

# **LDP2** **Ceredigion**

**Replacement Local Development Plan  
2018 - 2033**

**Topic Paper:**

**Local Development Plan and Well-being  
and the soundness of the Plan**

**Preferred Strategy 2019**



Cyngor Sir  
**CEREDIGION**  
County Council

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## Contents

Note for Reader	ii
1. Executive Summary	1
2. Introduction	3
3. Analysis	7
4. The Soundness of the Emerging Replacement Plan, LDP2	23
5. Conclusions/Recommendations	24

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## Note for Reader

Topic Papers are background papers which provide evidence for choices and decisions made as part of preparation of the Local Development Plan.

The update Topic Papers for the Local Development Plan (LDP) Deposit were published at the same time (December 2010) and are still available on the Council website or in paper copy by request.

The Ceredigion LDP was adopted in April 2013. The local planning authority is required to complete Annual Monitoring Reports to assess the extent to which the LDP strategy, policies and development sites are being delivered.

In order to ensure that there is a regular and comprehensive assessment of whether plans remain up-to-date the Council must undertake a full review of the adopted LDP at intervals not longer than 4 years from adoption.

The Ceredigion LDP Review Report 2017 set out the extent of changes required to the LDP and the revision procedure to be followed.

The purpose of this Topic Paper Update is predominantly to demonstrate whether, since the Deposit of the LDP was published and subsequently adopted in April 2013, there has been any change (in relevant guidance, policies or strategies; information and evidence; or issues highlighted through the formal Review Report 2017 and subsequent Annual Monitoring Reports (AMRs) or appeals) that suggests the issues addressed in the adopted LDP have changed or are not fully being addressed by the policies.

## 1. Executive Summary

- 1.1.1 The Topic Paper considers the core emphasis on sustainability encapsulated in '5 ways of working' and in '7 Well-being goals' of the Well-Being of Future Generations Act 2015.
- 1.1.2 The Topic Paper sets out a diagrammatic assessment of the compatibility of the Ceredigion Local Plan Vision and Objectives AND a proposed revised 'Vision with Explanatory Text' against both the National Well-being Goals under the Well-being of Future Generations Act 2015 and the Aims of the Ceredigion Local Well-being Plan 2018. It contributes to an iterative process of ensuring the 'soundness' of the emerging replacement plan.
- 1.1.3 It finds that well-being was at the core of considerations in early preparations for the Ceredigion LDP1, undertaken as it was, alongside the Community Strategy, 'Ceredigion 2020' and that this is largely reflected in the outcomes of the compatibility assessments.
- 1.1.4 The Paper recommends that the Vision for the Preferred Strategy for Ceredigion LDP 2 should be a revised succinct 'Vision with Explanatory Text' (as amended) which was the product of several engagement opportunities and that Objective 4, dealing with Tourism, should be amended to include a reference to 'culture' as an important aspect of tourism that is directed by destination management planning. This offers a recognisable spatial dimension to the tourism potential of the county founded on its cultural as well as environmental assets.
- 1.1.5 The 2017 LDP Review Report set out the extent of changes required to the original Ceredigion LDP. The recommended changes were informed by the findings of preceding AMRs, updates to the evidence base and ongoing surveys. Along with ongoing updates to subject Topic Papers, the assessments of LDP compatibility with Well-being Goals and Aims in this paper contribute to an overview ensuring commitment to the 'soundness' of LDP2.

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## 2. Introduction

2.1.1 The Well-Being of Future Generations Act 2015 placed core emphasis on ensuring sustainability is embodied in the very considerations and actions of public bodies. Therefore not only does it identify 7 well-being goals, but 5 ways of working towards those goals. These 'ways of working' are as follows:

- **Long Term** - The importance of balancing short-term needs with the need to safeguard the ability to also meet long-term needs.
- **Prevention** - How acting to prevent problems occurring or getting worse may help public bodies meet their objectives.
- **Integration** - Considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies.
- **Collaboration** - Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives.
- **Involvement** - The importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.

2.1.2 This section considers the extent to which preparation of Ceredigion's replacement LDP satisfies these five ways of working.

### Long term

2.1.3 Local development plan making is by its nature considerably better focused on the long term than many public policy regimes, taking a 15 year timescale as its projection. The fact that it is subject to regular review, however, keeps it live, responsive and relevant to trends and events which may have otherwise unforeseen impact. Moreover, in all preparation there is iterative assessment by way of SA/SEA, where future generations are the target timeline, beyond mere 'plan periods'.

## **Prevention**

2.1.4 The LDP review process itself provides the methodology to identify problems with plan policy in terms of their effectiveness as a tool in development management practice and in respect of the absence of policy to meet emerging/new situations. It does so in a relatively timely manner.

## **Integration**

2.1.5 The Delivery Agreement, signed off by Welsh Government, sets the scene for plan production incorporating a framework for engagement and consultation activity. This paper elsewhere recounts the actual activities and processes undertaken during emerging LDP preparation and suggests that because sustainability and well-being principles were robustly established at its inception, the Ceredigion LDP at review has been identified as continuing genuine progress towards sustainable development, despite its deep rurality. Indeed, the WBFGA emphasis on the importance of communities behoves land use planning to find a way to express the essence of sustainability, which is to think global and act local.

## **Collaboration**

2.1.6 This paper explains elsewhere the extent to which Ceredigion is acting in concert with neighbouring local authorities, Public Service Board and major institutions as well as community representatives on research work/evidence gathering to ensure a holistic context for plan policy preparation.

## **Involvement**

2.1.7 As indicated above, the Ceredigion Local Plan process has achieved a notable level of practical involvement from the outset and continues to reflect upon and to broaden involvement from both professional and community participants including minority groups and potentially disengaged groups. In terms of delivery of development land, efforts are being made to improve the quality of involvement by landowners to understand the implications of policy compliant development values. A re-invitation to improve the quality of original or to submit new Candidate Sites proposals alongside the publication of the Preferred Strategy is an illustration of the efforts being made in this regard.



## **2.2 National Well-Being Goals and local Well-Being Aims**

- 2.2.1 The Ceredigion LDP 2007-2022 was the product of extensive engagement, in particular in the early stages in respect of the Vision and Objectives, alongside the development of the Ceredigion Community Strategy, with the specific aim of creating the foundations for the future well-being of Ceredigion.
- 2.2.2 In 2008, over 130 external organisations and partnerships were invited to the initial engagement event representing a wide range of social, economic and environmental aspects, ranging from very local groups such as the Ceredigion Federation of WIs to more regional and national groups such as power distributors. Almost 80 delegates were able to attend - a number of which represented more than one partnership or organisation. 'Well-being' therefore influenced the Ceredigion LDP Vision and Objectives from the beginning.
- 2.2.3 Since that time, well-being has been more closely defined and brought into focus as an important element in national and local policy making.
- 2.2.4 The current LDP Vision and Objectives also have the benefit of careful SA/SEA assessment. Going forward, the SA/SEA Scoping Report (2019) for the LDP2 Preferred Strategy demonstrates a high degree of compatibility between the existing SA/SEA objectives and both the National Well-being Goals and Priorities and the Ceredigion Local Well-being Aims.
- 2.2.5 This report demonstrates (largely in diagrammatic form) the extent to which the current LDP Vision and Objectives themselves reflect the 7 National Well-being Goals and Priorities in the Well-being of Future Generations (Wales) Act 2015, and the Aims of the adopted Ceredigion Local Well Being Plan 2018.
- 2.2.6 The topic paper provides two separate colour-coded assessments of the performance of the LDP Vision and Objectives, the first against National Well-being goals and the second against the Ceredigion Local Well-being Aims.
- 2.2.7 In respect of the Vision, an alternative, shorter version with explanatory text has been mooted in the Public Service Board, Member Working Groups and Key Stakeholder workshops for the replacement plan. This text will therefore

be separately assessed for its merits in respect of compatibility with national and local well-being goals and aims.

- 2.2.8 Based on these assessments, the topic paper suggests whether or not alternative wording of the existing LDP Vision and any of the Objectives is recommended and if so, provides suggested revised text in Section 4: Conclusions and Recommendations

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### 3. Analysis

3.1.1 In respect of Table 3.1 below, this report uses a colour-coded system to display the result of the written appraisal of each LDP objective, as per the Key below.

<b>Key</b>	
Well-being Goal Achieved	<b>A</b>
Well-being Goal would improve LDP objective	<b>I</b>
Well-being Goal not met by LDP objective	<b>NM</b>
Well-being Goal not relevant to LDP objective	<b>NR</b>

3.1.2 Tables 3.1 and 3.2 below provide an assessment of the compatibility of the current Ceredigion LDP Vision and Objectives with National Well-being Goals and Local Well-being aims respectively. Where there may be reason to amend Objectives, as a result of these assessments, the recommendations for change will be set out in Section 4.

**Table 3.1 Assessment of compatibility of the Ceredigion LDP Vision and Objectives with National Well-being Goals**

	National Well-being Goal	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales
<b>LDP Vision and Objectives</b>								
<p>From the Cambrian Mountains to Cardigan Bay, Ceredigion will remain a scenic and biodiversity rich county, committed to maintaining, enhancing and benefiting from its beautiful coastline, uplands and river valleys.</p> <p>It will be home to a vibrant network of engaged and bilingual communities, both urban and rural, whose residents enjoy good health and wellbeing. These communities will celebrate their cultural heritage, and influence and embrace change to meet 21st Century challenges, including climate change. By supporting and enhancing the County's urban and rural service centres, their inter-relationship will be strengthened, the necessity to travel will be reduced and access to local and sustainable facilities will be enhanced and secured.</p>		I	A	A	A	A	A	A
1. To provide for a range and mix of housing to meet the urban and rural housing		NR	NR	A	A	A	A	A

	National Well-being Goal	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales
requirements and varied needs of the growing and ageing Ceredigion population between 2007 and 2022.								
2. To promote a sustainable, diverse and progressive rural economy for the benefit of Ceredigion and its local communities; and to encourage the regeneration and evolution of the County's towns so that they are ready to meet the challenges of a modern and dynamic economy.		A	A	A	A	A	A	A
3. To encourage the growth of a sustainable retail sector to maintain and enhance vibrant town centres and to protect and develop local and community retail facilities throughout the County.		A	NR	A	A	A	NR	A
4. To encourage and promote a year round sustainable, environmentally friendly tourism sector throughout Ceredigion that is supported by a good accommodation base that caters for a wide range of markets and provides a range of facilities for all seasons.		A	A	NR	A	A	I	A
5. To promote a pattern of growth that helps to sustain the vitality not only of the towns and their immediate rural hinterlands but also the rural communities of this large		A	A	A	A	A	A	A

	National Well-being Goal	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales
county, in such a way as to enhance social, cultural, economic and environmental characteristics and to maximise sustainable accessibility and connectivity								
6. To sustain and enhance a high quality built environment which; allows for innovative design, reflects a sense of place, is easily accessible, useable, safe to live in and helps improve the health and wellbeing of its communities.		A	A	A	A	A	A	A
7. To enhance and help ensure the provision and protection of an appropriate level of and access to education, health, cultural, social, recreational, community, sport and leisure facilities and services.		A	A	A	A	A	A	NR
8. To support the development of the Welsh language and promote inclusive bilingual communities within Ceredigion.		A	NR	A	A	A	A	A
9. To ensure development minimises Ceredigion's greenhouse gas contribution, both singularly and cumulatively; and to seek a reduction wherever possible. To ensure that all developments are adaptive and resilient to the changing nature of the climate and work toward reducing the risk from flooding.		A	A	A	NR	NR	NR	A

	National Well-being Goal	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales
10. To seek a balance between renewable energy generation and environmental conservation, in particular in relation to wind energy and in determining the role of other renewable energy technologies.		A	A	A	NR	NR	NR	A
11. To conserve and enhance Ceredigion's landscape encompassing the visual, historic, geological, ecological and cultural environments		A	A	A	NR	A	A	A
12. To prevent loss of and enhance biodiversity and its connectivity across Ceredigion, including local priority species and habitats, whilst improving the enjoyment and understanding of biodiversity by encouraging access to sites of conservation interest; providing their ecological integrity can be safeguarded.		NR	A	A	NR	NR	NR	A
13. To encourage a sustainable approach to developments in coastal locations while protecting the integrity of the area's natural and physical heritage.		A	A	A	NR	A	A	A
14. To protect and manage Ceredigion's ecosystem services and natural resources, including soil, air, water and geodiversity, in order to maintain and enhance their value today and for future generations		A	A	A	A	A	NR	A

	National Well-being Goal	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales
15. To provide an adequate and sustainable supply of mineral resources to meet society's needs, without compromising the environment, amenity, geodiversity or future resource needs.		A	A	NR	NR	NR	NR	A
16. To assist in improving the potential for sustainable travel; equality of access; and the connectivity of the county for the sake of its economy, its communities and their health and well-being		A	NR	A	A	A	NR	A
17. To encourage adequate provision of utilities throughout the county.		A	NR	A	A	A	NR	A
18. To provide for the sustainable management of waste and recovery of resources, aiming to minimise adverse environmental, human health, social and economic impacts, maximise social and economic opportunities, and meet the needs of communities and businesses.		A	A	A	A	A	NR	A



3.1.3 The assessment at Table 3.1 above indicates that only in two cases where National Well-being goals are relevant to the Ceredigion LDP Vision and Objectives, is there a possibility that the application of those goals might suggest an improvement. This is discussed at Section 4.

3.1.4 The next table provides a similar assessment of the compatibility of the Ceredigion LDP Vision and Objectives with the Aims of the Ceredigion Local Well-being Plan 2018. This plan sets out its Aims under two Guiding Principles of Community Resilience and Individual Resilience. The appropriate Guiding Principle against which to assess the compatibility of the Ceredigion LDP is 'Community Resilience'. Therefore, Table 3.2 below provides an assessment against the 3 Aims identified under this principle.

3.1.5 In respect of Table 3.2 this report uses a distinctively different colour-coded system from Table 3.1 for visual clarity in respect of the two different assessments undertaken.

<b>Key</b>	
Well-being Goal Achieved	A
Well-being Goal would improve LDP objective	I
Well-being Goal not met by LDP objective	NM
Well-being Goal not relevant to LDP objective	NR

**Table 3.2 Assessment of compatibility of the Ceredigion LDP Vision and Objectives with National Well-being Goals**

C.C.C. LDP Objective	C.C.C. Well-being Objective	Enable communities to become prosperous, sustainable and connected by supporting the transformation of economic prospects	Create conditions for communities to support individuals from all backgrounds to live fulfilling, independent lives	Create environmentally responsible and safe communities that can adapt and respond to the effects of climate change
1. To provide for a range and mix of housing to meet the urban and rural housing requirements and varied needs of the growing and ageing Ceredigion population between 2007 and 2022.		A	A	NR
2. To promote a sustainable, diverse and progressive rural economy for the benefit of Ceredigion and its local communities; and to encourage the regeneration and evolution of the County's towns so that they are ready to meet the challenges of a modern and dynamic economy.		A	A	NR
3. To encourage the growth of a sustainable retail sector to maintain and enhance vibrant town centres and to protect and develop local and community retail facilities throughout the County.		A	A	NR
4. To encourage and promote a year round sustainable, environmentally friendly tourism sector		A	A	A

	C.C.C. Well-being Objective	Enable communities to become prosperous, sustainable and connected by supporting the transformation of economic prospects	Create conditions for communities to support individuals from all backgrounds to live fulfilling, independent lives	Create environmentally responsible and safe communities that can adapt and respond to the effects of climate change
throughout Ceredigion that is supported by a good accommodation base that caters for a wide range of markets and provides a range of facilities for all seasons.				
5. To promote a pattern of growth that helps to sustain the vitality not only of the towns and their immediate rural hinterlands but also the rural communities of this large county, in such a way as to enhance social, cultural, economic and environmental characteristics and to maximise sustainable accessibility and connectivity.		A	A	A
6. To sustain and enhance a high quality built environment which; allows for innovative design, reflects a sense of place, is easily accessible, useable, safe to live in and helps improve the health and wellbeing of its communities.		NR	A	NR
7. To enhance and help ensure the provision and protection of an appropriate level of and access to education, health, cultural, social, recreational, community, sport and leisure facilities and services.		NR	A	NR

	C.C.C. Well-being Objective	Enable communities to become prosperous, sustainable and connected by supporting the transformation of economic prospects	Create conditions for communities to support individuals from all backgrounds to live fulfilling, independent lives	Create environmentally responsible and safe communities that can adapt and respond to the effects of climate change
8. To support the development of the Welsh language and promote inclusive bilingual communities within Ceredigion.	A	A	NR	
9. To ensure development minimises Ceredigion's greenhouse gas contribution, both singularly and cumulatively; and to seek a reduction wherever possible. To ensure that all developments are adaptive and resilient to the changing nature of the climate and work toward reducing the risk from flooding.	NR	NR	A	
10. To seek a balance between renewable energy generation and environmental conservation, in particular in relation to wind energy and in determining the role of other renewable energy technologies.	A	NR	A	
11. To conserve and enhance Ceredigion's landscape encompassing the visual, historic, geological, ecological and cultural environments.	A	A	A	
12. To prevent loss of and enhance biodiversity and its	NR	NR	A	

	C.C.C. Well-being Objective	Enable communities to become prosperous, sustainable and connected by supporting the transformation of economic prospects	Create conditions for communities to support individuals from all backgrounds to live fulfilling, independent lives	Create environmentally responsible and safe communities that can adapt and respond to the effects of climate change
connectivity across Ceredigion, including local priority species and habitats, whilst improving the enjoyment and understanding of biodiversity by encouraging access to sites of conservation interest; providing their ecological integrity can be safeguarded.				
13. To encourage a sustainable approach to developments in coastal locations while protecting the integrity of the area's natural and physical heritage.		A	NR	A
14. To protect and manage Ceredigion's ecosystem services and natural resources, including soil, air, water and geodiversity, in order to maintain and enhance their value today and for future generations.		A	NR	A
15. To provide an adequate and sustainable supply of mineral resources to meet society's needs, without compromising the environment, amenity, geodiversity or future resource needs.		A	NR	A
16. To assist in improving the potential for sustainable travel; equality of access; and the connectivity of the		A	A	A

	C.C.C. Well-being Objective	Enable communities to become prosperous, sustainable and connected by supporting the transformation of economic prospects	Create conditions for communities to support individuals from all backgrounds to live fulfilling, independent lives	Create environmentally responsible and safe communities that can adapt and respond to the effects of climate change
county for the sake of its economy, its communities and their health and well-being.				
17. To encourage adequate provision of utilities throughout the county.		A	NR	A
18. To provide for the sustainable management of waste and recovery of resources, aiming to minimise adverse environmental, human health, social and economic impacts, maximise social and economic opportunities, and meet the needs of communities and businesses.		A	NR	A

- 3.1.6 The assessment at Table 3.2 above indicates that there is compatibility throughout between the Ceredigion LDP Vision and Objectives and the relevant Ceredigion Well-being Aims under the General Principle of Community Resilience. There are no comments to take forward from this assessment to the next section.
- 3.1.7 In the course of engagement on the preparation of LDP 2 following the Review Report of 2017, a Members' Working Group meeting proposed that the Vision for the LDP be reconsidered so that it may take a briefer form, with explanatory text. It is appropriate therefore to apply the National and Local Well-being Goals/Aims compatibility assessments to the alternative proposed Vision to inform further engagement prior to any changes to the Preferred Strategy for LDP2.
- 3.1.8 Table 3.3 below indicates the performance of the proposed alternative Vision for compatibility with both National Well-being Goals and Local Well-being Aims.

**Table 3.3 Assessment of compatibility of an alternative Ceredigion LDP Vision with National Well-being Goals and Local Well-being Aims**

	National Well-being Goals							Ceredigion Local Well-being Aims		
	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Enable communities to become prosperous, sustainable and connected by supporting the transformation of economic prospects	Create conditions for communities to support individuals from all backgrounds to live fulfilling, independent lives	Create environmentally responsible and safe communities that can adapt and respond to the effects of climate change
<b>Alternative Vision Proposed for LDP2 (and explanatory text)</b>	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Enable communities to become prosperous, sustainable and connected by supporting the transformation of economic prospects	Create conditions for communities to support individuals from all backgrounds to live fulfilling, independent lives	Create environmentally responsible and safe communities that can adapt and respond to the effects of climate change
<b>By 2033, Ceredigion will be a county of vibrant, bilingual and engaged communities, where people choose to live, work and visit, committed to its economy, culture, heritage, environment and natural resources.</b>	A	A	A	A	A	A	A	I	A	A
Supporting text: The Local Development Plan 2 will provide for sustainable development that:										
• meets housing, economic, infrastructure, community, health and	A	NR	A	A	A	NR	A	A	A	NR



	National Well-being Goals							Ceredigion Local Well-being Aims		
<b>Alternative Vision Proposed for LDP2 (and explanatory text)</b>	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Enable communities to become prosperous, sustainable and connected by supporting the transformation of economic prospects	Create conditions for communities to support individuals from all backgrounds to live fulfilling, independent lives	Create environmentally responsible and safe communities that can adapt and respond to the effects of climate change
wellbeing needs;										
<ul style="list-style-type: none"> <li>adapts and responds positively to the challenges of climate change;</li> </ul>	A	A	A	N R	N R	NR	A	NR	NR	A
<ul style="list-style-type: none"> <li>supports the strengthening of the Welsh language;</li> </ul>	NR	N R	A	A	A	A	N R	A	A	NR
<ul style="list-style-type: none"> <li>values the built and natural environment, scenery and cultural heritage for their intrinsic quality and for associated economic opportunities;</li> </ul>	A	A	A	N R	A	A	A	A	A	A
<ul style="list-style-type: none"> <li>enables residents, businesses and communities to secure a more diverse, progressive and resilient</li> </ul>	A	A	A	A	A	NR	A	A	A	A

	National Well-being Goals							Ceredigion Local Well-being Aims		
<b>Alternative Vision Proposed for LDP2 (and explanatory text)</b>	A Prosperous Wales	A Resilient Wales	A Healthier Wales	A More Equal Wales	A Wales of Cohesive Communities	A Wales of Vibrant Culture and Thriving Welsh Language	A Globally Responsible Wales	Enable communities to become prosperous, sustainable and connected by supporting the transformation of economic prospects	Create conditions for communities to support individuals from all backgrounds to live fulfilling, independent lives	Create environmentally responsible and safe communities that can adapt and respond to the effects of climate change
economy in order to thrive and prosper.										

## **4. The Soundness of the Emerging Replacement Plan, LDP2**

4.1.1 The Draft Development Plans Manual October 2018 sets out 3 tests of soundness at paragraph 6.24 and in Table 21. These are:

- a. Test 1: Does the plan fit?
- b. Test 2: Is the plan appropriate?
- c. Test 3: Will the plan deliver?

4.1.2 The first Test considers conformity with national and regional plans and strategies and with Well-being Goals: the second deals with coherence in terms of the rationale, logic and balance of the plan to meet the needs identified from a robust evidence base: the third considers whether the plan is likely to be demonstrably effective in practical terms.

4.1.3 The 2017 LDP Review Report set out the extent of changes required to the original Ceredigion LDP. The recommended changes were informed by the findings of preceding AMRs, updates to the evidence base and ongoing surveys. The Review therefore applied soundness principles to reveal shortcomings of LDP1 and the process and methods for delivering LDP2 are informed at each step by these principles. This demonstrates that the revisions required are appropriate, and the evidence gathering to make the required changes are in accordance with national policy and the LDP manual. This demonstrates that the plan will fit and is appropriate. In terms of delivery the replacement plan will require more robust evidence from developers of the deliverability of their sites as per the draft manual and greater engagement will occur with infrastructure providers. This will all contribute to ensuring delivery of sites in the replacement plan.

4.1.4 Background papers jointly commissioned with adjoining local authorities are evidence of a collaborative approach, for example in relation to the LHMA, Retail Capacity, Affordable Housing Viability Assessment, Economy etc., whilst subject Topic Paper updates provide detail of how the authority is reassessing the evidence base for the plan. Engagement opportunities have

been built into the preparation process and details will be published in the summary of Initial Consultation Report alongside deposit of the replacement plan.

- 4.1.5 Ultimately it is the Deposit Plan and its associated allocated sites which will need to be fully assessed for soundness and delivery, and until its policies and allocations are fully worked up it is not possible to demonstrate how it satisfies all the Tests. However, as part of the iterative process, along with ongoing updates to subject Topic Papers, the assessments of LDP compatibility with Well-being Goals and Aims in this paper contribute to an overview ensuring commitment to the 'soundness' of LDP2.

## **5. Conclusions/Recommendations**

- 5.1.1 The Assessments at Tables 3.1, 3.2 and 3.3 above suggest that only in two cases where National Well-being goals are relevant to the Ceredigion LDP Vision and Objectives; and in respect of the core text of the proposed alternative Vision and Explanatory Text, is there a possibility that the application of those goals might suggest an improvement is required.
- 5.1.2 It is simpler to deal with assessment of both the original and alternative proposed Vision first, before moving on to discuss Objective 4 of the Ceredigion LDP.
- 5.1.3 In the original Ceredigion Local Plan Vision there is a lack of direct mention of economy. Given the importance attached to Growing Mid Wales and a focus on adding value to the Ceredigion economy going forward into the LDP 2 period, 2018-2033, there is reason to consider whether the Vision should incorporate a more prominent reference to the economy.
- 5.1.4 The Vision has been discussed at a Public service Board, Member Working Group and Key Stakeholder event held in 2018/ 2019 and proposed a more succinct Vision with explanatory text. The Assessment at Table 3.3 indicates that despite mentioning 'work', the initially proposed alternative succinct Vision remained intrinsically weak on the economy, though the explanatory text at 3

points elaborated on economic ambition. At later Workshops the word 'economy' was introduced before 'culture' to deal with this.

5.1.5 It is therefore recommended that the alternative proposed Vision with explanatory text as amended is carried forward to LDP 2 on the basis of the Well-being compatibility assessments.

5.1.6 In respect of the LDP Objective 4 assessment, in relation to the Well-being Goal 'A Wales of Vibrant Culture and Thriving Welsh Language', the assessment is yellow – could be improved. There is no reference to cultural tourism in Objective 4 as currently written. This goal is at the heart of practical recommendations in tourism strategies at Wales, Mid Wales and Ceredigion levels. It should be reflected in LDP Objective 4 alongside mention of the environment, particularly because it encompasses the clear geographical identification of 'place' where natural and cultural assets can be found. Land use planning policies under such an objective in the LDP can be appraised for the extent to which they can positively address potential place-based issues, providing positive development management of the assets upon which tourism can be developed.

5.1.7 It is therefore recommended that a change to the wording of Objective 4 is made as follows:

5.1.8 'To encourage and promote a year round sustainable, friendly tourism sector directed by destination management planning, focussed on sensitive development of cultural and environmental assets throughout Ceredigion, supported by a good accommodation base that caters for a wide range of markets and which provides a range of facilities for all seasons.'

5.1.9 In respect of ensuring the 'soundness' of LDP2, along with ongoing updates to subject Topic Papers, where literature reviews and the latest evidence are addressed in detail as to their impact on the plan, the assessments of LDP compatibility with Well-being Goals and Aims in this paper contribute to an overview ensuring commitment to the 'soundness' of LDP2 and adherence to the 'five ways of working'.