - 2022 Site Allocation Representations Consultation Representation Form

This is a Bilingual Form, for Welsh see reverse of form.

Guidance Note

Following public consultation on the Deposit Local Development Plan (LDP) some people and organisations have requested that the Authority amend settlement boundaries, delete, modify or include additional or alternative sites for development or amend the use of the allocation in the Plan. This is your opportunity to tell us what you think about these alternative sites. **Your comments on this form should be about the alternative sites only.**

- Please use black ink/typescript and block capitals.
- Please do not attach any accompanying documents to this form with staples and no submissions on paper larger than A3
- This form may be photocopied if necessary. It is also available on the Council website at: www.ceredigion.gov.uk/index.cfm?articleid=4761
- **Where a group shares a common view on an Alternative Site, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point.** In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- All forms must be received no later than **Midday on Tuesday 12 July 2011.**

Tests of Soundness (see Section 4)

Procedural Tests

- P1 It has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
- P2 The plan and its policies have been subjected to Sustainability Appraisal including Strategic Environmental Assessment.

Consistency Tests

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/ies (and National Park Management Plan).

Coherence and Effectiveness Tests

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and/or are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

Ceredigion Local Development Plan (LDP) 2007 – 2022 Site Allocation Representations Consultation Representation Form

For Official Use Only

ML/	AS/	R/	B/S
Date Received Stamp		Late	
		Yes <input type="checkbox"/>	No <input type="checkbox"/>

Section: 1 Personal Details (or Client's details)	Section: 2 Agent's Name and Address (if applicable)
<p>Title</p> <p>Forenames:</p> <p>Surname:</p> <p>Address:</p> <p>Postcode</p> <p>Telephone (daytime):</p> <p>E Mail:</p>	<p>Title</p> <p>Forenames and Surname:</p> <p>Company Name & Position in Company (if applicable)</p> <p>Address:</p> <p>Postcode:</p> <p>Telephone (daytime):</p> <p>E Mail:</p>
Organisation Representing (if applicable)	
Signature	Date

Section 3: –Details

Name or Name of Organisation Representing (if applicable)

Section: 4 - Commenting on the Alternative Sites

The Ceredigion Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Assembly Government.

It is the Inspector’s job to consider whether the Plan is sound. There is no legal definition of ‘sound’, but in this context, we use its ordinary meaning of ‘showing good judgment’ and ‘able to be trusted’.

The questions or ‘tests’ which the Inspector will consider in deciding whether the Plan is sound are in the Guidance Notes at the front of this form. It may help you to read them before you tell us what you think of the alternative sites.

4a Do you consider that the change to the plan proposed by the site allocation representation will make the Deposit Plan sound or unsound	Sound Unsound (please delete appropriate)
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4b Please identify which test of soundness your representation relates to (having regard to the test numbers P1 – CE4 list in the guidance notes at the start of the form)

4c Which Alternative Site(s) are you commenting on? (Please ensure you complete a separate form for each site allocation representation you wish to make a representation on.)

S Number		Site Name	
Settlement Name			

Section 5: Your Comments

Please set out your comments below, having regard to the test of soundness you have identified above. You will need to say why you consider the change proposed by the Alternative Site will make the Local Development Plan sound or unsound. Please use a separate sheet if necessary.

Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise.

Please indicate if you are submitting other material to support your comments (e.g. Sustainability Appraisal).

Section 6: What happens next?

At this stage, you can only make comments in writing (these are called 'written representations').

However, everyone who seeks a change to the Plan can appear before and speak to the Inspector at a 'hearing session' during the public Examination. If you are objecting to the inclusion of an alternative site you will be considered to be a supporter of the Plan and you will not be entitled to speak at a hearing.

But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

6a Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the public Examination?

(Please tick ✓ one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	<input type="checkbox"/>
I want to speak at a hearing session.	<input type="checkbox"/>

What parts of your representation do you want to speak about?

6b If you wish to speak, why do you consider it to be necessary?

Do not forget to enclose any relevant documentation (e.g. a sustainability appraisal) with this form.

Please return all completed forms to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 0PA, or by e-mail to ldp@ceredigion.gov.uk, by no later than Midday on Tuesday 12 July 2011

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



Ceredigion Local Development Plan (LDP) 2007 - 2022
Additional and Corrected Site Allocation Representations Consultation
Representation Form (July 2011)

This is a Bilingual Form, for Welsh see reverse of form.

Guidance Note

Following public consultation on the Deposit Local Development Plan (LDP) some people and organisations have requested that the Authority amend settlement boundaries, delete, modify or include additional or alternative sites for development or amend the use of the allocation in the Plan. An opportunity to respond to the majority of Site Allocation Representations was provided between the 26 May and noon on the 12th July 2011. The purpose of this supplementary consultation (July 2011) is to provide an opportunity for the public to present their views on Additional and Corrected Site Allocation Representations as set out in the July 2011 Schedule only. **Your comments on this form should be about these alternative sites only.**

- Please use black ink/typescript and block capitals.
- Please do not attach any accompanying documents to this form with staples and no submissions on paper larger than A3
- This form may be photocopied if necessary. It is also available on the Council website at: www.ceredigion.gov.uk/index.cfm?articleid=4761
- **Where a group shares a common view on an Alternative Site, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point.** In such cases the group should indicate how many people it is representing and how the representation has been authorised.
- All forms must be received no later than **Midday on Tuesday 13 September 2011.**

Tests of Soundness (see Section 4)

Procedural Tests

- P1 It has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
- P2 The plan and its policies have been subjected to Sustainability Appraisal including Strategic Environmental Assessment.

Consistency Tests

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/ies (and National Park Management Plan).

Coherence and Effectiveness Tests

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and/or are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

Ceredigion Local Development Plan (LDP) 2007 – 2022 Additional and Corrected Site Allocation Representations Consultation Representation Form (July 2011)

For Official Use Only

ML/

AS2/

R/

B/S

Date Received Stamp	Late
	Yes <input type="checkbox"/> No <input type="checkbox"/>

Section: 1 Personal Details (or Client's details)	Section: 2 Agent's Name and Address (if applicable)
Title Forenames: Surname: Address: Postcode Telephone (daytime): E Mail:	Title Forenames and Surname: Company Name & Position in Company (if applicable) Address: Postcode: Telephone (daytime): E Mail:
Organisation Representing (if applicable)	
Signature	Date

Section 3: –Details

Name or Name of Organisation Representing (if applicable)

Section: 4 - Commenting on the Alternative Sites

The Ceredigion Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Assembly Government.

It is the Inspector’s job to consider whether the Plan is sound. There is no legal definition of ‘sound’, but in this context, we use its ordinary meaning of ‘showing good judgment’ and ‘able to be trusted’.

The questions or ‘tests’ which the Inspector will consider in deciding whether the Plan is sound are in the Guidance Notes at the front of this form. It may help you to read them before you tell us what you think of the alternative sites.

4a Do you consider that the change to the plan proposed by the site allocation representation will make the Deposit Plan sound or unsound	Sound Unsound (please delete appropriate)
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4b Please identify which test of soundness your representation relates to (having regard to the test numbers P1 – CE4 list in the guidance notes at the start of the form)

4c Which Alternative Site(s) are you commenting on? (Please ensure you complete a separate form for each site allocation representation you wish to make a representation on.)

S Number		Site Name	
Settlement Name			

Section 5: Your Comments

Please set out your comments below, having regard to the test of soundness you have identified above. You will need to say why you consider the change proposed by the Alternative Site will make the Local Development Plan sound or unsound. Please use a separate sheet if necessary.

Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise.

Please indicate if you are submitting other material to support your comments (e.g. Sustainability Appraisal).

Section 6: What happens next?

At this stage, you can only make comments in writing (these are called 'written representations').

However, everyone who seeks a change to the Plan can appear before and speak to the Inspector at a 'hearing session' during the public Examination. If you are objecting to the inclusion of an alternative site you will be considered to be a supporter of the Plan and you will not be entitled to speak at a hearing.

But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

6a Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the public Examination?

(Please tick ✓ one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	<input type="checkbox"/>
I want to speak at a hearing session.	<input type="checkbox"/>

What parts of your representation do you want to speak about?

6b If you wish to speak, why do you consider it to be necessary?

Do not forget to enclose any relevant documentation (e.g. a sustainability appraisal) with this form.

Please return all completed forms to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 0PA, or by e-mail to ldp@ceredigion.gov.uk, by no later than Midday on Tuesday 13 September 2011

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

Appendix 20: Self Assessment with regard to the Tests of Soundness

Tests of Soundness	Self Assessment
<p>The plans have been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme (CIS).</p>	<p>Key Question: Have all the relevant consultation / participation procedures set out in the CIS been carried out? Action: The Delivery Agreement (2007), as agreed by the Welsh Government, includes the CIS which sets out the process for the preparation of the Local Development Plan (LDP) and the Strategic Environmental Assessment and Sustainability Appraisal for Ceredigion. A formal revision of the timetable was submitted to the Welsh Government, and agreed, in April 2010. The Local Planning Authority (LPA) consider that it has undertaken the LDP process as far as practicable in line with the CIS and has detailed in the Consultation Report any deviations (and justification for) from the CIS. The conclusions section of the Addendum to the Initial Consultation Report (2011) also sets out that the LPA remain within their DA timetable (including the + 3 months slippage built in). The LPA have submitted the latest position regarding delivery to the WG in December 2011 and have got the delivery timetable confirmed as being definitive up to submission stage (see detail in the Conclusions section of the Addendum to the Initial Consultation Report (2011)). Evidence: The Delivery Agreement including the CIS (2007 and 2010 amendment). The Consultation Report (2010 and 2011) details how Ceredigion County Council has carried out its consultation procedures throughout the process and how these relate to the CIS. Also Conclusions section of the Addendum to the Initial Consultation Report (2011).</p>
<p>The plans and its policies have been subjected to sustainability appraisal including strategic environmental assessment.</p>	<p>Key Question: Has sustainability appraisal (SA) incorporating (SEA) been carried out in relation to the LDP? Action: All these requirements have</p>

	<p>been met. The Ceredigion SA includes the SEA). An initial scoping report was produced and consulted upon in 2008, the [Sustainability Appraisal and Strategic Environmental Assessment Scoping Report, Consultation Version]. A Sustainability Working Group set up by the LPA were key in developing that scoping report. A full SA /SEA assessment has been undertaken for the various stages of the plan including:</p> <ul style="list-style-type: none"> • Strategic options and Preferred Strategy proposals (Preferred Strategy 2007-2022: Local Development Plan Consultation) • For the strategic and development policies and for the allocations contained within the Deposit LDP (Deposit Version 2007-2022, Ceredigion Local Development Plan) • The proposed Focused Changes (and proposed Minor Changes) have also been assessed. An addendum report has been completed identifying whether the proposed Focused Changes affect any of the assessment findings presented in the SA report and to provide updates if necessary. See Addendum to Ceredigion LDP Sustainability Appraisal Report (Ceredigion County Council, 2011) and Addendum to The Habitat Regulations Assessment for the Ceredigion LDP Deposit Version Screening Report (December 2011). <p>The Consultation bodies have been engaged and consulted throughout the process. They also formed part of the LPA's Sustainability Working Group. Evidence: The SA / SEA documents that have been produced throughout the plan</p>
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	preparation process (as named above). Representations received in respect of the SA / SEA and the LPA's response to these are contained in the Consultation Report (2010 & 2011).
It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas;	<p>Key Questions: Does the Plan put forward proposals for the use and development of land that adequately take account of the relationship with the plan/policies/requirements of other organisations (e.g. those of utility companies and agencies providing services in the area)? Does this include their future plans or strategy and any requirements for land and premises which should be prepared in parallel? Is it clear how the plan relates to other plans and strategies (e.g. local transport plans) which influence the delivery of policies and proposals in the plan?</p> <p>Action: The LDP has taken into consideration the relationship with other organisations plans, policies and requirements. Section 2 of the Deposit plan summarises the key points from the relevant plans and strategies. These are set out in more detail in various LDP background papers, particularly the specific Topic Papers (e.g. Employment and the Rural Economy), clearly setting out where projects aims etc in other plans have land use implications and how those have been considered as part of the Ceredigion LDP process. Adjoining Local Authorities such as Carmarthenshire County Council and Pembrokeshire County Council, which have responsibility regarding housing, education, waste, economic development and highways in locations along the Ceredigion border, have been consulted on what is proposed by the Ceredigion LDP, particularly where those proposals have cross border implications. They have also been engaged informally throughout the plan preparation process. The LPA has liaised closely with utility companies such as DCWW to ensure that the policies and allocations in the plan can be implemented.</p>

	<p>Section 10 of the Deposit Plan sets further detail regarding collaborative and cross border working in relation to delivering the Ceredigion LDP. It has not always been possible to fully take into account all plans and strategies due to different timescales in the publication of documents. However, where it has been possible, they have been taken into consideration as far as practically possible. Where this has not been the case, the implications and any necessary mitigation for future action has been identified.</p> <p>Evidence:</p> <p>The Delivery Agreement (2007 and Amendment as at 2010) and Consultation Report (2010 and 2011) detail the statutory and non-statutory consultees who were consulted during the plan preparation period. Section 2 of the Deposit LDP refers to the key plans and strategies. Details of all the national, regional and local documents taken into consideration are included in the evidence base submitted for examination. See especially the Topic Papers as they refer to all the other key background documents. These Topic Papers are listed on the Council's website. These Topic Papers identify the influence of other strategies relating to the area and details the discussions had with adjoining Local Authorities and National Park Authorities regarding cross boundary settlements. The Consultation Report (2010 and 2011) includes the LPA's responses to representations received by all Statutory consultees, other organisations and individuals (see relevant Appendices to the Consultation Reports 2010 & 2011). Various notes of meetings and correspondence with Statutory consultees are available on request. As a result of some representations the LPA resolved to propose some focused and minor changes to the Deposit Plan (see Ceredigion Development Plan:</p>
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	<p>Proposed Focussed Changes (Ceredigion County Council, December 2011) and (see Ceredigion Development Plan: Minor Focussed Changes (Ceredigion County Council, December 2011)).).</p>
<p>It has regard to national planning policy</p>	<p>Key Questions: If plan contains any policies or proposals not consistent with national policy, is there local justification? Does it avoid wasteful/unnecessary repetition of national policy?</p> <p>Action: Throughout the plan preparation process every effort has been made to ensure that national policy requirements are translated into policies that relate to the local area. A review of what should be included in the Ceredigion Local Development Plan was carried out against Planning Policy Wales Companion Guide initially and subsequently the revised Planning Policy Wales (PPW). Details of how various aspects of national guidance have been reflected (or not) in the LDP is set out in detail in the veracious Topic Papers. The LPA has proposed a series of responses and changes to policies in response to representation made by the Welsh Government raised under this test (see the proposed Focused changes document and the LPA responses set out in [Ceredigion Development Plan: Proposed Focussed Changes (Ceredigion County Council, December 2011)]). The LPA is confident that the LDP accords with National Planning Policy within a local context. The LPA has concluded that there are a number of instances where local policy is not needed. This is because the detail in national guidance is adequate. Where this is the case the LPA has listed those matters within the LDP itself. It has also guided the reader to the relevant parts of national guidance which apply.</p> <p>Evidence: Background Papers (particularly the Topic Papers) provide support for each topic / matter covered in the LDP.</p> <p>The Consultation Report (2010 and 2011) deals with the main issues raised</p>

	<p>and how they have been addressed in the LDP document. The appendices to these documents set out the LPA's full response to such matters.</p> <p>The Focused Changes document sets out the proposed change in detail.</p>
It has regard to the Wales Spatial Plan	<p>Key Questions: Does the plan contain any policies or proposals not consistent with the broad strategies of the Wales Spatial Plan? Does the plan take account of relevant area collaborative work undertaken for the WSP?</p> <p>Action: Ceredigion County Council is part of the Central Wales Spatial Plan area.</p> <p>The LDP Spatial Strategy is consistent with the spatial strategy of the Wales Spatial Plan and has taken into account the vision and priorities for the Central Wales area. The LDP Strategy also takes into account the influence of the Wales Spatial Plan on the Strategy i.e. the Urban Service Centres and the Rural Service Centres.</p> <p>The policies and proposals contained in the Ceredigion LDP are also considered to be consistent with the proposals in the Wales Spatial Plan. The LPA's Topic Paper: Settlement Strategy (December 2011) provides further evidence on how the Wales Spatial Plan was taken into account when preparing the LDP.</p> <p>The LDP has also taken into account spatial plan studies such as the (Welsh Assembly Government, Gwynedd, Conwy and Anglesey County Councils (North West Wales Spatial Development Strategy),2009) and the work commissioned by the Central Wales Spatial Plan area to provide a better understanding of the role and function of Central Wales' key settlements and their hinterlands.</p> <p>Evidence: Wales Spatial Plan Update 2008 The LPA's Topic Paper: Settlement Strategy (December 2011) and the Topic Paper: Employment and the Rural Economy (December 2011). All Topic Papers (December 2011).</p>

<p>It has regard to the community strategies</p>	<p>Key Questions: Does the LDP have regard to the community strategy setting out policies and proposals which deliver key components of that strategy, which are consistent with higher level planning policy and relate to the use and development of land?</p> <p>Action: The Community Strategy covering Ceredigion is the Ceredigion C2020 Community Strategy [2005]. The LDP represents the land use components of the current Community Strategy. Discussion has been on-going between the LDP Officers and the Community Strategy Officer throughout the LDP process.</p> <p>The LPA and the Community Strategy Officers worked together at the Visioning and objectives stage (holding a joint Stakeholder event in 2008) so that the information gleaned could be used both for the LDP and the review of the Community Strategy. The review of the Community Strategy has been delayed. The Topic Paper: Settlement Strategy (December 2011) sets out how the Community Strategy has influenced the overall Strategy of the Plan.</p> <p>The various Topic Papers produced by the LPA set out how different aspects of the Community strategy have been taken into account in land allocations and policies e.g. community provisions.</p> <p>Evidence:</p> <p>The Ceredigion Community Strategy (C2020).</p> <p>Stakeholder engagement events (June/July 2008)</p> <p>The Deposit LDP (especially section 2, 4 and 5).</p> <p>The Topic Paper: Settlement Strategy (December 2011)</p> <p>All Topic Papers (December 2011).</p>
<p>It sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities;</p>	<p>Key Questions: Do the policies and allocations clearly relate to the aims and objectives in the strategy set out in the submitted plan? It may help if policies are cross-referenced to the key aims and objectives?</p> <p>Are the policies within the LDP</p>

	<p>themselves consistent?</p> <p>Are there any obvious gaps in the coverage of the plan, having regard to its purpose and relevant requirement in national policy?</p> <p>Is it clear how the plan relates to those prepared by neighbouring authorities and how cross boundary issues have been addresses? Where there are overlaps, are these consistent / complimentary?</p> <p>Action:</p> <p>The policies and allocations relate to the aims and objectives of the plan. Table 5.01 of the Deposit LDP indicates the coherence of the plan. It provides a useful summary of the various policies, relate back up to issues, which policies help deliver which objectives etc. The table provides a useful tool to check that all issues are addressed by policy and that all policies stem from issues and objectives that need to be addressed. All allocations in the plan stem from the policies therefore the allocations are also consistent with the issues that need addressing and the objectives to be met.</p> <p>The Ceredigion LDP objectives are also set out in Section 5 of the Deposit LDP and the relevant objectives are also identified alongside each of the LDP policies in sections 6-8.</p> <p>The policies within the plan are considered to be consistent. Further proposed changes (along with proposed minor changes) have been put forward by the LPA at the time of submission to improve on the existing consistency where improvement was deemed necessary.</p> <p>The policies contained in the deposit LDP and the amendments made in the Focused changes have all been appraised for compatibility against the Sustainability Appraisal objectives and amendments have been made to ensure consistency. Inconsistencies have also been highlighted through engagement and consultation and these have been amended accordingly.</p>
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	<p>There will inevitably be policies in the plan that has the potential to be interpreted differently.</p> <p>There are no identified policy omissions with regard to national planning policy or the LDP Strategy.</p> <p>Adjoining Local Authorities such as Carmarthenshire County Council and Pembrokeshire County Council, which have responsibility regarding housing, education, waste, economic development and highways in locations along the Ceredigion border, have been consulted on what is proposed by the Ceredigion LDP, particularly where those proposals have cross border implications. They have also been involved in discussion throughout the preparation of the plan in a series of joint and individual cross border meetings set up by Ceredigion LPA. Officers from both LPAs have also liaised regularly on specific matters over the phone. It has not always been possible to fully take into account all plans and strategies due to different timescales in the publication of documents. However, where it has been possible, they have been taken into consideration. The LPA is also mindful that the merging nature of a number of those plans may lead to some matters needing to be addressed at review. However this does not affect the implementation of the Ceredigion LDP or the adjoining LDPs in the early or medium term period of the plans. Generally all adjoining LPAs have responded to the Ceredigion Deposit consultation stating that the plan is seen as consistent with their respective LDPs (emerging LDPs).</p> <p>Work on the Habitat Regulation Assessment has also helped identify any cross border implications.</p> <p>Evidence: Sustainability Appraisal documents</p>
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	<p>(various) The Deposit LDP (particularly Table 5.01). Proposed Focused Changes (2011) Proposed Minor Changes (2011) Cross border meetings and liaison (various) Habitat Regulations Assessment (various)</p>
<p>The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust and credible evidence base</p>	<p>Key Questions: Is it clear that the LPA has considered the relevant options and alternatives in preparing the Plan? LPAs will not be expected to deal with every possible alternative or option but they will be expected to consider those put to them during the process of preparation and engagement. Are the assumptions in the LDP set out clearly and supported by evidence? Does the evidence clearly support the plan’s strategy and policies? Is the evidence robust and credible and has it been prepared in accordance with national planning policy and good practice guidance? Where a balance has been struck in taking decisions between competing alternatives – is it clear how those decisions have been taken.</p> <p>Action: All the relevant options and alternatives were determined at the Preferred Strategy stage. The Preferred Strategy was based upon key issues and options arising from stakeholder engagement, Community Council engagement and arising from engaging with the general public. The Key Stakeholder Group also had a key role in the LDP in the earlier stages of the LDP preparation (up to Deposit). The Group represents a wide range of views helped to develop and evaluate the alternative and preferred options and have found the strategy to be realistic and appropriate. The key options considered are set out in the Preferred Strategy version of the LDP (March 2009). The Sustainability Appraisal has also guided the Authority on the best choice of option in sustainability terms. Again</p>

	<p>early on in the process A Sustainability Working Group was set up and was heavily involved in setting the SA/SEA Objectives to be applied to the LDP. All of the sites submitted during the call for candidate sites also underwent a rigorous assessment procedure involving LA Officers from various disciplines and then a later stages key organisations with technical expertise.</p> <p>The evidence for preparing the LDP can be found in the series of Background Papers – specifically the Topic Papers. These were produced initially at Preferred Strategy stage and have been evolved and updated to the current Submission Versions. Behind the Topic Papers are a series of more detailed and technical Backgrounds Papers which have helped inform the deliberations and conclusions included in the Topic Papers.</p> <p>The background papers have taken into account national planning policy and good practice elsewhere.</p> <p>The Topic Papers therefore provide the link between evidence/guidance and the policies needed and therefore what has been included in the LDP in terms of policies and allocations.</p> <p>In choosing between competing alternatives the Authority has had to take into consideration the greatest benefit in sustainability terms and what options best delivered the LDP Strategy.</p> <p>Evidence: Ceredigion County Council Preferred Strategy 2007-2022 Local Development Plan Consultation. Ceredigion Deposit LDP (2010) Topic Papers (various) Background Papers (various) Sustainability Appraisal documents (various) Habitats Regulations Assessment documents (various) Stakeholder Engagement 2008</p>
There are clear mechanisms for implementation and monitoring	Key Questions: Does the plan contain realistic targets and milestones which relate to the delivery of policies? Is it

	<p>clear how these are to be measured and how they are linked to the production of the annual monitoring report? Are the delivery mechanisms and timescales for implementation of the policies clearly identified? Is it clear who is intended to implement each policy? Where the actions required are outside the direct control of the LPA is there evidence that there is the necessary commitment from the relevant organisation? Do the processes for measuring success of the plan accord with national planning policy and best practice guidance? Does the plan set out the factors essential to the delivery of key policy objectives of the plan?</p> <p>Action: Mechanisms for monitoring are included in the Section 9 of the Deposit LDP (Appendix 3). The monitoring framework includes reference to other organisations and other plan and strategies which may have a proactive influence on implementation of policies and what will the outcomes be. The monitoring framework contains indicators for each LDP objective and contains indicators and targets which relate to the delivery of specific policies. The monitoring framework set out is considered to accord with national planning policy and best practice guidance. Following adoption of the plan annual monitoring will be undertaken to establish the effectiveness of plan policies in meeting objectives and to identify success in driving forward actions, both individually and in partnership. Additionally section 10 of the plan sets out specific points in relation to delivery and particular matters that need to be addressed to assist with implementation.</p> <p>Evidence: Deposit LDP Section 9 and Appendix 3</p>
<p>The plan is reasonably flexible to enable it to deal with changing circumstances</p>	<p>Key Questions: Is the plan flexible enough to respond to a variety of, or unexpected changes in circumstances? Are development control policies written</p>

	<p>in a form to enable them to provide robust and consistent framework for considering planning applications? Action: Appropriate flexibility has been written into the Ceredigion LDP.</p> <p>The Strategy is one of meeting growth – whatever that growth turns out to be during the plan period (within reason). The Settlement Strategy aspect of the plan is flexible. It sets out what proportions or scale of growth (not numbers) and type of growth would be suitable to each of the 3 tiers. In terms of housing its set out that growth at the end of the plan period should have occurred 51% in USCs, 24% in RSCs and 25% in the other locations. The Strategy is the same whether the actual growth turns out to be 4900 units or 7000 units. Other policies in the plan set out the level of growth in terms of actual figures. Such as S06 in terms of housing. That policy may require revision if the growth turned out to be more or less than the 6000. However the main part of the policy (S06) would still remain relevant and implementable even IF the figures varied. This is because the policy in the main relates to the proportional distribution of growth. This should apply regardless of the figure.</p> <p>The main policy that would need to be varied IF any of the growth levels were different would be S08 – the allocations policy. If it relates to housing then the LPA have assessed all sites that could come forward at a future date as part of the candidate sites assessment. This information is public (included in the Executive Summaries to the Topic Paper on Site Assessment and Allocations (2011)). It would be relatively easy therefore to bring additional sites in through a minor review if required. Likewise if sites needed to be reduced (removed), because all sites have been ranked it would be relatively clear which would need to be pulled first. In relation to other land uses the plan is flexible</p>
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	<p>enough in its policies that even if not enough allocations exist, proposals could be considered using the criterion based policies. A review could deal with any substantial changes in growth.</p> <p>The LPA consider that the development control policies are written in a form to enable them to provide robust and consistent framework for considering planning applications – see policies in the Development Management Section of the Deposit Plan.</p> <p>Any unexpected trends or significant changes to national policy or guidance will be identified through annual monitoring and the need for an early or partial review of the Local Development Plan document will be assessed.</p> <p>Evidence: Ceredigion LDP Deposit Version (2010)</p> <p>Ceredigion Local Development Plan Topic Paper: Site Assessment and Allocations (covers matters relating to Candidate sites, Allocated sites and Alternative Sites) Submission Version (December 2011)</p>
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Appendix 21: Focused changes Advertisement and Form

<p>Cyngor Sir Ceredigion</p> <p>Rheoliadau Aseidiadau Amgylcheddol o Gynlluniau a Rhaglenni (Cymru) 2004 Deddf Cynllunio a Phrynu Gorfodol 2004</p> <p><i>Rheoliadau Cynllunio Gwlad a Thref (Cynlluniau Darblygu Lleol) (Cymru) 2005 (Rheoliad 22)</i></p> <p>Rhybudd o Gyflwyno Cynllun Datblygu Lleol gerbron Llywodraeth Cymru a Hysbysebu'r Newidiadau a Ffocws Arfaethedig Cynllun Datblygu Lleol Cyngor Sir Ceredigion 2007 - 2022</p> <p>Mae Cyngor Sir Ceredigion wedi cyflwyno cynigion ar gyfer y Cynllun Datblygu Lleol (CDL) gerbron Llywodraeth Cymru i'w harchwilio. Os, a phlyd, y caiff cynigion y cynllun hwnnw sef mabwysiadu byddant yn ffurfio cynllun datblygu ar gyfer y Sir, a byddant yn sail ar gyfer penderfyniadau ynghylch cynllunio ddiwydiel a sefydlu.</p> <p>Mae'r ddogfenau a gyflwynwyd yn cynnwys y CDL Adnewid, Adroddiad Arfarnu Cynaliadwyedd (sy'n cynnwys Adroddiad Amgylcheddol, Aseidiadau Rheoliadau Cynaliadwy, Cynllun Cynnwys y Gynuned, sy'n rhan o'r Cytundeb Cyfnewid), Adroddiad Ymg Nghori, copïau o'r Sylwadau a ddogfenau atgwlweddol a dogfen y Newidiadau a Ffocws Arfaethedig.</p> <p>Mae copïau o'r holl ddogfenau ar gael i'w cyhoeddi os gwelid yn ddi-dâl ar wefan y Cyngor <http://www.ceredigion.gov.uk/index.cfm?articleid=4761> o 24 Rhagfyr 2011 ymlaen.</p> <p>Mae copïau o'r CDL Adnewid, Adroddiad Arfarnu Cynaliadwyedd (sy'n cynnwys Adroddiad Amgylcheddol), Aseidiadau Rheoliadau Cynaliadwy, Cynllun Cynnwys y Gynuned, (sy'n rhan o'r Cytundeb Cyfnewid), Adroddiad Ymg Nghori, copïau o'r Sylwadau a ddogfenau y Newidiadau a Ffocws Arfaethedig ar gael i'w cyhoeddi os gwelid o 24 Rhagfyr 2011 ymlaen yn ddi-dâl yn Swyddfa'r Cyngor, Penmorfa, Aberaeron a hefyd yn Adpar ar ym Llyfrgelloedd y Sir a'r Llyfrgelloedd Teithiol yn ystod yr oriau agor a nodir yn <http://www.ceredigion.gov.uk/index.cfm?articleid=360> i'w hysbysu 01545 572123 i holl ynghylch yr oriau agor.</p> <p>Mae gan Gyngor Sir Ceredigion hefyd Newidiadau a Ffocws Arfaethedig hefyd i'r Cynllun Datblygu Lleol Adnewid.</p> <p>Arhysio'r y newidiadau hys yn y ddogfen "Cynllun Datblygu Lleol Ceredigion 2007-2022 Proposed Focused Changes a Ffocws Arfaethedig (Cyngor Sir Ceredigion, Rhagfyr 2011)".</p> <p>Mae ymg Nghori ar waith ynghylch y Newidiadau a Ffocws Arfaethedig o 22 Rhagfyr 2011 a llywyd hyd ganol dydd, dydd Gwener 17 Chwefror 2012.</p> <p>Bydd copïau o'r Newidiadau a Ffocws Arfaethedig (yn eiddoedd d'r diweddarddau cyhoeddus) o ran yr Arfarnu o'r Cynaliadwyedd (gan gynnwys yr Aseidiadau Amgylcheddol Strategol) o'r Aseidiadau Rheoliadau Cynaliadwy ar gael o 22 Rhagfyr 2011 ymlaen yn ddi-dâl yn Swyddfa'r Cyngor, Penmorfa Aberaeron, yn y Llyfrgelloedd cyhoeddus gan gynnwys y Llyfrgelloedd Teithiol ac yn Swyddfa'r Cyngor yn Adpar yn ystod yr oriau agor arferol. Maset ar gael hefyd ar wefan yr Awdurdod <http://www.ceredigion.gov.uk/index.cfm?articleid=4761></p> <p>Dylid arlof uned y sylwadau ynghylch y Newidiadau a Ffocws Arfaethedig yn gyflwynedig ar yr isod/traoedd:</p> <p>Mrs Llinos Querk, Rheolwr Polisi Cynllunio a Gwasanaethau Trefnwr, Penmorfa, Aberaeron, Ceredigion SA46 6PA neu ar-lein at: ldp@ceredigion.gov.uk</p> <p>Mae ffônlin ar gael ar gyfer cyflwyno sylwadau yn y cyflwyniad uchod neu ar-lein <http://www.ceredigion.gov.uk/index.cfm?articleid=4761></p> <p>Dylai'r sylwadau fargyl ynghylch y materion a'r rheolwyr cyhoeddus, ond sylwedd ar hyn o bwyd y dylent ymwneud ag os nos ragn o'r newidiadau a ffocws arfaethedig yn ariog. Ni dylid cynnwys rheolwyr o newidiadau i'r CDL Adnewid na'r Sefoddedd Arfarnu, oherwydd ni waiff yr Arolygydd i'w hysbysu oherwydd sylwadau newydd ar yr ymgyrch. Caiff sylwadau o'r fath eu ddiystyru oherwydd dylid eu gwneud yn gynharach yn y broses o baratb'r cynllun. Caiff y sylwadau eu hysbysu at Llywodraeth Cymru a'r Arolygydd Cynllunio, i'w hysbysu gan yr Arolygydd sydd wedi ei benodi i brofi'r cynllun i weld a yw'n gadarn.</p> <p>Bydd Arolygydd annibynnol yn gynnal Archwiliad Cyhoeddus i benderfynu a yw'r cynllun yn gadarn ai peidi. Dim ond y bobl hysbysu yn gweud sylwadau, sy'n cael newid y CDL Adnewid y caiff eu sylwadau 'au gweud yn brofol' (i.e. yn unol â'r hysbysuadu blaenorol), a fydd yn cael ymddangos gerbron yr Arolygydd a chael eu ddiwyd ganddo yn yr Archwiliad Cyhoeddus (Adran 64 (E) Ddeddf 2004), ynghyd â'r rhai a wnaeth sylwadau ynghylch y Newidiadau a Ffocws Arfaethedig, y caiff eu sylwadau eu gweud yn brofol sy'n dymuniad ymddangos yn yr Archwiliad.</p> <p>Rheolwr rhybudd o leiaf 6 wythnos cyn yr Archwiliad Cyhoeddus. Bydd yr Arolygydd yn penderfynu ynghylch fformat y gerandawriad.</p> <p>Caerh ragn o'r wybodaeth o'r cyflwyniad uchod (post ac e-bost) neu drwy ffôn 01545 572123.</p>	<p>Ceredigion County Council</p> <p>The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 Planning and Compulsory Purchase Act 2004</p> <p><i>The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 (Regulation 22)</i></p> <p>Notice of Submission of a Local Development Plan to the Welsh Government and Advertisement of the Proposed Focused Changes Ceredigion County Council Local Development Plan 2007 - 2022</p> <p>Ceredigion County Council has submitted proposals for the above Local Development Plan (LDP) to the Welsh Government for examination. If, and when, these plan proposals are adopted they will form the development plan for the County and will be the basis for decisions on land use planning affecting that area.</p> <p>The documents submitted comprise the Deposit LDP, a Sustainability Appraisal Report (incorporating an Environmental Report), Habitats Regulations Assessment, the Community Involvement Scheme (which is part of the Delivery Agreement), a Consultation Report, Copies of Representations and other Supporting documents and the Proposed Focused Changes document.</p> <p>Copies of all the documents are available for public inspection free of charge on the Council's website at http://www.ceredigion.gov.uk/index.cfm?articleid=4761 from the 24th December 2011.</p> <p>Copies of the Deposit LDP, Sustainability Appraisal Report (incorporating an Environmental Report), Habitats Regulations Assessment, the Community Involvement Scheme (part of the Delivery Agreement), the Consultation Report, copies of Representations and the Proposed Focused Changes document are also available from 24th December 2011 for public inspection free of charge at the Council Offices at Penmorfa, Aberaeron and also Adpar and at County Libraries and Mobile Libraries during the opening times specified at http://www.ceredigion.gov.uk/index.cfm?articleid=360 for contact 01545 572123 for opening times.</p> <p>Ceredigion County Council has also Proposed Focused Changes to the Deposit Local Development Plan.</p> <p>These changes are outlined in the "Ceredigion Local Development Plan 2007-2022 Proposed Focused Changes (Ceredigion County Council, December 2011)" document.</p> <p>These Proposed Focused Changes are subject to formal consultation, from 22nd December 2011 until midday on Friday 17th of February 2012.</p> <p>Copies of the Proposed Focused Changes (along with related updates in terms of the Sustainability Appraisal (incorporating the Strategic Environmental Assessment) and the Habitats Regulations Assessment) are available from the 22nd December 2011 for public inspection free of charge at the Council Offices, Penmorfa Aberaeron, public libraries including mobile libraries and at the Council's Adpar Office during normal opening times. They are also available on the Authority's website at http://www.ceredigion.gov.uk/index.cfm?articleid=4761</p> <p>Representations relating to the Proposed Focused Changes document should be sent in writing to:</p> <p>Mrs Llinos Querk, Planning Policy and Research Services Manager, Penmorfa, Aberaeron, Ceredigion SA46 6PA or made on-line to ldp@ceredigion.gov.uk</p> <p>A form for making representations is available from the above address or on-line at http://www.ceredigion.gov.uk/index.cfm?articleid=4761</p> <p>Representations should specify the matters and grounds to which they relate, but please note at this stage they must only relate to one or more of the proposed focused changes. They should not propose further changes to the original Deposit LDP or Alternative Sites, as the Inspector will not consider any such new representations. Any such representations will be disregarded as they should have been made during the earlier stages of plan preparation. These representations will then be forwarded to the Welsh Government and Planning Inspectorate, for consideration by the Inspector appointed to examine the soundness of the plan.</p> <p>An independent Inspector will conduct the Examination in Public to determine whether the plan is sound. Only those making representations, seeking to change the Deposit LDP whose representations were 'duly made' (i.e. in accordance with earlier notices), have the right to appear before and be heard by the Inspector at the Examination in Public (Section 64 (E) of the 2004 Act), along with representatives of the Proposed Focused Changes, whose representations were duly made and who wish to appear at the Examination.</p> <p>Notice will be given at least 6 weeks before the opening of the Examination in Public. The format of the hearing will be a matter for the Inspector.</p> <p>Further information is available from the above address (postal and e-mail) or by calling 01545 572123.</p>
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Ceredigion Local Development Plan (LDP) 2007 - 2022 Proposed Focused Changes Consultation Representation Form (2011)

This is a Bilingual Form, for Welsh see reverse of form.

Guidance Note

Ceredigion County Council have agreed proposed Focussed Changes to the Ceredigion Local Development Plan (LDP) Deposit Version (December 2010). These will be submitted for Independent Examination alongside the Deposit Version of the LDP. These changes are set out in the Ceredigion Local Development Plan 2007-2022 Proposed Focussed Changes (December 2011) document. **Comments made at this stage can only address these proposed Focussed Changes.** All comments made at Deposit stage will be seen by the Inspector and so this form should only be used to comment on the 'focused changes' This is not therefore an opportunity to add to previous representations, or to make new comments on parts of the original Deposit Ceredigion LDP or Alternative Sites not subject to change, as the Inspector will not consider any such new representations. The Authority will not make a response to the representations on the Focussed Changes. They will be forwarded to the Inspector who will take these representations into account as part of the Examination process.

- Please use black ink/typescript and block capitals.
- Please do not attach any accompanying documents to this form with staples and no submissions on paper larger than A3
- This form may be photocopied if necessary. It is also available on the Council website at: www.ceredigion.gov.uk/index.cfm?articleid=4761
- **Where a group shares a common view on Proposed Focused Changes, it would be helpful for that group to send a single form with their comments, rather than for a large number of individuals to send in separate forms repeating the same point.** In such cases the group should indicate how many people it is representing and how the representation has been authorised (including a single point of contact for future correspondence).
- All forms/comments must be received no later than **Midday on Friday 17th February 2012.**

Tests of Soundness (see Section 4)

Procedural Tests

- P1 It has been prepared in accordance with the Delivery Agreement including the Community Involvement Scheme.
- P2 The plan and its policies have been subjected to Sustainability Appraisal including Strategic Environmental Assessment.

Consistency Tests

- C1 It is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas.
- C2 It has regard to national policy.
- C3 It has regard to the Wales Spatial Plan.
- C4 It has regard to the relevant community strategy/ies (and National Park Management Plan).

Coherence and Effectiveness Tests

- CE1 The plan sets out a coherent strategy from which its policies and allocations logically flow and/or, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities.
- CE2 The strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and/or are founded on a robust and credible evidence base.
- CE3 There are clear mechanisms for implementation and monitoring.
- CE4 It is reasonably flexible to enable it to deal with changing circumstances.

Ceredigion Local Development Plan (LDP) 2007 – 2022 Proposed Focused Changes Consultation Representation Form (2011)

For Official Use Only

ML/	FC/	R/	B/S
Date Received Stamp		Late	
		Yes <input type="checkbox"/>	No <input type="checkbox"/>

Section: 1 Personal Details (or Client's details)	Section: 2 Agent's Name and Address (if applicable)
<p>Title</p> <p>Forenames:</p> <p>Surname:</p> <p>Address:</p> <p>Postcode</p> <p>Telephone (daytime):</p> <p>E Mail:</p>	<p>Title</p> <p>Forenames and Surname:</p> <p>Company Name & Position in Company (if applicable)</p> <p>Address:</p> <p>Postcode:</p> <p>Telephone (daytime):</p> <p>E Mail:</p>
<p>Organisation Representing (if applicable)</p> 	
<p>Signature</p> 	<p>Date</p>

Section 3: –Details

Name or Name of Organisation Representing (if applicable)

Section: 4 - Commenting on the Proposed Focused Changes

The Ceredigion Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government.

It is the Inspector’s job to consider whether the Plan is sound. There is no legal definition of ‘sound’, but in this context, we use its ordinary meaning of ‘showing good judgment’ and ‘able to be trusted’.

The questions or ‘tests’ which the Inspector will consider in deciding whether the Plan is sound are the Guidance Notes of this form. It may help you to read them before you tell us what you think of the Proposed Focused Changes.

<p>4a Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Proposed Focused Changes, the Plan is sound or that all or parts of it are unsound</p>	<p>Sound Unsound and should be changed (please delete appropriate)</p>
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4b Which Proposed Focused Changes are you commenting on (Focussed Change Reference/s Number/s e.g. FC053)?

Section 5: Your Comments

Please set out your comments below using additional sheets as necessary.

If you think that the Proposed Focused Changes will not make the Plan sound, please clearly explain your reasons why, and what further changes are needed. If you think a further change is needed for the proposed Focused Changes to meet one or more soundness test, please tell us which one(s).

Your comments should be set out in full. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to address matters that he or she may raise.

Please indicate if you are submitting other material to support your comments.

Section 6: What happens next?

At this stage, you can only make comments in writing (these are called 'written representations') to the Proposed Focused Changes.

However, everyone who seeks a change to the Plan can appear before and speak to the Inspector at a 'hearing session' during the public Examination.

But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session.

6a Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the public Examination?

(Please tick ✓ one of the following)

I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.	<input type="checkbox"/>
I want to speak at a hearing session.	<input type="checkbox"/>

6b If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak to the Hearing?

Please return all completed forms to Llinos Quelch, DESH, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, SA46 0PA, or by e-mail to ldp@ceredigion.gov.uk, by no later than Midday on Friday 17th February 2012.

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

Appendix 22: Deposit and Alternative Sites Site Notices

Cyngor Sir CEREDIGION
ADRAN Y GWASANAETHAU
AMGYLCHEDDOL A THAI



CEREDIGION County Council
DEPARTMENT OF ENVIRONMENTAL
SERVICES AND HOUSING

Ceredigion Local Development Plan

Site Allocation Representations Consultation May 2011

Consultation Period: from 26 May 2011 to midday on 12 July 2011

Proposal: Variation of Allocation

Deposit Site Reference: H0101

Site Name: Cae Rhiwgoch, Aberaeron

Location: Aberaeron (Llwyncelyn)

One or more of the representors who commented on the Ceredigion Local Development Plan (LDP) Consultation (22 December 2010 to 17 February 2011) proposed amendments to this site from how it appeared in the Deposit Version this could include deletion, extension, reduction, alternative use or general changes to the site requirements .

The full representation(s) received in relation to this site (including any sustainability appraisal work and any further documents) are available for public inspection at the Council Offices at Penmorfa: Aberaeron and also Adpar and at County Libraries and Mobile Libraries during the opening times specified at <http://www.ceredigion.gov.uk/index.cfm?articleid=360> (or contact 01545 572123 for opening times).

Please Note: Site Notices have only been placed in settlements categorised as Service Centres in Appendix 1 of the Deposit LDP. For areas other than Service Centres please refer to the 'Site Allocation Representation Schedule' available via the Council's website see link below (or at the above Offices and libraries) for further detail. The Schedule of Site Allocation Representations does not reflect the position of the Local Planning Authority itself. It has yet to decide whether it is in favour of any of these suggested changes. Whether the deposit LDP is changed now is a matter for an independent Inspector.

Information and forms for commenting on the Site Allocation Representation Consultation (26 May 2011) are available via:

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

Policy & Forward Planning, DESH, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, Ceredigion SA46 0PA. Telephone: 01545 572123 or Email: ldp@ceredigion.gov.uk

Representations can no longer be made on the Deposit Local Development Plan unless they relate to Site Allocations Representations received. New sites can no longer be proposed.

All representations must be in writing and received by 12pm (noon) Tuesday 12 July 2011

Representations received will be made available for public inspection.

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

Cyngor Sir CEREDIGION
ADRAN Y GWASANAETHAU
AMGYLCHEDDOL A THAI



CEREDIGION County Council
DEPARTMENT OF ENVIRONMENTAL
SERVICES AND HOUSING

Ceredigion
Local Development Plan

Site Allocation Representations Consultation May 2011

Consultation Period: from 26 May to 2011 to midday on 12 July 2011

Proposal: A new site put forward for various uses

Site Reference/s: S5126

Site Name: **Aeron Caravan Park**

Location: **Aberaeron**

This site has been proposed by one or more of the representors who commented on the Ceredigion Local Development Plan Consultation (22 December 2010 to 17 February 2011) as a new site for inclusion in the Local Development Plan (LDP).

The full representation(s) received in relation to this site (including any sustainability appraisal work and any further documents) are available for public inspection at the Council Offices at Penmorfa: Aberaeron and also Adpar and at County Libraries and Mobile Libraries during the opening times specified at <http://www.ceredigion.gov.uk/index.cfm?articleid=360> (or contact 01545 572123 for opening times).

Please Note: Site Notices have only been placed in settlements categorised as Service Centres in Appendix 1 of the Deposit LDP. For areas other than Service Centres please refer to the 'Site Allocation Representation Schedule' available via the Council's website see link below (or at the above Offices and libraries) for further detail. The Schedule of Site Allocation Representations does not reflect the position of the Local Planning Authority itself. It has yet to decide whether it is in favour of any of these suggested changes. Whether the deposit LDP is changed now is a matter for an independent Inspector.

Information and forms for commenting on the Site Allocation Representation Consultation (26 May 2011) are available via:

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

Policy & Forward Planning, DESH, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron, Ceredigion SA46 0PA. Telephone: 01545 572123 or Email: ldp@ceredigion.gov.uk

Representations can no longer be made on the Deposit LDP unless they relate to Site Allocations Representations received. New sites can no longer be proposed.

All representations must be in writing and received by 12pm (noon) Tuesday 12 July 2011

Representations received will be made available for public inspection.

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

Cyngor Sir CEREDIGION
ADRAN Y GWASANAETHAU
AMGYLCHEDDOL A THAI



CEREDIGION County Council
DEPARTMENT OF ENVIRONMENTAL
SERVICES AND HOUSING

Cynllun Datblygu Lleol
Ceredigion
Local Development Plan

Fersiwn Adneuo Rhagfyr 2010
Deposit Version December 2010

Cyfnod Ymgynghori: o 22
Rhagfyr 2010 hyd hanner dydd
17

Chwefror 2011

*Y Cynnig/Proposal: Dyrannu Safle Tai /
Allocated Housing Site*

Cyfeirnod y Safle/Site Reference: H0101
Enw'r Safle/Site Name: Cae Rhiwgoch,
Aberaeron / Cae Rhiwgoch, Aberaeron
Lleoliad/Location: Aberaeron (Llwynceilyn)
Mae Cyngor Sir Ceredigion yn cynnig
dynodi'r uchod fel safle ar gyfer Tai yng
Nghynllun Datblygu Lleol (CDLI) Ceredigion
ac mae'n ymgynghori ynghylch Dogfennau
Adneuo'r Cynllun hwnnw ar hyn o bryd
Mae manylion y dyraniad hwn i'w gweld yng
Nghyfrrol 2A a 2B Fersiwn Adneuo'r CDLI.

Mae gwybodaeth a Ffurflenni Sylwadau ar
gyfer cyflwyno sylwadau ynghylch y
dyraniad arfaethedig hwn i'w cael ar ein
Gwefan:

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

I gael rhagor o wybodaeth ynghylch y CDLI
neu fanylion ynglŷn â sut mae cyflwyno
sylwadau, cysylltwch â Thîm y Cynllun
Datblygu Lleol yn y cyfeiriad isod:

Cynllunio at y Dyfodol, Adran y
Gwasanaethau Amgylcheddol a Thai,
Neuadd Cyngor Ceredigion, Penmorfa,
Aberaeron, Ceredigion. SA46 0PA.

Ffôn: 01545 572123 neu

e-bost: ldp@ceredigion.gov.uk

Consultation Period: from 22nd

December 2010 to midday on 17th
February 2011

Bydd yn rhaid i bob ffurflen gyrraedd y
cyfeiriad post neu'r e-bost uchod cyn canol
dydd, ddydd Iau 17 Chwefror 2011

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

**Details regarding this allocation are set
out in Volume 2A&2B of the LDP Deposit**

**Information and Representation forms for
commenting on this proposed allocation
are available on the Website:**

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

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

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

Telephone: 01545 572123 or

Email: ldp@ceredigion.gov.uk

Appendix 23: Follow up SA/SEA letter

Cyngor Sir CEREDIGION
ADRAN Y GWASNAETHAU
AMGLYCHEDDOL A THAI

Bryan Thomas MCIEH, FRSH
Cyfarwyddwr
Director



CEREDIGION County Council
DEPARTMENT OF ENVIRONMENTAL
SERVICES & HOUSING

Neuadd Cyngor Ceredigion, Penmorfa,
Aberaeron, SA46 0PA
☎ 01545 570881
☎ Fax 01545 572380

Mr A Other (initials only)
Address 1
Address 2
Address 3
Address 4
Address 5
Address 6
Town Welsh/English
Ceredigion
Postcode

Dyddiad Date	29 March 2011
Gofynnwch am Please ask for	Mrs Llinos Quelch
Llinell Unlgyrchol Direct Line	01545 572123
E-bost Email	ldp@ceredigion.gov.uk
Eich cyf Your ref	Your Ref/
Fy nghyf My ref	LDPDepAck ML/ D/

Dear Respondent

Representation on the Ceredigion Local Development Plan – Deposit Version Consultation

I acknowledge receipt of your representation on the Ceredigion Deposit Local Development Plan (December 2010) consultation, received as follows:

ML/< >D/< > Delivery Method:
Respondent Details:

If you contact the Authority regarding this matter, please quote the above reference numbers.

If your representation sought to have a new site included in the plan or related to a significant extension/variation to a site proposed in the Deposit Local Development Plan (December 2010) then as part of your representation at the Deposit LDP Consultation you should have produced and submitted a Sustainability Appraisal (SA) in support of the site or extension/variation put forward. If your proposed site has not been subjected to an SA, it is unlikely that the Inspector will be in a position to recommend its inclusion within the LDP.

We made the requirement for an SA to be submitted clear in the public notices advertising the Deposit Plan (between 22nd December 2010 and 17th February 2011). However there is now another chance to submit SA information but any SA information must be received by the Local Planning Authority no later than **20 April 2011** and must relate to a site put forward already as part of the Deposit Consultation during the above dates.

Enclosed with this letter is a help sheet on the production of an SA.

Cyfarwyddwyr Cynorthwyol
Assistant Directors

Russell Hughes Pickering, BA Dip TP, MRTP
Huw Williams, MCIEH

Gellir ateb yn Gymraeg neu Saesneg You may reply in Welsh or English

Appendix 24 Main Issues identified through the Deposit Consultation

The following section sets out a flavour of some of the issues raised by Respondents to the Ceredigion Deposit LDP and Alternative Sites Consultation. It is not intended to be a full account. For a full account of the issues and the LPA's responses to the issues the reader should consult the original representation forms and/or the:

- Representations received with regard to the Ceredigion Local Development Plan Deposit: Version (December 2010) & LPA Responses (Ceredigion County Council, December 2011)
- Representations received with regard to the Ceredigion Local Development Plan: Alternative Sites Consultations (May 2011 & July 2011) & LPA Responses (Ceredigion County Council, December 2011).

Strategy Policies:

Main issues	LPA response
Population and household Projections, including: <ul style="list-style-type: none"> • Suggestions for alternative sources; • Suggestions that only local needs should be met; and • Criticism that various components (e.g. migration) are flawed. 	No change to the Ceredigion LDP Deposit Version in response to these points. The Respondents do not raise new issues or evidence which required the LPA to change its population and household projections. The housing provision set out in the LDP is based on projected growth in the population over the plan period. The LPA consider that meeting the housing needs generated by this projected growth is justified and necessary. The LPAs full justification for providing opportunity to meet the projected growth and its reasoning for applying the projections it has are explained in full in the Topic Paper: Review of the LDP Dwelling Requirement (Submission Version, 2011).
The Settlement Strategy, including: <ul style="list-style-type: none"> • Support received for various elements of the Strategy, incl. individual named Service Centres and the overall concept of Settlement Groups; 	No change to the Ceredigion LDP Deposit Version in response to these points. The Respondents do not raise new issues or evidence which required

<ul style="list-style-type: none"> • Designation of some individual RSCs contested (e.g. Cenarth, Pontarfynach): • Designation of some individual new RSCs requested (e.g. Llechryd, Brynhoffnant): • Designation of some individual additional Linked Settlements sought. 	<p>the LPA to change its conclusions in relation to the Strategy or its choice of settlements designated as Urban and Rural Service Centres.</p> <p>See the Council’s Topic Paper: Settlement Strategy (Submission Version, 2011) for the reasons for the choices made by the LPA in relation to Settlement classification.</p>
<p>Various views were received regarding the housing growth distribution, these included matters such as:</p> <ul style="list-style-type: none"> • Further clarity sought with regard to whether land allocations or the housing numbers were the management tool in terms of the total amount of growth to be permitted within the Service Centre. This is because variance appears between the two aspects in the plan; • Support for various elements (incl for individual Service Centres and Settlement Group numbers); • Variation in housing distribution sought e.g. it should be 30% for ‘Linked Settlement and other locations’ and 19% for RSCs (not 25% & 24%); • Too much growth in some Service Centres (e.g. Felinfach); • Not enough growth in other Service Centres (e.g. Penrhynoch); • Opportunity for growth in locations other than the Service Centres is far too low; and • Lack of clarity as to how the role and function of settlements and population influenced the level of growth at named locations. 	<p>Overall the LPA have not proposed any changes to the distribution of growth. The housing allowance set for each Service Centres and each Settlement Group remains the same. The LPA considers its methodology for the housing distribution as set out in the Deposit plan is appropriate and justified.</p> <p>The LPA has however proposed a few focused changes to help clarify any ambiguity or lack of clarity which may occur. These can be accommodated without detriment to the soundness of the LDP. These changes have been predominantly to Policy S06 (including Appendix 2), see FC 002 – FC022 & FC 103 – FC104.</p> <p>None of these proposed focused changes alter the detail of the housing distribution.</p> <p>The changes include clarification such as, that it is the housing number allocated to each Service Centre and not the land allocated in the centre that will be used to manage what level of housing is permitted to come forward.</p> <p>The LPA considers that the Topic Paper: Settlement Strategy (December 2010) and the Topic Paper: Housing (December 2010) already set out why and how the LPA attribute the countywide housing requirement into allowances for individual</p>

	<p>Settlement Groups and Service Centres. However, the LPA have also updated both papers to a 2011 Version to further clarify the approach where necessary.</p>
<p>Various views were received relating to ‘Settlements and Locations other than Service Centres’, including:</p> <ul style="list-style-type: none"> • The role/existence of these locations is not reflected in the wording of Policy S01; • That there is a lack of clarity regarding the role of Linked Settlements, particularly in terms of how growth will be controlled, how much growth is allowed, whether there should be distinction in the plan between the larger and smaller Linked Settlements etc; and • That there should be a settlement boundary applied for the Linked Settlements. 	<p>Overall the LPA have not proposed any changes to the way in which the LDP deals with ‘Settlements and Locations other than Service Centres’.</p> <p>The LPA have however proposed a focused change to policy S01 which can be accommodated without detriment to the soundness of the LDP. The LPA agreed that whilst the reasoned justification to Policy S01 acknowledged the existence of Settlement Groupings and that each Service Centre has its own sphere of influence, this didn’t come across clearly enough in Policy S01 as currently worded. By inserting the additional wording and a cross reference to Appendix 1 (which is where the groupings, service centres and linked settlements are listed) the whole settlement strategy is better reflected within the policy. See FC 003.</p> <p>The LPA consider that the plan is sufficiently clear with regard to how the scale and location of development in the ‘Settlements and Locations other than Service Centres’ will be determined. The LPA consider that Policy S04 provides sufficient clarity regarding the level, type and location of growth likely to be acceptable within the Linked Settlements and that no further change to the plan is necessary with regard to this point. Additionally, Policy S06 (Appendix 2) sets out the housing allowance available to each Settlement Group and how much of that is available in locations other than the Service</p>

	<p>Centre (including the Linked Settlements). A focussed change is being proposed by the LPA to reiterate the link between Policy S04 and S06 in relation to housing (See FC 014). This will further clarify to the reader early on that there is a proportion of the overall level of development allowed for these 'other locations'. Other policies in the plan will work alongside Policy S04 to ensure the appropriate rate of development in relation to the proposed location. Policy S04 specifically sets out that development should meet needs that currently exist and is not therefore aimed at speculative development. DM01 reinforces that it will need to relate to the existing scale of the settlement – therefore a development of 1 house may be appropriate in a settlement of 20 existing units but a development of 10 would not. Policy DM02 will further secure that the development is appropriate, as anything out of scale will clearly have negative impacts on the community and would not be permitted. Various policies in the plan will work alongside Policy S04 to ensure the appropriate location of any development in relation to the existing built form, specifically DM17. Policy S04 clearly sets out that development at these locations (of any type) should be within or adjoining the existing built form. This wording is considered sufficiently clear without needing to apply a Settlement Boundary in those locations. Other policies in the plan support this requirement, namely Policy DM17.</p>
<p>Some criticism was received with regard to the LPAs ability to deliver the housing element of the Strategy. It was queried as to whether the housing distribution could be</p>	<p>No change to the Ceredigion LDP Deposit Version in response to these points. The Respondents do not raise any new issues or evidence which lead the LPA to</p>

<p>delivered due to the existing high number of commitments and due to the way in which completions currently come forward (more in favour of 'Settlements and Locations other than Service Centres' rather than the Service Centres themselves).</p>	<p>require making a change to the LDP in order for it to be sound.</p> <p>The LPA recognize that, due to commitments already granted under the UDP Strategy (which is different to that of the LDP), a further mechanism needs to be applied in order to achieve the 51:24:25 split advocated by Policy S02, S03 and S04. Para 6.84 makes this clear in the LDP. Policy S06 therefore already addresses the points raised by the Respondent. A change in Strategy can only be truly pursued and achieved once the new Strategy is adopted. The LPA are confident that the overall Countywide housing distribution element of the Strategy can be achieved.</p> <p>The Strategy set out in the LDP is different to that set out in the UDP. Growth has been slow in some of the now identified RSCs and USCs due to the level of growth permitted for generally across the County by the UDP Strategy. The LDP Strategy is more focused. Once in place delivery will pick up in these RSCs as development outside of them will be more restricted. The site assessment process applied by the LPA will also ensure that, once adopted, sites will come forward as they have been assessed and deemed genuinely available for development (indeed inquiries are already occurring). The LDP will therefore change the pattern of current development in these settlements and across the County.</p>
<p>Various comments were received in relation to the LPA approach to economic growth including:</p> <ul style="list-style-type: none"> • Objection to the lack of allocation of sites in all RSCs; and • That the LPA is being over 	<p>No change to the Ceredigion LDP Deposit Version in response to these points. The Respondents do not raise any new issues or evidence which lead the LPA to require making a change to the LDP in order for it to be sound.</p>

<p>optimistic re 4000 new jobs coming forward during the plan period in light of the current economic climate.</p>	<p>Economic projections have been reviewed in light of the recession and a special study carried out by DTZ (2009). The study concluded that the qualitative arguments presented in the Ceredigion Economic Needs Assessment DTZ, (2008) still remain valid. Much of the commercial employment stock of premises in Ceredigion is old and outdated. In order to enable and encourage development in the economy there continues to be a need to ensure a ready supply of sites across the key locations in the County, which are attractive to modern occupiers. In particular, Aberystwyth as a key potential driver of both office and industrial activity in the County requires an appropriate supply of sites and premises.</p> <p>Without provision of sites there is a risk that economic growth will be choked off and existing occupiers could be lost from the County as well as failure to attract inward investors. In order to underpin and enable economic growth there is a need to allocate sites for employment development. The report concluded that the quantum of land identified in the 2008 assessment is therefore still valid.</p> <p>See: Ceredigion Economic Needs Assessment 2009 Demand Update: Impact of Recession.</p> <p>The Topic Paper Employment and the Rural Economy (2011) sets out the methodology used in identifying allocated sites. This was based on Review of Potential Employment Sites in the Aberystwyth Area (NLP, 2010), which recommended the apportionment of land within the county and identified the most suitable sites for allocation. The study concluded that in generally,</p>
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	<p>in RSCs a policy approach should be taken towards managing economic development, rather than one of allocations. It is important to note that the absence of an allocation does not preclude development. Furthermore, paragraphs 6.62 and 6.63 highlight the fact that 63% of all economic activities do not require B use class sites and premises and that the number of additional jobs projected does not equate directly to the need to allocate employment land since jobs may be created locally without having any land use implications. Policies S03 and LU12 facilitate this off-site need.</p>
<p>Concern re the damaging effect on the environment generally of the LDP and its Strategy.</p>	<p>No change to the Ceredigion LDP Deposit Version in response to these points. The Respondents do not raise any new issues or evidence which lead the LPA to require making a change to the LDP in order for it to be sound.</p> <p>The policies and allocations of the plan have been created to deliver the Vision. The LPA has taken full account of environmental matters in drafting the LDP. The plan contains a suite of policies which will ensure that the environment is properly taken into account in all planning applications. The environment was also given due consideration in formulating the policies and allocations. Additionally all policies and allocations have been subject to a SA/SEA and HRA. The LPA considered that the Strategy, location of new development and its policies will ensure that development occurs in the most sustainable of locations with the least impact on the environment.</p>
<p>Concern regarding the ability of other service providers to be able to cater for the growth in housing to be allowed through the LDP.</p>	<p>No change to the Ceredigion LDP Deposit Version in response to these points. The Respondents do not raise any new issues or</p>

	<p>evidence which lead the LPA to require making a change to the LDP in order for it to be sound.</p> <p>Other service providers and utility undertakers also work off population projections and would already be aware of the changes in population predicted. They would be working to provide improvements to cater for that growth. They also use the LDP to help plan for improvements in terms of knowing where the growth will occur in the County. The LPA liaise on a regular basis with the other service providers and they have been part of the LDP process to date and will continue to be involved in the future.</p>
Impacts on the Welsh Language.	<p>No change to the Ceredigion LDP Deposit Version in response to these points. The Respondents do not raise any new issues or evidence which lead the LPA to require making a change to the LDP in order for it to be sound.</p> <p>The effect of the LDP on culture and the Welsh Language has been a consideration throughout the plan making process. For more information, see Topic Paper: Welsh Language (2011). Furthermore, 'Policy DM02: Sustainable Communities and the Welsh Language: Statements and Assessments', provides a means of measuring the effects of development, be it housing or otherwise, at planning application stage on the language and culture.</p>

Specific Land Use Policies

Main issues	LPA response
<p>Various representations related to matters regarding affordable housing, these included:</p> <ul style="list-style-type: none"> • The lack of clarity regarding 	<p>The LPA propose no change to the Ceredigion LDP Deposit Version in response to the majority of the points raised.</p>

<p>the composition of the affordable housing target set out in Policy S07;</p> <ul style="list-style-type: none"> • Objection to the population projections used as the basis for calculating affordable housing need; • Objection to the viability report undertaken by the District Valuer Services and hence the variables included in policy LU03 which are based on the results of that Study and that the Target % delivery is too high/too low; • The Local Housing Needs (LHN) document (ORS, 2004/update 2008) is flawed and the Affordable Housing target therefore unjustified; • Matters such as occupancy restrictions should not be left for the SPG to detail; and • Concern regarding RSL delivery. 	<p>In particular the LPA consider that the LHN document and the District Valuer services work remains sound and robust as an evidence base for the variables used in policies S07 and LU03, including the % target applied in relation to on site provision.</p> <p>Furthermore the LPAs full justification for applying the projections it has are explained in full in the Topic Paper: Review of the LDP Dwelling Requirement (Submission Version, 2011). This justification remains and is therefore appropriate as the basis for the affordable housing policies.</p> <p>In terms of deliverability in relation to elements dependant on RSL involvement, the LPA has written assurance from the RSLs that the targets in the LDP can be met.</p> <p>The LPA have however proposed some focussed changes to deal with the following points:</p> <p>A focussed change has been proposed to the reasoned justification to Policy S07 to help clarify how the overall housing target was achieved. The overall target is not however affected, the change merely relates to amendment to the explanation to aid clarity. See FC 027.</p> <p>A focussed change has also been proposed to include detail regarding what is meant in policy LU03 in relation to occupancy restrictions. See FC 085 for details.</p>
<p>Lack of evidence base to demonstrate that sites for Gypsy and Travellers are not required</p>	<p>The LPA is able to update the Policy Reasons in the light of recent new evidence following the completion of a survey in Ceredigion see FC 031 in relation</p>

	to Policy LU04 for detail.
Clarity sought regarding how the need for waste facilities has been accounted for in the LDP	The LPA propose a focused change to the Ceredigion LDP Deposit Version to clarify that the potential land use needs in relation to waste facilities have been taken into account and that the Deposit LDP already includes provision to meet such needs (see FC 040 in relation to Policy LU11).
Objection regarding various elements of the tourism policies especially to the LDP embargo regarding increasing the number of pitches for caravans/chalets/cabins in the coastal area.	<p>No change to the Ceredigion LDP Deposit Version in response to these points. The Respondents do not raise any new issues or evidence which lead the LPA to require making a change to the LDP in order for it to be sound.</p> <p>This issue is addressed by the Ceredigion County Council Topic Paper: Tourism, Submission Version (2011). Policy LU14: Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping pitches, Cabins and Chalets, allows additional units to be provided inland and allows upgrade and enhancement to existing sites Countywide. The LPAs justification for a different approach in relation to allowing more units between the coast and inland areas is fully explained in the Topic Paper. The policy fully accords with national guidance.</p>
In relation to new retail proposals the issue of 'need' should not be a matter for consideration where those proposals are to be located within LDP defined town centres.	The LPA acknowledge that Deposit Policy LU18 wasn't in complete accordance with PPW and suggested a proposed change to deal with this. The focused change clarifies that there was not a requirement to identify 'need' where proposals relate to a town centre as defined in the LDP. See FC 049, FC050 in relation to policy LU18.
Policy LU23 Existing Open Space	The LPA agreed with the

<p>duplicates part of policy LU22 Community, Leisure and Recreation Facilities Services</p>	<p>respondents that duplication existed between Policy LU22 and LU23. Both dealt with protection of open space. The LPA consider that it is possible to merge the 2 policies without losing the original aim of either policy. By making a few minor amendments to Policy LU22 it ensures that the principle of LU23 is not lost. Merging the 2 policies also ensure that there isn't any confusion at planning application stage as to what policy to apply. See FC 052 – FC060 for detail.</p>
<p>Representations raised in relation to the LDP's approach to SSA D, including:</p> <ul style="list-style-type: none"> • Various requests to contest the national designation; and • Request for further clarification to ensure that the LDP is in line with national requirements in terms of SSA D. 	<p>No change to the Ceredigion LDP in respect of these points.</p> <p>The LPA consider that the LDP is fully in line with the requirements set out nationally, including in terms of its preferred area of search set out in LDP Policy LU26. The LPAs consideration of SSA D is further discussed in the Ceredigion LDP Topic Paper – Energy – Submission Version, December 2011</p>
<p>In relation to minerals resources, safeguarding inside defined settlement boundaries is not required by national policy.</p>	<p>The LPA accepts the point made and has proposed a focused change to Policy LU30 to recognise this and bring the policy in line with national guidance. The Proposal Map (and Inset Maps) will need to also be updated to reflect the change to Policy LU30. See FC 066 (along with the various focused changes proposed to the inset maps and proposals map).</p>
<p>Objection to the level of needs identified in relation to minerals and to the specific minerals allocation identified to meet that need (especially site MNA0201 at Cardigan Sand and Gravel).</p>	<p>No change to the Ceredigion LDP Deposit Version in response to this point.</p> <p>The LPA disagree with the points made by the Respondents. The level of provision which the LDP needs to provide for is considered by the LPA as being fully justified and it set out in detail in the Topic Paper: Minerals (Submission Version 2011). The justification for allocating the specific site is also</p>

	<p>set out in detail in that Topic Paper. The suitability of the site has been assessed at a broad level and as part of the SA/SEA and remains fully justified and the most appropriate site for meeting the identified needs.</p>
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Development Management Policies

Main issues	LPA response
<p>It is unclear when Statements or Assessments will be required in relation to Community Impact Assessments (incl the Welsh Language) and whether it is applicable to all development proposals?</p>	<p>The LPA have proposed to make a change regarding the policy to clarify that the policy will not apply to allocated sites unless they are coming forward in a manner that is not in accordance with the LDP. See FC 067</p> <p>However other than this the LPA consider that Policy DM02 provides sufficient clarity without further amendment. A definition of when a statement and assessment are needed can be found in paragraphs 8.20 and 8.22 of the LDP and Appendix 1 of Ceredigion Local Development Plan Background Paper: Supplementary Planning Guidance (2011). It is intended that this appendix be the basis for Supplementary Planning Guidance, which will be finalised and consulted on once the LDP is adopted.</p>
<p>In line with PPW (Para 3.7.5.) and Welsh Office Circular 13/97 planning obligations should only be sought where they are necessary to make a proposal acceptable</p>	<p>The LPA have proposed a focused change to deal with the matter raised.</p> <p>The LPA consider that removing these two terms provides greater clarity to the policy. The use of S106 is based upon a required 'need' by using the terms 'essential' and 'desirable' this adds a level of confusion as anything secured under a S106 is required. The LPA originally included these terms to distinguish an order of preference for situations where not all contributions could be secured due</p>

	to viability. See FC 69-75 for further detail.
<p>Various concerns have been raised in relation to how flood risk matters have been taken into account, these include:</p> <ul style="list-style-type: none"> • Concern regarding the validity of the SFCA carried out for Cardigan, and subsequently the application of policy DM11; and • That all relevant TAN 15 tests taken into account in allocating sites in the LDP. 	<p>No change to the Ceredigion LDP Deposit Version in response to these points. The Respondents do not raise any new issues or evidence which lead the LPA to require making a change to the LDP in order for it to be sound.</p> <p>The Cardigan SFCA is considered robust and sound and does not affect the deliverability of Policy DM11 (See Topic Paper: Sustainable Development and Climate Change for more detail).</p> <p>The LPA have also ensured that all the tests in TAN 15 have been adhered to as part of the allocation process. See Topic Paper: Sites Assessment and Allocations (2011) for more detail.</p>
<p>The LPA and objectors identified there being an issue with keeping information regarding sewerage and water capacity matters and requirements up to date within the LDP.</p>	<p>The LPA agree that such information is continuously being updated and that information in the LDP therefore runs the risk of quickly becoming out of date.</p> <p>The LPA therefore proposed a change to the LDP, removing all detailed requirements set out in the LDP and replacing it with a sentence that requires the developer to comply with the most up to date requirements as set out in the Council’s website. See FC 84 and FC107 for more detail.</p>
<p>Objection is raised that some policies and allocations are listed as potentially having a significant effect on European Sites.</p>	<p>The LPA have proposed additional wording to be included to clarify why it is appropriate and justified to include such policies and allocations. See FC 88.</p> <p>Current mitigation for these policies and allocated sites will reduce effects, however, as there is still a small potential for effects because it cannot be determined what comes forward and where and</p>

	<p>therefore the scale, location and type of development. It is not to say they will have effects, there are ways of developing under these policies and these allocations without having effects, they will just need to be assessed at project level. The reason for including this information is to highlight to applicants that they can't presume development under S38 of the town and country planning act and that all policies and national guidance and legislation needs to be taken into account. Project level HRA's will deal with any issues. CCW have agreed with this procedure and agree it is a very precautionary approach.</p>
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Site Allocations

Main issues	LPA response
<p>Various Representations relate to site matters. These included broadly the following scenarios:</p> <ul style="list-style-type: none"> • Requests for deletion of allocated sites; • Requests for amendment of allocated sites e.g. to another use, or, so that the biodiversity requirements at development stage are made clearer (changes to the allocated Site Schedule information); • Requests for inclusion of alternative sites in the Service Centres; and • Requests for the allocation of sites in locations other than Service Centres (linked settlements etc). 	<p>The LPA have not proposed any amendments which change the current land use afforded to any of the Deposit allocations.</p> <p>The LPA have not amended any of the Deposit allocations through the removal of such sites or through the inclusion of new allocations.</p> <p>This is because the LPA consider that its site assessment as set out in Topic Paper: Sites Assessment and Allocations (2011) still holds and that the most appropriate sites have already been included in the Deposit LDP. Therefore alternative allocations put forward in locations that relate to the Service Centres are not appropriate or justified.</p> <p>In relation to requests for allocations put forward in locations other than Service Centres, such allocations would not be in line with the LDP Strategy. The LDP Strategy does not generally</p>

	<p>allocate land other than in the Service Centres themselves. Therefore none of the requests for allocation received in locations away from the Service Centres were appropriate or justified.</p> <p>Some amendment has however been made in terms of the Settlement Boundaries at two locations. These were administrative amendments which covered two matters, one being to recognise a large planning permission that now exists adjoining the settlement of Lampeter (see FC 194) and the other to acknowledge that the boundary had been drawn across the middle of a dwelling house (Aberaeron) (see FC 185). The only other amendment to the maps related to the focused change recognising that the minerals safeguarding policy does not apply to areas which are located within settlement boundaries (see F186-210).</p>
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