

LDP2 **Ceredigion**

**Replacement Local Development Plan
2018 - 2033**

Initial Sustainability Appraisal Report

Preferred Strategy Consultation 2019



Cyngor Sir
CEREDIGION
County Council

Contents

1. Summary	1
2. Consultation	9
3. Appraisal Methodology	11
4. Sustainability Context, Baseline and Objectives	19
5. Sustainability Appraisal of the Plan's Vision and Objectives	31
6. Sustainability Appraisal of the Plan's Preferred Strategic Policies	46
Figure 6.1 Table Sustainability Appraisal Criteria	47
7. Settlement Strategy.	59
8. Evaluation of the LDP Preferred Strategic Policies Uncertainties and Risks	68
9. Implementation/Monitoring	79
10. Next Steps	81

List of Abbreviations

AA	Appropriate Assessment
ADSL	Asymmetric Digital Subscriber Line
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Assessment
ASS	Allocated Sites Schedule
BAP	Biodiversity Action Plan
BGS	British Geological Survey
BME	Black Minority Ethnic
BPEO	Best Possible Environmental Option
BREEAM	British Research Establishment Environmental Assessment Methods
BRMA	Broad rental Market Area
CO2	Carbon Dioxide
C2020	Ceredigion 2020
CAMS	Catchment Area Management Strategy
CCC	Ceredigion County Council
CCW	Countryside Council Wales
CE	Chief Executive
CD&E	Construction, Demolition and Excavation
CFSH	Code for Sustainable Homes
CHD	Coronary Heart Disease
CIA	Community Impact Assessment
CROW	Countryside and Rights of Way Act
cSAC	Candidate Special Area of Conservation

CYPP	Ceredigion Young Persons Plan
DCWW	Dŵr Cymru Welsh Water
DDA	Disability Discrimination Act
DECS	Department of Education and Community Services
DEFRA	Department of Environment Food and Rural Affairs
DESH	Department of Environmental Services and Housing
DF	Department of Finance
DHPW	Department of Highways, Properties and Works
DLHE	Destination of Leavers from Higher Education
DMIPPS	Draft Ministerial Interim Planning Policy Statement
DSS	Department of Social Services
DTI	Department of Trade and Industry
EA	Environment Agency
EAW	Environment Agency Wales
EAFRD	European Agricultural Fund for Rural Development
EIA	Environmental Impact Assessment
EASR	European Age Standardised Rates
EC	European Commission
EES	European Employment Strategy
EIA	Environmental Impact assessment
EQS	European Quality Standard
EU	European Union
FCA	Flood Consequences Assessment
FTE	Full Time Equivalent
GCR	Geological Conservation Review

GDP	Gross Domestic Product
GIS	Geographical Information systems
GQA	General Quality Assessment
GVA	Gross Value Added
Ha	Hectares
HAP	Habitat Action Plan
HCW	Health Commission Wales
HE	Higher Education
HEES	Home Energy Efficiency Scheme
HHSRS	Housing Health and Safety Rating
HIA	Health Impact Assessment
HM	Her Majesties
HMO	House of Multiple Occupancy
HRA	Habitats Regulations Assessment
IBERS	Institute of Biological, Environmental and Rural Sciences
ICC	Integrated Children Centres
ICOMOS	International Council on Monuments and Sites
ICR	Initial Consultation Report
ICT	Information Communication Technology
IDO	Interim Development Orders
IHD	Ischaemic Heart Disease
IPCC	Interdepartmental Panel on Climate Change
ISAR	Initial Sustainability Appraisal Report
JHLA	Joint Housing Land Availability
JNCC	Joint Nature Conservation Committee

JREC	Johannesburg Renewable Energy Coalition
KI	Key Issues
KSG	Key Stakeholder Group
KSI	Killed or Seriously Injured
LA	Local Authority
LBAP	Local Biodiversity Action Plan
LDA	Local Development agency
LDP	Local Development Plan
LDPW	Local Development plan Wales
LGAP	Local Geodiversity Action Plan
LHMA	Local Housing Market Assessment
LHS	Local Housing Strategy
LLTI	Limiting Long Term Illness
LNR	Local Nature Reserve
LPA	Local Planning Authority
LS	Linked Settlements
MMO	Marine Management Organisation
MPPW	Minerals Planning Policy Wales
MTAN	Minerals Technical Advice Note
MW	Mega Watt
NCN	National Cycle Network
NH3	Ammonia
NAQS	National Air Quality Strategy
NHS	National Health Service
NNR	National Nature Reserve

NO2	Nitrogen Dioxide
NOx	Nitrogen Oxide
NPA	National Park Authority
NTS	Non-Technical Summary
ODPM	Office of Deputy Prime Minister
ONS	Office of National Statistics
ORS	Opinion Research Services
PLASC	Pupil Level annual School Census
PM10	Particulates of less than 10 micro metres diameter
PPM	Parts Per Million
PPP	Plans, Policies and Programmes
PPW	Planning policy Wales
PSB	Public Service Board
RAWP	Regional Aggregates Working Party
RBMP	River Basin Management Plan
RIGS	Regionally Important Geodiversity Sites
ROMP	Review of Old Mineral Planning Permission.
RQO	River Quality Objective
RRAA	Race Relations Amendments Act
RSC	Rural Service Centre
RSL	Registered Social Landlord
RTP	Regional Transport Plan
RTPI	Royal Town Planning Institute
RTS	Regional technical Statement
RWP	Regional Waste Plan

SA	Sustainability Appraisal
SAC	Special Area of Conservation
SAR	Sustainability Appraisal Report
SEA	Strategic Environmental assessment
SEN	Special Educational Needs
SINC	Sites of Important Nature Conservation
SLA	Special Landscape Area
SME	Small or Medium Sized Enterprise
SO2	Sulphur Dioxide
SPA	Special Protection area
SPZ	Source Protection Zone
SPG	Supplementary Planning Guidance
SRA	Strategic Regeneration Area
SSA	Strategic Search Area
SSSI	Site of Special Scientific Interest
STEAM	Scarborough Tourism Economic Assessment Model
SUDS	Sustainable Drainage System
SWRAWP	The South Wales Regional Aggregates Working Party
SWG	Sustainability Working Group
TAN	Technical Advice Note
TGA	Tourism Growth Area
TPO	Tree Preservation Order
TraCC	Trafnidiaeth Canolbarth Cymru Mid wales Transportation
TWH	Terra Watt Hour
UDP	Unitary Development Plan

UKCIP	UK Climate impacts Programme
UNESCO	United Nations Educational, Scientific and Cultural Organisation
USC	Urban Service Centre
UA	University of Aberystwyth
UWTD	University of Wales Trinity St. David
WAG	Welsh assembly Government
W&CA	Wildlife and Countryside Act
WCED	World Commission on Environment and Development
WDA	Welsh Development Agency
WHQS	Welsh Housing Quality Standards
WISE	Wales Institute for Sustainable Development
WSP	Wales Spatial Plan

Summary

1.1 Introduction

- 1.1.1 This Sustainability Appraisal Report forms part of the Council's preferred strategy proposals documents for the Replacement Ceredigion LDP and its duty to undertake a sustainability appraisal (incorporating strategic environmental assessment) of the plan.
- 1.1.2 The review report concluded that much of the LDP was fit for purpose, most of the policies and the settlement hierarchy had over the period of LDP1 been found to be useful, and sound. What needed to change was recognition of changes to national policy and issues around delivery of development in the right places. This led to the production of topic papers on a range of key themes highlighted in the review report, the topic papers demonstrated the evidence base and changes in local and national policy that result in the need to make changes to the plan. The topic papers have proposed a range of major, minor and no amendments to the strategy and policies of LDP 2 with the majority of the LDP policies and hierarchy rolling forward – thus addressing only those issues that were demonstrated through the AMRs and Review report to be failing.
- 1.1.3 Therefore given much of the existing LDP Key issues, objectives, strategy, hierarchy and policies have already been assessed under the SA/SEA ([Ceredigion County Council](#)). This SA/SEA is not proposing to revisit those decisions already taken forward and found to prevent, reduce and as fully as possible offset any significant adverse effects on the environment, that are being rolled forward into LDP2. As the context and the sustainability implications of these decision has not differed.
- 1.1.4 However where changes are proposed from LDP1 in LDP 2 the SA/SEA will review each of these. Following initial consultation LDP2 proposes amendments to the vision, LDP objective (no 4) and changes to the following strategic policies S01,S02,S03,S04,S05 and the creation of 1 new Strategic Policy, – a strategic Welsh Language policy, S06.

- 1.1.5 The detail of these changes will be explored in more detail but in brief, the main changes to the strategy policies propose a move away from some limited open market housing development across all linked settlements to a targeted approach to open market housing only being acceptable in settlements that have active travel routes and or access to regular public transport (defined as operating in normal working hours with a journey time of no more than 30 min to a USC). These have been classified as Large Linked Settlements and Sustainable Linked Settlements depending on accessibility and size. Outside of these settlements only development in accordance with national policy is permissible. Thus focussing new growth in Ceredigion into areas that fully meet the expectations of the placemaking outcomes as specified in PPW10.
- 1.1.6 In 2019 the Council produced its Scoping Report ([Ceredigion County Council 2019](#)). That report consisted of a policy review, an evaluation of the economic, environmental and social issues affecting Ceredigion and a set of objectives (the appraisal framework). This report follows on from the Scoping Report and documents the appraisal of the LDP's Preferred Strategy Report.
- 1.1.7 Ceredigion County Council is undertaking its own sustainability appraisal of the LDP. Appraisal has been assisted by workshops between Council officers and Sustainability Working Group Meetings (SWG). The Sustainability Appraisal was undertaken by the County Council Planning and specialist officers.

1.2 Local Development Plan

- 1.2.1 The LDP process is designed to help deliver sustainable development, as set out by the Welsh Government (WG) policy. The LDP is a statutory plan and will set out polices and specific proposals for the development and use of land in the County for approximately 15 years; up to 2033. Work commenced on the replacement Ceredigion LDP in 201. The Ceredigion LDP Delivery Agreement, which was approved by WAG on 22th June 2018, provides a detailed description of how the LDP will be progressed in

Ceredigion. This document is available on the Council website: [Ceredigion County Council](#)

- 1.2.2 The main stages of the LDP process and the timetable for this work within Ceredigion are shown by Figures 1.1.and1.2 .The processes are divided into ‘Definitive Stages’, which are considered to be under the control of the Council and ‘Indicative Stages’. The indicative stages may be subject to change due to the requirements of the process; for example the requirements of the Independent Examination.

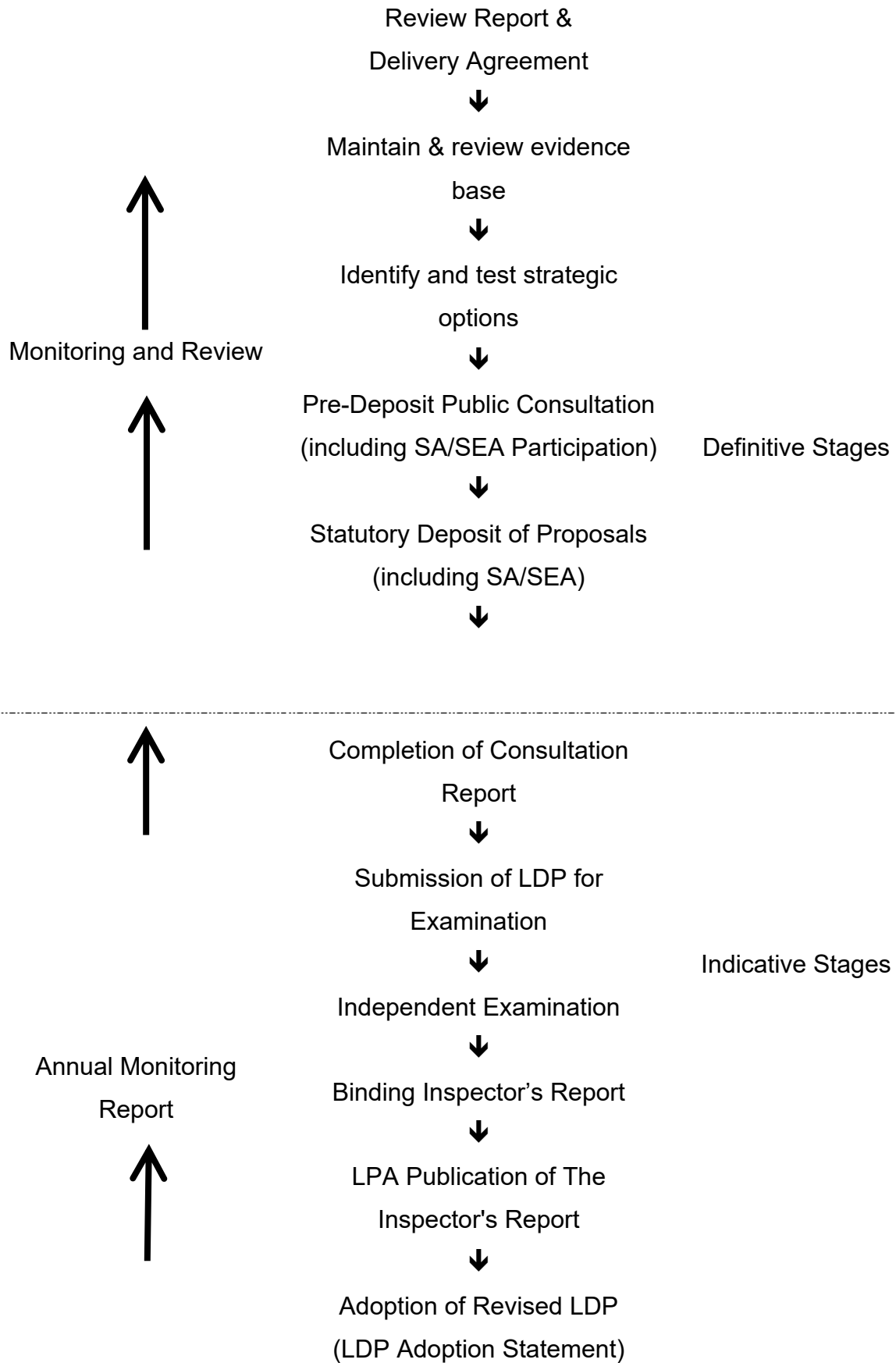


Figure 1.1 .An outline of replacement Plan preparation is set out in the flow chart below:

Stage in Plan Preparation		Definitive Timetable
1	Delivery Agreement approved by the Council for submission to the WG (Regulation 9)	January 2018
	Timetable revisions agreed by Cabinet	May 2018
	Submission	June 2018
2	Delivery Agreement agreed by the WG	22 nd June 2018
3	Pre Deposit Participation: Participation with Specific and General Consultation Bodies for the purpose of generating alternative strategies and options (Regulation 14)	June 2018 – May 2019
4	Call for candidate sites'	June-September 2018
5	Pre-deposit public consultation - A 6 week period of public consultation (Regulation 15)	June – July 2019
6	Assessment of representations received & Preparation of Deposit documents	July 2019 – April 2020
7	Deposit of the LDP and related documents (Regulation 17)	May – June 2020
Indicative Timetable		
	Assessment of representations received & preparation of documents for submission	June - December 2020
	Submission of the LDP to The WG (Regulation 20)	December 2020
	LDP Examination (Regulation 23)	January – September 2021
	Receipt of the Inspector's recommendations (Regulation 24)	October 2021
	Adoption of the LDP by the Council within 8 weeks of receipt of the Inspector's recommendations (Regulation 25)	November – December 2021

	[Automatically supersedes previous LDP (regulation 2(19)(c))]	
--	---	--

Figure 1.2: Critical stages in the LDP preparation process

1.2.3 The Preferred Strategy is one of the LDP's Preferred Strategy documents. It sets out the Vision, Objectives, Strategic Policies and Strategic Sites (of which we have none proposed) for the LDP, which will later be developed into detailed policies in the Deposit version of the Plan. This ISAR will assess the likely effects of the LDP's Preferred Strategy.

1.3 Sustainability Appraisal

1.3.1 Welsh Government define sustainable development in Wales through the Well-being of Future Generations (Wales) Act 2015 as : "the process of improving the economic, social, environmental and cultural well-being of Wales by taking action, in accordance with the sustainable development principle, aimed at achieving the well-being goals." The Sustainable Development Principle states that 'the body must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs.' ([Well-being of Future Generations Act 2015](#)) It sets out the five ways of working, Long-term, Integration, Involvement, Collaboration and Prevention needed for Public Bodies to achieve the seven well-being goals. Section 39 of the Planning and Compulsory Purchase Act ([HM Government 2004](#)) requires that the body producing a LDP (Ceredigion County Council) must contribute to achieving sustainable development.

1.3.2 The purpose of sustainability appraisal is to identify likely significant effects of the plan in terms of economic, environmental and social considerations. By showing what the likely effects will be suitable mitigation measures can be implemented to minimise the negative impacts and maximise the positive ones.

- 1.3.3 Sustainability appraisal will help to foster a more inclusive and transparent process of producing a replacement LDP. Where changes are proposed from LDP 1 and LDP2 the SA/SEA will review each of these.
- 1.3.4 Sustainability appraisal will help ensure that the LDP is integrated with other policies. The Scoping Report contains a policy review ([see Section 3 of the Scoping Report](#)) showing the aims of the documents and how the LDP can assist in meeting those aims. Furthermore the appraisal of the Plan has involved a range of partners (within the Council and externally) facilitating greater involvement from stakeholders.
- 1.3.5 In the context of LDPs, Welsh Government sees the requirement for the Strategic Environmental Assessment (SEA) being met as part of a wider Sustainability Appraisal (SA) that includes economic and social considerations. Therefore a Sustainability Appraisal that incorporates a SEA has been integrated into the development process for the LDP.

1.4 Initial Sustainability Appraisal Report

- 1.4.1 This document is the Initial Sustainability Appraisal Report (ISAR) for the LDP 2 Preferred Strategy (2018-2033). It outlines how the statutory requirements of Sustainability Appraisal and Strategic Environmental Assessment have informed the development of the Preferred Strategy. The SA/SEA process will be integrated throughout the preparation of the LDP, so that the social, economic and environmental implications of the policies and proposals are clearly identified to ensure that the LDP is based on sound sustainability principles. This report records all the appraisal work undertaken to date.
- 1.4.2 Alongside the SA/SEA process it will also be necessary to undertake a Habitats Regulations Assessment (HRA) of the likely significant effects of the LDP on Natura 2000 sites of Conservation Value, which include Special areas of Conservation and Special Protection Areas. Ceredigion has 12 Special Areas of Conservation (SACs), including 4 outside the area which could be affected by the plan, 1 Candidate SAC (cSAC), 3 Special Protection

Areas (SPAs), 2 Ramsar sites, over 101 Sites of Special Scientific Interest (SSIs), 6 National Nature Reserves (NNRs) and Wales's only Biosphere, assigned by UNESCO (United Nations Educational, Social and Cultural Organisation.) This assessment is required under Article 6(3) of the Habitats Directive (92/43/EEC) and the Conservation of Habitats and Species Regulations 2017. The 'Habitats Regulations Assessment Screening Report' of the LDP Preferred Strategy is available separately.

- 1.4.3 Arising from the Public Health (Wales) act, 2017, it is a requirement for public bodies to undertake a Health Impact Assessment (HIA) to assess the likely significant effects of the proposed LDP on health, mental well-being and inequality. This assessment is undertaken with the assistance of a Rapid Health Impact Assessment Workshop, and will be available as a separate document.
- 1.4.4 A Non-Technical Summary of the ISAR has been produced which identifies the likely significant effects of the plan, and an overview of the process to date, in terms of how the SA/SEA has influenced the LDP Preferred Strategy. This document is available alongside this report.

Consultation

1.5 Sustainability Working Group Meetings.

1.5.1 Sustainability Working Group meetings were held in order to inform and advise in the production of the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA).

1.5.2 The objectives of the meetings were to:

- i. assist in the development of the methodology for the SA/SEA;
- ii. assist in identifying suitable sustainable (environmental, economic, social, good governance and use of science responsibly) and environmental problems and opportunities;
- iii. assist in the identification and quantification of sustainability objectives and monitoring indicators;
- iv. provide guidance on the assessment of the replacement LDP in relation to the SA/SEA objectives and indicators

1.5.3 Invitees to the meetings were organised to try and balance contributions that reflect the seven Well-being Goals of the Well-being of Future Generations (Wales) Act 2015, and the five ways of working to achieve these goals. The organisations invited to attend the meetings are listed in Appendix 5

1.6 Scoping Consultation

1.6.1 Consultation is a mandatory requirement at various stages of the SA/SEA process. Under the SEA Regulations for Wales, there are two statutory consultation bodies (National Resources Wales and Cadw) must be consulted on the scope and level of detail of the information to be included in the Environmental Report. The Scoping Report was sent to the consultation bodies in line with the consultation requirements for this stage of the SEA. In addition other County Council departments were also provided with an opportunity to comment. In order to make the process as inclusive as possible, the general public were also given an equal opportunity to comment on the scoping document. In accordance with the

SEA Regulations for Wales, the consultation period for the scoping stage was set at five weeks

1.6.2 The views expressed during the consultation on the Scoping Report have fed through into the next stages of the SA/SEA.

1.6.3 In addition to the mandatory consultation step, there was ongoing informal consultation with the consultation bodies in preparation of the Scoping Report.

1.7 Consultation of the Initial Sustainability Appraisal Report

1.7.1 This ISAR Report will have a 6 week consultation period (in line with Welsh Government policy) and will be subject to consultation with the two statutory consultation bodies (Natural Resources Wales and Cadw), other stakeholders and the general public. Due to the potential for the LDP to have environmental effects in neighbouring counties, the appropriate Local Authorities will also be consulted. Other council departments will also be invited to comment on the document.

1.7.2 When the replacement LDP is adopted, a statement showing how the findings of the ISAR and the consultation comments received on the ISAR have been taken into account will be made available to all consultees.

Appraisal Methodology

Legislative Requirements

1.8 Requirements for a Sustainability Appraisal

- 1.8.1 Sections 19(5), 39 and 62(6) of the Planning and Compulsory Purchase Act 2004 (UK Government, 2004) requires the Council to undertake an appraisal of the sustainability of the LDP and to prepare a report of the findings as an integral part of the process of plan preparation. Sustainability appraisal has been defined as: “a systematic and iterative process that must be carried out during the preparation (and review) of a Local Development Plan. Its role is to promote sustainable development by assessing the extent to which the emerging plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives.
- 1.8.2 The purpose of Sustainability Appraisal is to evaluate the environmental, social and economic effects of the strategy, policies and proposals in the LDP from the outset of the process, to ensure that decisions are made that accord with the principles of sustainable development. Sustainability Appraisal will play an important part in demonstrating that the LDP is sound by ensuring that it reflects sustainable development objectives and will contribute to the reasoned justification of policies.

1.9 Requirements for a Strategic Environmental Assessment

- 1.9.1 Revised / replacement LDP's must be subject to an environmental assessment (SEA Regulations 5(2) and 5(4)). The Welsh Government has decided for development plans the requirements of the SEA regulations are best incorporated into Sustainability Appraisal. ([A Practical Guide to the Strategic Environmental Assessment Directive, Office of the Deputy Prime Minister, 2005. The Environmental Assessment of Plans and Programmes \(Wales\) Regulations 2004.](#))
- 1.9.2 The objective of the SEA Directive is: ‘to provide for a high level of protection of the environment and to contribute to the integration of

environmental considerations into the preparation and adoptions of plans ... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans ...which are likely to have significant effects on the environment'. ([Article 1, 2001/42/EC](#)).

1.9.3 The directive is supported by the Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 (Welsh Government 2004) in which Schedule 2 of the Regulations requires the Council to assess the likely significant effects of its plans and programmes on: “the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship of the above factors including scale, short, medium, and long-term, permanent and temporary positive and negative effects”.([SEA Directive 2001/42/EC Annex 1 \(f\)](#)).

1.9.4 The SEA will ensure that the LDP identifies and predicts any significant environmental effects arising from proposals; including alternatives and that it proposes measures to mitigate any adverse effects. Significant effects will need to be monitored once the LDP is implemented. Prediction of effects should also include consideration of the following:

- The **magnitude** of the plan’s effects, including the degree to which the plan sets a framework for projects, the degree to which it influences other plans, and environmental problems relevant to the plan.
- The **sensitivity** of the receiving environment, including the value and vulnerability of the area, exceeded environmental quality standards, and effects on designated areas or landscapes.
- **Effect characteristics**, including probability, duration, frequency, reversibility, cumulative effects, transboundary effects, risks to

human health or the environment, and the magnitude and spatial extent of the effects.

1.9.5 A key requirement of the SEA regulations is that an Environmental Report is prepared and this report should identify, describe and evaluate the likely significant effects on the environment of:

- Implementing the plan or programme (the LDP);
- Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme

1.9.6 This paper will in effect act as both a Sustainability Appraisal and Environmental Report.

1.10 Impact Matrices

Symbol	Predicted Effect	Suggested action/response
++	Very positive effect- the subject of the appraisal would significantly help in achieving the Sustainability Objective.	Consider whether very positive effect can be further enhanced.
+	Positive effect- the subject of the appraisal would help in achieving the Sustainability Objective.	Consider whether positive effect can be further enhanced.
=/-	Positive and negative effects- the subject of appraisal would help some elements of the Sustainability objective whilst hindering others.	Consider mitigation such as delete/reconsider/amend the policy or site allocation; reconsider the policy or proposed use.

-	Negative effect- the subject of the appraisal would be in conflict with the Sustainability objective.	Consider mitigation such as delete/reconsider/amend the policy or site allocation; reconsider the policy or proposed use.
--	Very negative effect- the subject of the appraisal would be in significant conflict with the Sustainability objective.	Significant mitigation measures to reduce severity or effect; reconsider the policy or proposed use.
I	Effect on the Sustainability objective depends on how the policy and allocation are implemented.	Suggestions for implementation
?	Uncertain effect- needs more information	Consider where this will come from- who has it? What will be done about collecting it? When will it be collected?

Figure 3.1 Table Sustainability Appraisal Criteria

1.11 Compliance with the Strategic Environmental Assessment Regulations

1.11.1 The statutory requirements for the Sustainability Appraisal and Strategic Environmental Assessment of Ceredigion's LDP will be covered by the Scoping Report (Ceredigion County Council 2019) and the ISAR. Both reports have been prepared in accord with the guidance set out in the:

- Local Development Plan Manual, edition 2.(Welsh Assembly Government 2015),

- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (Office of the Deputy Prime Minister 2005),
- Practical Guide to the Strategic Environmental Assessment Directive (Office of the Deputy Prime Minister et al 2005).
- Strategic Environmental Assessment. Improving the effectiveness and efficiency of SEA/SA for land use plans. (RTPI, 2018)

1.11.2 Figure 3.2 lists the SA/SEA stages and tasks, which are based on those set out in UK and Welsh Assembly guidance

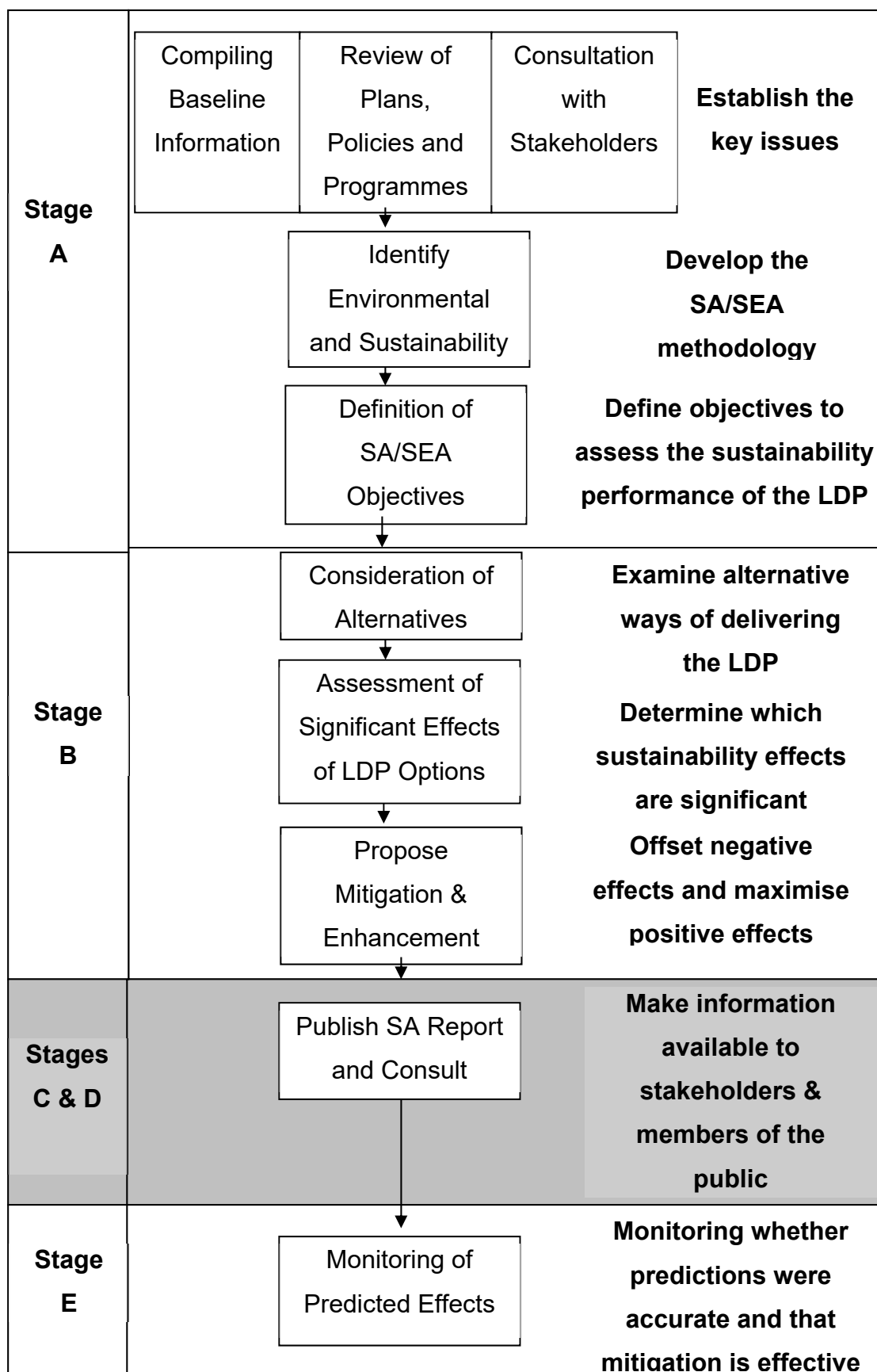


Figure 3.2. Illustration of the main stages of the SA/SEA process. The SA Report stage is denoted by shading

Scope of the Appraisal

1.11.3 The topic areas considered by Ceredigion's SA/SEA encompass those topics required by The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. In addition, topics have been included to widen the sustainability scope of the SA/SEA and to ensure greater consistency with the National Development Framework currently under development which will replace the Wales Spatial Plan in 2020 and also to ensure that topics of particular relevance to Ceredigion have been considered. The scope of topic areas to be addressed in Ceredigion's County Council SA/SEA is shown by Figure 3.3; alongside those topics set out in the regulations. Any inter relationships between topics areas are also considered in relation to the relevant topic as recommended by the guidance.

Topic listed by Regulations	Topics Included in Ceredigion SA/SEA	Sustainability Area
Climatic Factors	Climate Change & Flooding	Environmental
Soil	Soil, Air & Water	
Air		
Water		
Material Assets	Material Assets to include utilities, waste and minerals	
Biodiversity	Biodiversity	
Fauna	to include Fauna and Flora	
Flora		
Landscape	Landscape and Historic Environment	
Cultural Heritage, including Architectural and	to include Cultural Heritage, Architectural and Archaeological Heritage	

Archaeological Heritage		
Population	Population & Housing	Social
Human Health	Human Health & Wellbeing	
	Leisure Recreation & Tourism	
	Education & Skills	
	Welsh Language	
	Transport	Economic
	Employment and Economy	
Inter-relationships	Important cross cutting matters are addressed in relation to each topic	N/A

Figure 3.3. Topic areas selected for inclusion in the Ceredigion SA/SEA and comparison with topics listed in the SA/SEA Regulations

- 1.11.4 At this preferred Strategy stage of replacement LDP preparation, the Council is required to consult on amendments to the Vision, Preferred Strategy and Strategic Policies. The ISAR can, therefore, only address these aspects. The deposited LDP will involve a greater amount of detail on how development and conservation issues will be addressed and that will be reflected in the final Sustainability Appraisal Report. This will include criteria for determining the sustainability of development sites.

Sustainability Context, Baseline and Objectives

Relevant Plans and Policies/Policy Context

What the SEA guidance says...

A plan or programme may be influenced in various ways by other plans or programmes, or by external environmental protection objectives such as those laid down in policies or legislation. These relationships enable the Responsible Authority to take advantage of potential synergies and to deal with any inconsistencies and constraints.

(ODPM, 2005)

- 1.11.5 A review of other relevant plans, policies and programmes (PPPs) was undertaken in the Scoping report to identify environmental and wider Sustainability Objectives which may provide constraints or synergies with the LDP. The document review included:
- International legislation, conventions and treaties to which the UK is signatory;
 - European legislation;
 - National legislation, plans and strategies (UK and Wales specific matters);
 - Technical Advice Notes for planning in Wales; and
 - Other relevant reports, strategies and guidance documents.
- 1.11.6 An updated list of all the PPPs that were reviewed is provided in the Scoping Report, and has been further updated for the ISAR and is found in appendix 2. The review has been presented in a topic by topic basis to make it easier to identify the Sustainability Objectives relevant to each topic. However, some of the documents reviewed do not fall easily into any one particular topic area, whilst others are equally important across a

number of topics. The division of PPPs between topics should therefore be seen as a best fit, rather than a definitive categorisation process.

1.12 Social, Environmental and Economic Baseline

What the Guidance Says

Baseline information provides the basis for predicting and monitoring environmental effects and helps to identify environmental problems and alternative ways of dealing with them. Both qualitative and quantitative information can be used for this purpose.

Identifying environmental problems is an opportunity to define key issues and improve the SEA objectives. Responsible Authorities will be aware of many environmental problems which they currently face. It is important however to look for any potential problems, on the basis of:

- i. Earlier experience with issues identified in other plans and programmes;
- ii. Identification of possible tensions with other plans, programmes and environmental protection objectives;
- iii. Identification of possible tensions between current or future baseline conditions and existing objectives, targets or obligations; and
- iv. Consultation with the Consultation Bodies and the public.

The identification of environmental problems must be based on evidence related to baseline information.

(ODPM, 2005)

- 1.12.1 The baseline information for the Sustainability Appraisal is quantitative and qualitative information and data that describes the social, economic and environmental state of the County. This data covers the entire county as potentially all areas could be significantly affected by the LDP.
- 1.12.2 Baseline information serves two purposes, it helps to identify the issues on which the Sustainability Appraisal should focus, and provides a benchmark against which the performance of the Plan (and the accuracy of any predictions) can be assessed. As well as showing the current situation the baseline data shows were possible the situation in the past and projections for the future, in order to indicate trends. It is important to recognise that where information on trends is available, the extrapolation of trends into the future can change in response to changes in legislation or other interventions.
- 1.12.3 The SEA Regulations for Wales require that information should be provided on the "... relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme". The likely evolution of the environment without the implementation of the plan (often referred to as the 'without the plan' scenario or future baseline) can be difficult to describe, as trend data is often not available. However, in this report an attempt has been made wherever possible to describe the future baseline for each of the SA/SEA topics.
- 1.12.4 An environmental, economic and social baseline characterisation for Ceredigion is presented using the topic paper based approach used in the Scoping Report, and incorporates changes and additional information collected since that report was consulted on. As the Sustainability Appraisal progresses through the assessment of the plan and monitoring, it will be necessary to refine the baseline data and information set. More quantified and precise data and information, relevant to the Sustainability Objectives will need to be identified and/or acquired.

1.13 Main social, environmental and economic issues and problems identified

- 1.13.1 Appendix 1 sets out the key issues affecting Ceredigion and the Sustainability Objectives and potential indicators proposed to deal with them. Evidence gathering is an iterative process, and appendices will be updated as appropriate.

1.14 Sustainability Objectives

What the Guidance Says:

While not specifically required by the Directive, SEA objectives are a recognised way of considering the environmental effects of a plan or programme and comparing the effects of alternatives. They serve a different purpose from the objectives of the plan or programme, though they may in some cases overlap with them. SEA objectives are used to help show whether the objectives of the plan or programme are beneficial for the environment, to compare the environmental effects of alternatives, or to suggest improvements. For example, improving biodiversity may be an objective of both a plan or programme and an SEA, but the plan or programme may also have an objective of protecting specific wildlife sites which may be tested against the objective of whether they improve biodiversity.

SEA objectives can often be derived from environmental objectives which are established in law, policy, or other plans or programmes, or from a review of baseline information and environmental problems. They can be used or adapted for SEAs of related plans and programmes, whereas each individual plan or programme has its own specific objectives.

(ODPM, 2005)

- 1.14.1 The issues identified were used to formulate Sustainability Objectives that together form a Sustainability Assessment Framework. This framework has been used to judge the sustainability of the objectives and strategic policies for the replacement Plan. An updated version of the framework can be found in Appendix 1.
- 1.14.2 The relationship between the sustainability issues identified and the Sustainability Objectives is also demonstrated in Appendix 1. The internal compatibility of the objectives is also assessed, in figure 4.2.
- 1.14.3 The SA/SEA Objectives are designed to cover the environmental, social and economic assets that a Plan or programme could potentially affect. The SA/SEA Objectives proposed here therefore represent the scope of the assessment that will be undertaken to identify these potential effects.
- 1.14.4 These objectives are intended to indicate directions for change rather than end points. For this reason no targets are set. The goal in the context of Sustainability Appraisal is a full realisation of the objective. Potential indicators for the Sustainability Objectives are presented in Appendix 1 which outlines the proposals for monitoring the Sustainability outcomes of the Plan.

Objective Number	Sustainability Objective
1a	To minimise the causes and manage the effects of climate change (including Coastal Change.)
1b	To ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.
1c	To reduce flood risk
2a	To minimise contamination and safeguard soil and peat quality and quantity.

Objective Number	Sustainability Objective
2b	To maintain and improve air quality across Ceredigion.
2c	To minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.
3a	To make sustainable use of natural resources.
3b	To build and maintain environmentally friendly, high quality services and infrastructure.
4a	To value, conserve and enhance biodiversity, including ecological connectivity and resilience to realise the potential of ecosystem services.
5a	To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, local distinctiveness, historic and cultural heritage.
6a	To maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected.
6b	To enable the development of vibrant, safe, affordable, accessible and cohesive communities.
7a	To promote and provide opportunities and services to maintain healthy communities.
8a	To promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion
9	To increase opportunities to build the Ceredigion education and skills base.
10	To protect and enhance Welsh language and culture.
11a	To reduce the need/impact to travel and enable the use of more sustainable and active modes of transport.

Objective Number	Sustainability Objective
11b	To improve accessibility to services for communities, and connectivity for the sake of the economy.
12	To encourage a vibrant and diversified economy.

1.15 Compatibility of Objectives

What the Guidance Says:

The objectives of the plan or programme will need to be tested against the SEA objectives to identify both potential synergies and inconsistencies. This information may help in developing alternatives during the development of the plan or programme, and may in some cases help to refine the objectives of the plan or programme itself. Where a plan or programme has several objectives it may also be helpful to test them against each other, as inconsistencies may give rise to adverse environmental effects.

ODPM (2005)

- 1.15.1 The SA/SEA Objectives identified in Section 4 have been tested for compatibility in accordance with the guidance as above. A matrix approach has been used which is consistent with the guidance. ([Appendix 5 A Practical Guide to the Strategic Environmental Assessment Directive](#))The results of the compatibility assessment are summarised in Figure 4.2

1a. To minimise the causes and manage the effects of climate change (including Coastal Change).								
1b. Ensure that adequate measures are in place to adapt to climate change & to mitigate the effects of climate change.	C							
1c. To reduce flood risk.	C	C						
2a. Minimise contamination and safeguard soil and peat quality and quantity.	C	C	C					
2b. To maintain and improve air quality across Ceredigion.	C	C	-	C				
2c. Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	-	-	C	C	C			
3a. Make sustainable use of natural resources.	C	C	-	C	C	C		
3b. Build and maintain environmentally friendly, connected, high quality services and infrastructure.	?	?	?	?	?	?	?	

- C Objectives are compatible
- ? Uncertainty over compatibility
- N Objectives are not compatible
- No relationship between objectives

11a. Reduce the need/impact to travel and enable the use of more sustainable and active modes of transport.	C	C	C	-	C	-	C	?	C	?	?	?	?	?	?	?	?		
11b. Improve accessibility to services for communities, and connectivity for the sake of the economy.	?	?	?	?	?	?	?	?	?	?	?	C	C	C	C	C	?		
12.a. Encourage a vibrant and diversified economy	?	?	?	?	?	?	?	C	?	?	?	C	?	C	C	?	?	C	
	1a	1b	1c	2a	2b	2c	3a	3b	4a	5a	6a	6b	7a	8a	9a	10a	11a	11b	12a

Figure 4.2 Compatibility Assessment between the SA/SEA objectives.

- 1.15.2 As can be seen from Figure 4.2 a large number of the SA/SEA Objectives are either compatible with each other, or there is no relationship between them. Where there is no relationship between objectives this means they can be achieved simultaneously without conflict.
- 1.15.3 However, there is uncertainty between the compatibility of some objectives which may exhibit potential conflict. For example objectives on growth, economy and transport have the potential to have adverse effects on the environmental topics, if implementation is not carefully considered. However the SA Objectives have been amended for the replacement LDP slightly to ensure greater compatibility.
- 1.15.4 Incompatibility between the SA/SEA Objectives can be addressed by:
- Redefining one or both of the objectives to remove or reduce the degree of conflict; or
 - Investigating a range of options for achieving one of the objectives so that its effect on the other varies. The variation in effect is assessed in later stages of the SA/SEA leading to selection of policy options that minimises the conflict between the objectives.

There are no incompatibilities between Ceredigion's SA/SEA Objectives.

Sustainability Appraisal of the Plan's Vision and Objectives

1.16 The Vision for the current LDP

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

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

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

- 1.16.1 Following the review report and preparation of topic papers followed by key stakeholder engagement – changes have been proposed to the current vision. Therefore, a draft vision and an amendment to one of the LDP 1 objectives were produced for the LDP 2, which were then consulted on through further engagement with Key Stakeholder and Council Member Working Groups.

- 1.17 The proposed change for LDP 2 is:

By 2033, Ceredigion will be a county of vibrant, bilingual and engaged communities, where people choose to live, study, work and visit, committed to the resilience of its economy, culture, heritage, environment and natural resources, and to health and well-being.

Supporting statements.

The Local Development Plan 2 will provide for sustainable development that:

Meets housing, economic, infrastructure, community, education, health and well-being needs.

Adapts and responds positively to the challenges of climate change.

Supports the strengthening of the Welsh language.

Values the built and natural environment, scenery and cultural heritage for their intrinsic quality and for associated economic opportunities.

Enables residents, businesses and communities to secure a more diverse, progressive and resilient economy in order to thrive and prosper.

- 1.17.1 The Preferred Strategy for LDP 1 identified 18 objectives that responded to specific issues that the Plan needed to address. These objectives remain the same for LDP 2 with the exception of the Tourism objective (LDP Objective 4) and will help in the delivery of the Vision for the LDP 2 and help respond to the issues and trends highlighted through the Scoping Report and a general review of the baseline economic, environmental and social information. Only Objective 4 alongside the amended Vision and the six Strategic

Policies, will be assessed, as the remaining policies and objectives have already been assessed under SA/SEA for LDP 1.

1.18 The LDP Objectives are:

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

Objective 1:

To provide for a range and mix of housing to meet the urban and rural housing requirements and varied needs of the growing and ageing Ceredigion population between 2018 and 2033.

Objective 2:

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

Objective 3:

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

Objective 4:

To encourage and promote a year round sustainable, environmentally friendly tourism sector directed by destination management planning, focussed on sensitive development of cultural and environmental assets 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.

Objective 5:

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

Form of Development (Key Issue 3):**Objective 6:**

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

Community (Key Issue 4):**Objective 7:**

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

Welsh Language (Key Issue 5):**Objective 8:**

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

Environment and Climate Change (Key Issue 6):**Objective 9:**

To ensure development minimises Ceredigion's greenhouse gas contribution, both singularly and cumulatively, and to seek a reduction wherever possible. To ensure that all developments are

adaptive and resilient to the changing nature of climate and work toward reducing the risk from flooding.

Objective 10:

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

Objective 11:

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

Objective 12:

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

Objective 13:

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

Objective 14:

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

Objective 15:

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

Infrastructure and Services (Key Issue 7):**Objective 16:**

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

Objective 17:

To encourage adequate provision of utilities throughout the county.

Objective 18:

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

1.19 Compatibility of Vision with SA/SEA Objectives

1.19.1 In order to carry out a Sustainability Appraisal of this vision, the vision and the accompanying statements are considered together against the Sustainability Objectives. The full appraisal matrix is included in Appendix 3.

SA Objective	Vision	
To minimise the causes and manage the effects of climate change (including Coastal Change)	The LDP 2 'adapts and responds positively to the challenges of Climate Change' therefore supports the objective.	+
Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change	The LDP 2 'adapts and responds positively to the challenges of Climate Change' therefore supports the objective.	+
To reduce flood risk	The LDP 2 'provides for sustainable development that will adapt and respond positively to the challenges of Climate Change,' which involves considering the need to reduce the risk of flooding, therefore supports the objective.	+
Minimise contamination and safeguard soil and peat quality and quantity	The LDP 2 'values the built and natural environment, scenery, and cultural heritage for their intrinsic quality and for associated economic opportunities', considers the intrinsic and economic value of soil and peat, therefore supports the objective.	+

SA Objective	Vision	
To maintain and improve air quality across Ceredigion	The LDP 2 will 'adapt and respond positively to the challenges of Climate Change' requires a reduction in greenhouse emissions, which will result in improved air quality and therefore supports the objectives.	+
Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality	The LDP 2 'provides for sustainable development that values the built and natural environment, scenery, and cultural heritage for their intrinsic quality and for associated economic opportunities', considers the intrinsic and economic value of water resources, and therefore supports the objective	+
Make sustainable use of natural resources	The LDP 2 will 'provide for sustainable development that values the built and natural environment, scenery, and cultural heritage for their intrinsic quality and for associated economic opportunities', considers sustainable use of natural resources and therefore supports the objective.	+
Build and maintain environmentally friendly, high quality services and infrastructure	The LDP 2 'will provide for sustainable development that meets housing, economic, infrastructure, community, education, health and well-being needs' therefore supports the objective.	+
To value, conserve and enhance biodiversity including ecological connectivity and resilience and to realise the potential of ecosystem services.	The LDP 2 'values the built and natural environment, scenery, and cultural heritage for their intrinsic quality and for associated economic opportunities' considers the potential of ecosystem services and supports the objective.	+

SA Objective	Vision	
	Where people are “committed to the resilience of the environment and natural resources” considers the value of biodiversity and the importance of conservation, and therefore supports the objective.	
To understand, value, protect, enhance and celebrate Ceredigion’s landscape, historic environment, diversity, local distinctiveness, historic and cultural heritage	The LDP 2 ‘values its environment, scenery, natural resources and cultural heritage for its intrinsic quality and for associated economic opportunities’ therefore supports the objective.	+
Maintain distinctive cultural identity and ensure the needs of the changing demographics are addressed.	The LDP 2 ‘enables residents, businesses and communities to secure a more diverse, progressive and resilient economy in order to thrive and prosper’ and ‘supports the strengthening of the Welsh language’ therefore supports the objective.	+
Enable the development of vibrant, safe, affordable, accessible and cohesive communities.	The LDP 2’ meets housing, economic, infrastructure, community, education, health and well-being needs’, and ‘enables residents, businesses and communities to secure a more diverse, progressive and resilient economy in order to thrive and prosper.’ Therefore supports the objective.	+
Promote and provide opportunities and services to maintain healthy communities	The LDP 2 ‘meets housing, economic, infrastructure, community, education, health and well-being needs.’ and ‘enables residents, businesses and communities to secure a more diverse, progressive and resilient economy in	+

SA Objective	Vision	
	order to thrive and prosper' and committed to the resilience to health and well-being' therefore supports the objective.	
Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion	The LDP 2 will provide sustainable development that 'values the built and natural environment, scenery and cultural heritage for their intrinsic quality and for associated economic opportunities' and 'will be a county of vibrant, bilingual and engaged communities, where people choose to visit' and 'enables residents, businesses and communities to secure a more diverse, progressive and resilient economy in order to thrive and prosper.'	+
Increase opportunities to build the Ceredigion education and skills base	The LDP 2 'will be a county where people choose to study' and it will provide for sustainable development that 'meets housing, economic, infrastructure, community, education, health and well-being needs' and ' supports the strengthening of the Welsh language', therefore supports the objective.	+
Protect and enhance Welsh language and culture.	The LDP 2 'supports the strengthening of the Welsh language.', and 'values the built and natural environment, scenery and cultural heritage for their intrinsic quality and for associated economic opportunities,' therefore supports the objective.	+
Reduce the need/impact to travel and enable the use of more sustainable and active modes of transport.	LDP 2 could potentially support this objective indirectly through sustainable development that 'meetings housing, economic, infrastructure, community,	?

SA Objective	Vision	
	education, health and well-being needs' and 'adapts and responds positively to the challenges of climate change.	
Improve accessibility to services for communities, and connectivity for the sake of the economy	LDP 2 will provide for sustainable development that 'meets housing, economic, infrastructure, community, education, health and well-being needs,' and 'enables residents, businesses and communities to secure a more diverse, progressive and resilient economy in order to thrive and prosper, therefore supports the objective.	+
Encourage a vibrant and diversified economy	LDP 2 'enables residents, businesses and communities to secure a more diverse, progressive and resilient economy in order to thrive and prosper,' and 'Ceredigion will be a county of vibrant, bilingual and engaged communities, committed to the resilience of its economy' therefore supports the objective.	+

1.20 Compatibility of Plan Objectives with SA/SEA Objectives

What the Guidance Says:

The objectives of the plan or programme will need to be tested against the SEA objectives to identify both potential synergies and inconsistencies. This information may help in developing alternatives during the development of the plan or programme, and may in some cases help to refine the objectives of the plan or programme itself. Where a plan or programme has several objectives it may also be helpful to test them against each other, as inconsistencies may give rise to adverse environmental effects.

ODPM (2005)

- 1.20.1 The revised LDP Objective 4 was assessed for its compatibility with the Sustainability Objectives. That is to say, are the steps necessary to pursue the LDP Objective likely to be the same as those that would arrive at the Sustainability Objective? The detailed Sustainability Appraisal for the options within the LDP Objective informed an overall assessment of the LDP Objective with regard to each of the Sustainability Objectives. Unlike the Sustainability Appraisal, which assesses whether the LDP Objective will contribute (or not) to meeting the Sustainability Objective, this assessment also allows the reverse consideration, i.e. will pursuing the Sustainability Objective help in pursuing the Plan Objective.
- 1.20.2 This compatibility analysis is assessed using the following criteria. For the purposes of legibility, shortened versions of the Objectives have been used in the table. For full versions of the Sustainability Objectives see Appendix 1; for full versions of the LDP Objectives see Section 5.5.

Compatibility	Description
C	Objectives are compatible
?	Uncertainty over compatibility
N	Objectives are not compatible
-	No relationship between objectives

Figure 5.2. Compatibility Matrix Key.

1.20.3 Generally the LDP Objectives are found to be compatible with the Sustainability Objectives, the few exceptions usually reflect an uncertainty on how the objective might be expressed in particular circumstances. Some question marks as to the compatibility of objectives also arise from the fact that pursuing one LDP or Sustainability Objective, without heed to the others could result in success in one to the detriment of another. For instance goals for meeting housing and economic growth in the County may result in harm to landscape and biodiversity if development is allowed to become too great.

1.20.4 The compatibility analysis is displayed in Figure 5.3.

<p>Figure 5.3. Compatibility assessment between SA/SEA Objectives and LDP Objective 4.</p>	1a. To minimise & manage the effects of climate change	1b. Adapt to climate change and mitigate effects	1c. Reduce flood risk	2a. Safeguard soil & peat quality and quantity	2b. Maintain and improve air quality	2c. Minimise adverse effects of land use on inland and coastal water resources	3a. Make sustainable use of natural resources	3b. Environmentally friendly, high quality services and infrastructure	4a. Value, conserve and enhance biodiversity	5a. Value, conserve and enhance the holistic landscape heritage	6a. Maintain distinctive cultural identity & ensure needs of changing demographics are addressed	6b. Build vibrant, safe, affordable, accessible and cohesive communities	7a. Maintain healthy communities	8a. Promote & develop opportunities for sustainable & environmentally friendly tourism	9. Build the education and skills base	10. Protect and enhance Welsh language and culture.	11a. Reduce travel needs & impacts & enable the use of more sustainable modes of travel	11b. Improve accessibility to services & connectivity	12. Encourage a vibrant and diversified economy
<p>4. To encourage and promote year round sustainable, environmentally friendly tourism sector directed by destination management planning, considering cultural and environmental assets.</p>	?	?	?	?	?	?	C	C	C	C	C	-	-	C	C	C	?	C	C

1.21 Key messages from the appraisal

- 1.21.1 LDP Objective 4 was amended from LDP 1 to better reflect well-being imperatives, this was a relatively minor change to wording. The objective can be seen to be predominately compatible with the Sustainability Objectives, with some uncertainty as to effects for the sustainability objectives relating to Climate change and Air, Water and Soil quality. There is no incompatibility between the objective and the Sustainability objectives.

Sustainability Appraisal of the Plan's Preferred Strategic Policies

What the Guidance Says:

The environmental report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, [and] its stages in the decision making process.

ODPM (2005)

1.22 Development of Preferred Strategy

- 1.22.1 In seeking to develop a coherent and effective strategy for the LDP 2, the council has not carried forward those options dismissed in the production of LDP 1, given that the Strategy within the adopted Plan was agreed by the Inspector as the most sustainable of the options considered by the Council at that time ([Inspectors Report for LDP 1](#)). For Ceredigion growth in population will start from a lower starting point than anticipated in the current LDP. Population patterns have changed with an increasing proportion of older people and a trend towards smaller households, will place requirements for new housing delivery. Ceredigion County Council is committed alongside public, private and third sector partners to deliver improved economic opportunities and associated development in skills, as set out in the regional partnership 'Growing Mid Wales.' It will be important to deliver housing to meet the forecast shift in household size, alongside developing economic and skills opportunity.

1.23 Strategy and the Strategic Policies

- 1.23.1 Only the six Strategic Policies that have been changed for the production of the revised LDP 2, will undergo SA/SEA. A summary of the assessment of the Preferred Strategic Policies is shown in Table 7.4. The full appraisal matrix tables, are included in Appendix 3.

Symbol	Predicted Effect	Suggested action/response
++	Very positive effect- the subject of the appraisal would significantly help in achieving the Sustainability Objective.	Consider whether very positive effect can be further enhanced.
+	Positive effect- the subject of the appraisal would help in achieving the Sustainability Objective.	Consider whether positive effect can be further enhanced.
=/-	Positive and negative effects- the subject of appraisal would help some elements of the Sustainability objective whilst hindering others.	Consider mitigation such as delete/reconsider/amend the policy or site allocation; reconsider the policy or proposed use.
-	Negative effect- the subject of the appraisal would be in conflict with the Sustainability objective.	Consider mitigation such as delete/reconsider/amend the policy or site allocation; reconsider the policy or proposed use.
--	Very negative effect- the subject of the appraisal would be in significant conflict with the Sustainability objective.	Significant mitigation measures to reduce severity or effect; reconsider the policy or proposed use.
I	Effect on the Sustainability objective depends on how the policy and allocation are implemented.	Suggestions for implementation
?	Uncertain effect- needs more information	Consider where this will come from- who has it? What will be done about collecting it? When will it be collected?

Figure 6.1 Table Sustainability Appraisal Criteria

- 1.23.2 There are 6 key policies (Strategy Policies) relating to the scale and broad location of growth, together with a strategic policy on the Welsh Language. These policies form the link between the level and distribution of growth sought by the Strategy itself and the more detailed policies.
- 1.23.3 The broad strategy of the LDP 2 is to improve the overall sustainability of the County by strengthening Ceredigion's main towns (referred to in the LDP as the Urban Service Centres (USCs)) and by acknowledging and responding in a strategic way to the particular need to improve sustainability across the vast rural area of Ceredigion.
- 1.23.4 A settlement Strategy for the LDP was established, which resulted in identification of 23 Urban and Rural Service Centres (1 additional RSC from LDP 1) and their associated Settlement Groups, these are shown on Key Diagram, figure 7.1.
- 1.23.5 Each Settlement Group has a Service Centre (Urban or Rural), and encompasses other smaller settlements, some of which have been categorised as Larger Linked Settlements, Sustainable Linked Settlements and Linked Settlements. The majority of these groups formed part of LDP 1 and have become locally recognised approximations for community, therefore continuity of this is important for LDP 2.
- 1.23.6 The Service Centre for each Settlement Group will take the majority of growth for that Group in line with sustainability principles. (Policies S01, S02, and S03)
- 1.23.7 Housing requirements for the Plan were derived from the 2014 based population and household projections produced by Welsh Government for Local Authority areas, in accordance with PPW, and policy adjusted locally to take into account work on The Growing Mid Wales Partnership. The past build rate achieved over the first Plan period were also taken into account. The housing need figure and housing delivery figure are proposed in

Strategic Policy S01, which proposes a housing delivery figure of 3,000 to meet the housing requirement figure of 2,437 dwellings.

- 1.23.8 Economic growth is essential in order to sustain communities, particularly for their young people and the Strategy makes provision for economic growth resulting from The Growing Mid Wales Partnership and the emerging Growth Deal. Sites will be allocated in the Deposit Plan employment use some of which may be as a result of the Growing Mid Wales Partnership. However, a significant proportion of this growth will be from the development of existing sites around research and development, education, agri-technology, and the sensitive restoration and regeneration of historic and archaeological assets of international significance, which add value to Tourism.
- 1.23.9 It is acknowledged that due to the nature of the economic base in Ceredigion, a large number of jobs are self-employed in nature, allowing opportunities for businesses to be based closer to where people live, which subject to the scale of the development will reduce trip generation and aid sustainability.

1.24 Sustainability Appraisal of Strategic Policies

- 1.24.1 An appraisal of the amended Strategic Policies has been undertaken using a SA Framework similar to the one developed during the SA Scoping process. During the appraisal effects were assessed and considered including timescale, performance, secondary, synergistic and cumulative effects, and their appropriate relationships between one another. The full appraisal is presented in Appendix 3 in matrix form with one table for each SA/SEA Objective.
- 1.24.2 A summary overview of the SA results is also provided together with recommendations for mitigation and enhancement where necessary and appropriate.

- 1.24.3 The Strategic Policies which have been changed for the LDP 2 are listed below. These Strategic Policies will be supported by detailed policies in the Deposit LDP (and Supplementary Planning Guidance where necessary.), which will secure the principle of these strategic policies.

Policy S01:**Sustainable Growth**

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

1. Approximately 3,000 dwellings in order to meet the projected growth requirement of 2437 dwelling units (detailed Table 6.1). This will be achieved in a sustainable manner through the following distribution:
 - a. At least 55% in the Urban Service Centres (USCs) in line with Policy S02 on allocated sites as set out in Appendix XX, and shown on the Proposals Map and on 'windfall sites';
 - b. 20% in the Rural Service Centres and associated Large Linked Settlements on allocated sites as set out in Appendix 2, the Settlement Group Statements and shown on the Proposals Map in line with Policy S03; and
 - c. 15% in associated Large Linked Settlements;
 - d. 10% in the sustainable linked settlements and
 - e. Only proposals in line with National Policy in the 'Linked Settlements and Other Locations' on non-allocated sites in line with Policy S04.¹

¹ The percentage and number of units maximum specified, once met, will not preclude the development of further units provided they can be justified in accordance with National Guidance.

2. Employment opportunities to provide for xxxx² jobs across the County in a sustainable manner in line with Policies S02, S03 and S04, either on:
 - a. The xx hectares (net) allocated land to be shown on the Deposit Plan Proposals Map; or
 - b. Sites that have not been allocated in accordance with policies LU11-LU21.

3. Other types of development on allocated sites as set out in the Settlement Group Statements and shown on the Proposals Map and also on sites that have not been allocated provided in accordance with Plan Policy.

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

Policy S02:

Development in Urban Service Centres (USCs)

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

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

² The jobs figure and hectareage will be established as a result of employment land work being commissioned collaboratively by the Growing Mid Wales Partnership (May 2019) and will be included in the Deposit Plan.

OR

2. In relation to Cardigan, Lampeter, Llandysul, Aberaeron and Tregaron:
 - a. Contributes to their overall sub-regional role as set out in the Settlement Group Statements;

OR

3. In relation to the USC's associated Large Linked Settlements housing development will be permitted in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of:
 - a. allocated sites (see Settlement Group Statement and Proposals Map) up to the housing provision levels set out in an appendix to the Deposit Plan; and
 - b. 'windfall' sites;

AND

4. In relation to all USCs and associated Large Linked Settlements:
 - a. is within the defined settlement boundary (see Proposals Map), accords with the provisions of the Settlement Group Statement and satisfies all other Plan policies.

Policy S03:

Development in Rural Service Centres (RSCs)

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

1. Housing development in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of:

- a. allocated sites (see Settlement Group Statement and Proposals Map³) up to the housing provision levels set out in an appendix to the Deposit Plan; and
- b. 'windfall' sites;

OR

2. In relation to the RSCs associated Large Linked Settlements housing development will be permitted in accordance with the Settlement Group Statement SPG and other policies of the Plan, both in terms of:
 - a. allocated sites (see Settlement Group Statement and Proposals Map) up to the housing provision levels set out in an appendix to the Deposit Plan; and
 - b. 'windfall' sites;

AND

3. In relation to all RSCs and associated Large Linked Settlements
 - a. Is within the defined settlement boundary (see Proposals Map), accords with the provisions of the Settlement Group Statement SPG and satisfies all other Plan policies.
4. Employment development in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of allocated sites (see Proposals Map) and on sites that have not been allocated. Development on sites that have not been allocated should be no greater than 'medium' in scale;
5. Retail development only where it provides opportunities for an improved choice of convenience goods; and
6. Other development types which will support the Rural Service Centre's function in line with the Settlement Group Statement.

³ To be published as part of the Deposit Plan

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

Policy S04:

Development in 'Linked Settlements'

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

1. It does not result in the loss of services and facilities unless there is adequate provision in an adjacent settlement or Service Centre;
2. In the case of housing development:
 - a. General housing provision will only be permitted in the 'Large Linked Settlements' and Sustainable Linked Settlements. All other 'Linked Settlements' and open Countryside are inappropriate for housing development unless justified on the basis that it meets a demonstrated:
 - i. unmet affordable housing need in the locality and accords with Policy S05; or
 - ii. need for a rural enterprise dwelling in line with TAN 6; or

- iii. need to protect a historic asset as defined by the Historic Environment Act (2015) and TAN 24; or
- iv. complies with the requirements of LU09 in terms of the reinstatement of former or abandoned dwellings; or
- v. complies with 'Development in the countryside' (PPW 3.56) in terms of increasing local economic activity.

OR

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

AND

In all Cases

- 4. In terms of its physical location, regardless of development type:
 - a. In a 'Linked Settlement' it accords with PPW 3.56 and is located within or immediately adjacent to the substantive built form; or
 - b. In 'Other Locations' it either accords with the requirements of TAN 6 or in terms of affordable housing it is located immediately adjacent to existing groups of dwellings in line with the intentions of Para 3.56 of PPW and TAN 2, Para 10.13.

Policy S05:

Affordable Housing

Note – a figure for affordable housing to be included within the policy will be identified for inclusion in the Deposit LDP as a result of current regionally

commissioned research (Cross border housing market Assessment and Regional viability work)

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

1. Seeking to negotiate a proportion of Affordable Housing on all new build housing schemes and on conversions of more than 5 units, specific to the mapped varying contribution levels countywide (see Policy S05 map). The mix will be in accordance with the Local Housing Needs Assessment distribution or as determined at pre-application stage to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and Registered Social Landlords on current needs in the locality and on deliverability).
2. Requiring that where, as a result of Criterion 1, proposals yield an affordable housing requirement which is not a whole unit or where the mix cannot be provided as whole units then:
 - i. a scheme of equivalent value shall be determined to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and Registered Social Landlords on local need and deliverability; or
 - ii. A commuted sum will be paid at a level equivalent to the OMV of the whole or partial scheme or balancing payment.
3. Permitting 100% affordable housing sites where justified by evidence of unmet affordable local need provided the location of the development is in line with Policies S02, S03 and S04. Rural housing exception sites will only be permitted in relation to USCs, RSCs, 'Large Linked Settlements', 'Linked Settlements' and 'Other Locations'.

The occupancy of all affordable housing will be controlled in perpetuity in accordance with details to be set out in an appendix of the Deposit Plan.

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

Developers seeking to negotiate a reduction in affordable housing provision will need to submit details to show lack of viability for the specific site on an open book basis that demonstrates an abnormal cost that could not have been factored in at the time of allocation (where relevant).

Policy S06:

Planning and the Welsh Language

The County Council will promote and support the use of the Welsh language by designating Ceredigion, in its entirety, as linguistically sensitive.

1.25 Appraisal of the Preferred Strategy Strategic Policies

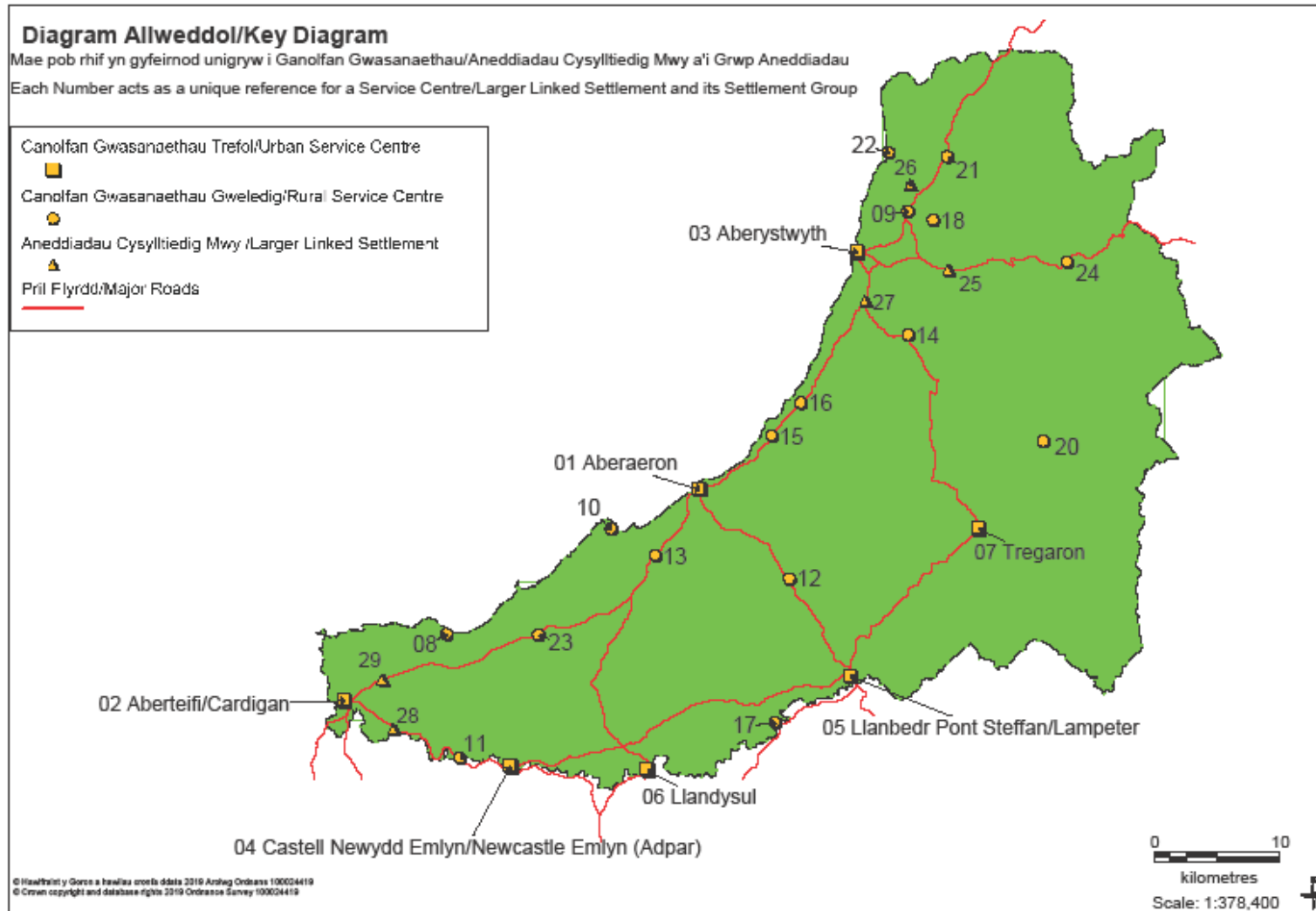
- 1.25.1 The appraisal of the six strategic policies has been undertaken using a SA Framework similar to the one developed during the Scoping process. Effects which included time scale, performance, secondary and cumulative effects and their appropriate relationships with each other were assessed and considered during the appraisal. The full appraisal is presented in Appendix 3 in matrix form, with a table for each SA Objective.
- 1.25.2 A summary of the assessments for the Strategic Policy is shown in Table 7.4, and a summary overview of the SA results is also provided in section 8.

1.26 Sustainability Appraisal of Strategic Sites

1.26.1 There are no Strategic Sites proposed in the replacement LDP 2.

Settlement Strategy.

Figure 7.1. Key Diagram for Settlement Strategy.



1.2 Figure 7.2 Settlement Strategy for Distribution of Growth: Urban and Rural Service Centres Settlement Groups – Table

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

	01	02	03	04	05	06	07
Urban Service Centres (Towns)	Aberaeron (Ffosyffin, Llwyncelyn)	Cardigan	Aberystwyth /Llanbadarn Fawr /Waunfawr /Penparcau /Rhydyfelin/ Commins Coch	Newcastle Emlyn, [Carms] (Adpar)	Lampeter	Llandysul	Tregaron
Large Linked Settlements		Llechryd	Llanfarian				
		Penyparc	Capel Bangor				
Linked Settlements	Aberarth	Ferwig	Blaenplwyf	Betws Ifan	Llanwnen	Aberbanc/ Penrhiwllan	Bronnant
	Ciliau Aeron	Gwbart	Llangorwen	Beulah	Cellan/Fisher's Arms	Capel Dewi (S)	Llanddewi Brefi
	Pennant	Llangoedmor	Capel Seion	Brongest	Cwrtnewydd	Coedybryn	Llangeitho
			Goginan	Bryngwyn	Llanwennog/ Drefach	Croeslan	
				Cwm Cou	Llangybi	Ffostrasol	

				Llandyfriog		Henllan	
						Horeb	
						Talgarreg	
						Rhydowen/ Pontsian	
						Pentrellwyn/Gorrig	
		Settlements 'Linked' to this Settlement Group are also located in the County of Pembrokeshire		Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire and Pembrokeshire	Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire	Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire	

Rural Service Centres	08	09	10	11	12	13	14	15
	Aberporth / Parcllyn	Bow St	New Quay and Cross Inn	Cenarth	Felinfach/Ystrad Aeron	Llanarth	Llanilar	Llanon
Large Linked Settlement		Llandre						
Linked Settlements	Blaenannerch		Caerwedros/ Llwyndafydd	Llandygwydd	Cilcennin	Gilfachreda	Lledrod	Bethania
	Blaenporth		Plwmp		Cribyn	Mydroilyn	Llanafan	Cross Inn(Llanon) / Nebo
	Tanygroes		Maenygroes		Dihewyd			
	Tresaith		Synod Inn /Pentre'r Bryn		Talsarn			
				Settlements 'Linked' to this Settlement Group are also located in the County of Pembrokeshire				

Rural Service Centres	16	17	18	19	20	21	22	23
	Llanrhystud	Llanybydder	Penrhyncoch	Ponterwyd	Pontrhydfendigaid	Talybont	Borth	Brynhoffnant
Linked Settlements	Llangwryfon	Alltyblacca/ Highmead		Devils Bridge	Pontrhydygroes	Eglwysfach/ Furnace	Dolybont	Llangrannog
					Ysbyty Ystwyth	Tre'r Ddol	Ynyslas	Pontgarreg
					Ystrad Meurig	Tre Taliesin		Sarnau
								Rhydlewis
		Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire						

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

1.3 Appraisal of Strategic Policies and Strategic Sites

1.3.1 The 6 Strategic Policies for the LDP 2 were assessed for their likely effects in relation to the Sustainability Objectives. That is to say, are the steps necessary to pursue the LDP's Strategic Policies likely to be the same as those that would be taken arrive at the Sustainability Objective. The detailed Sustainability Appraisal for the elements within each Strategic Policy informed an overall assessment of the LDP's Strategic Policies with regard to each of the Sustainability Objectives. A summary of the assessment of Strategic Options and recommendations is shown in table 7.4 The full appraisal matrix tables, including details regarding the predicted effects of the policies, are included in Appendix 3.

1.3.2 The assessment criteria is summarised in the following table.

Symbol	Predicted Effect	Suggested action/response
++	Very positive effect- the subject of the appraisal would significantly help in achieving the Sustainability Objective.	Consider whether very positive effect can be further enhanced.
+	Positive effect- the subject of the appraisal would help in achieving the Sustainability Objective.	Consider whether positive effect can be further enhanced.
=/-	Positive and negative effects- the subject of appraisal would help some elements of the Sustainability objective whilst hindering others.	Consider mitigation such as delete/reconsider/amend the policy or site allocation; reconsider the policy or proposed use.
-	Negative effect- the subject of the appraisal would be in conflict with the Sustainability objective.	Consider mitigation such as delete/reconsider/amend the policy or site allocation; reconsider the policy or proposed use.

--	Very negative effect- the subject of the appraisal would be in significant conflict with the Sustainability objective.	Significant mitigation measures to reduce severity or effect; reconsider the policy or proposed use.
I	Effect on the Sustainability objective depends on how the policy and allocation are implemented.	Suggestions for implementation
?	Uncertain effect- needs more information	Consider where this will come from- who has it? What will be done about collecting it? When will it be collected?

Figure 7.3 Assessment Criteria

1.3.3 Generally the effects that are predicted to result from implementation of the LDP Strategic Policies are found to be compatible with the Sustainability Objectives. Some adverse effects have been predicted, these being linked to the new housing and employment development and the increased land-take and activities that are associated with this new development. As the specific locations of new development are unknown at this stage, there is uncertainty as to how certain policies will affect many of the Sustainability Objectives. Some questions as to the compatibility of objectives also arise from the fact that pursuing one LDP Strategic Policy or Sustainability Objective, without heed to the others could result in success in one to the detriment of another. For instance goals for meeting housing and economic growth in the County may result in adverse effects on landscape and biodiversity, if development is allowed to become too great.

Table 7.4 Appraisal of Strategic Policy Options	Policy																			
Policy	1a. Minimise causes & manage effects of climate change (coastal change)	1b. Adapt to climate change & mitigate effects	1c. Reduce flood risk	2a. Safeguard soil and peat quality and quantity	2b. Maintain and improve air quality	2c. Protect water resource quantity and quality, inland & coastal	3a. Make sustainable use of natural resources	3b. High quality environmentally friendly services and infrastructure	4a. Value, conserve and enhance biodiversity and realise potential of ecosystem services	5a. Value, conserve and enhance the landscape historic environment and cultural heritage	6a. Maintain distinctive cultural identity, consider changing demographics	6b. Build vibrant, safe, affordable, accessible, and cohesive communities	7a. Maintain healthy communities	8a. Sustainable and environmentally, friendly tourism and leisure and recreation facilities	9. Build the education and skills base	10. Protect and enhance Welsh language and culture	11a. Promote sustainable modes of travel	11b. Improve accessibility to services	12. Encourage a vibrant and diversified economy	
Vision and Objectives	++	++	+	+	+	+	++	+	++	++	++	++	+	+	+	++	+	+	+	
Preferred Strategy	-	0	0	+	-	-	+	0	?	?	++	++	+	+	+	++	+	+	++	
Policy S01: Sustainable Growth	-	0	0	-	-	-	+	+	?	?	+	+	+	+	+	+	+	+	++	
Policy S02: Development in the USCs	+	0	0	+	+	-	0	+	?	?	+	+	+	+	+	0	+	+	+	

Table 7.4 Appraisal of Strategic Policy Options	Policy																		
	1a. Minimise causes & manage effects of climate change (coastal change)	1b. Adapt to climate change & mitigate effects	1c. Reduce flood risk	2a. Safeguard soil and peat quality and quantity	2b. Maintain and improve air quality	2c. Protect water resource quantity and quality, inland & coastal	3a. Make sustainable use of natural resources	3b. High quality environmentally friendly services and infrastructure	4a. Value, conserve and enhance biodiversity and realise potential of ecosystem services	5a. Value, conserve and enhance the landscape historic environment and cultural heritage	6a. Maintain distinctive cultural identity, consider changing demographics	6b. Build vibrant, safe, affordable, accessible, and cohesive communities	7a. Maintain healthy communities	8a. Sustainable and environmentally, friendly tourism and leisure and recreation facilities	9. Build the education and skills base	10. Protect and enhance Welsh language and culture	11a. Promote sustainable modes of travel	11b. Improve accessibility to services	12. Encourage a vibrant and diversified economy
Policy S03: Development in the RSCs	+	0	0	+	+	0	0	+	?	?	+	+	+	+	+	+	+	+	
Policy S04: Development in Linked Settlements	0	0	0	0	0	0	0	+	?	?	+	+	+	0	0	+	0	0	+
Policy S05: Affordable Housing	0	0	0	0	0	0	0	0	-	-	++	++	+	0	0	+	+	+	+
Policy S06: Planning and the Welsh language	0	0	0	0	0	0	0	0	0	0	+	+	+	+	++	0	0	+	+

Evaluation of the LDP Preferred Strategic Policies Uncertainties and Risks

- 1.3.4 Although some strategic policies score negatively against a Sustainability Objective, the implementation of mitigation measures can help alleviate, if not neutralise some of these effects. It is worth noting that all adverse effects are only minor.
- 1.3.5 Policy S01: Sustainable Growth, has the highest number of predicted negative impacts, all of which are against environmental objectives. The basis for this is that allowing new development will inevitably have some adverse effects on the environment, as it would lead to an increase in greenhouse gases, possible decreases in air quality, some loss and sealing of soil, and a possible degradation of water quality and quantity through its impact on drainage patterns. In addition there are uncertainties regarding how new developments may affect biodiversity and landscape value.
- 1.3.6 Despite these impacts, implementation of National legislation and guidelines, and specific DM policies which incorporate a wide range of elements aim to mitigate effects for greenhouse gases and decreasing air quality, through legislation Loss of soil is mitigated by PPW 10 which encourage high density development and the reuse of brownfield sites. A degradation of water quality and quantity is mitigated through policy DM 22, which ensures new development does not negatively impact water and National Legislation which require all developments to incorporate SUDS systems to manage waste water and run-off.
- 1.3.7 Policy S02: Urban Service Centres also has a predicted negative impact on water quality and quantity, which is also mitigated through the National implementation of SuDS by the Flood and Water Management Act 2010, for all new developments.
- 1.3.8 Policy S05: Affordable Housing may have negative impacts on biodiversity and landscape, as they could lead to development on exceptions sites. In

terms of biodiversity, DM Policies 14, 15, 16, 18, 20 and 22 alleviate some of the effects, either by requiring a sustainable approach to development or by actively supporting the Sustainability Objective through specific biodiversity and nature conservation policy elements. In addition, a study by the local records centre will identify the settlements and locations with the richest biodiversity, allowing the authority to direct its development to areas which are less important.

1.4 Key messages from the appraisal

- 1.4.1 The 6 LDP2 Strategic Policies generally scored well in the appraisal and none of the policies were deemed to have significantly adverse effects against the Sustainability Objectives.

1.5 Assessing Cumulative Impacts of the Plan's Objectives and Options

- 1.5.1 It is a requirement of the Sustainability Appraisal and the Strategic Environmental Assessment Directive that the impacts of replacement LDP's Objectives and Strategic Policies are assessed in combination with other Plan elements (as opposed to in isolation). These combined effects are called cumulative effects; effects that arise due to the addition of the effects of a number of elements to produce a greater effect; and synergistic effects; those that arise from an interaction of the effects of objectives, and can be thought of as effects that are greater than the sum of the parts.
- 1.5.2 As the replacement LDP's Objectives and strategic policies are grouped by theme, these same themes have been taken forward here in order to help with the assessment:
- a. Level, Distribution and type of growth;
 - b. Form of growth;
 - c. Community;
 - d. Welsh Language;
 - e. Environment/Climate Change;
 - f. Infrastructure and Services.

- 1.5.3 In order to assess the LDP2 Objectives they are amplified in terms of the policy options intended to realise them. For the full set of Objectives, see Section 5.5.
- 1.5.4 Generally when considered in combination across the themes the combined effects of the objectives will be positive, particularly with respect to the environment, as the environmental protection and enhancement, design and energy objectives will mitigate or preclude any negative effects of objectives in the other themes. This does however, raise the possibility that the environmental objectives will have negative socio-economic effects due to restraints they might place on development to meet socio-economic goals.
- 1.6 Level, Distribution and type of Growth and Form of Growth**
- 1.6.1 The Objectives and Strategic Policies of this theme had the greatest number of negative effects on the SA/SEA's Objectives. The main potential effect arises from the fact that they are all concerned with promoting new development to support the County's future needs, which will inevitably result in a range of environmental impacts. The main limiting factor to this effect is that the policies direct the highest proportion of development to the main settlements and only allow a limited amount of development elsewhere. However, given the limited space available within the built form of these settlements it is likely that land at the edges of settlements will need to be developed in order to meet the County's projected needs. This will inevitably have biodiversity, landscape and other environmental impacts. It is worth repeating that the LDP 2's environmental protection and design policies, many of which are built into this theme, will serve to mitigate against many of these effects and that the overall cumulative impact of the theme isn't likely to be significant.
- 1.6.2 Cumulatively, the Objectives and Strategic Policies are likely to have positive socio-economic effects by promoting economic growth and providing for the population's housing needs. In addition the Objectives and Strategic Policies concerned with tourism are likely to have a positive effect

on the County's goals to increase visitor numbers and grow the tourism sector.

1.7 Community and Welsh Language

1.7.1 As both these themes are concerned with social factors at work within the County, they have been grouped together for the purpose of assessing cumulative effects. The theme is similar to that concerned with the 'growth and distribution of development' as it is likely to involve some form of development taking place to support the aims of the Objectives. The extent of this impact is however uncertain as the level of growth that these policies will entail is unknown.

1.8 Environment/Climate Change

1.8.1 Given that there are likely to be very few places (if any) in Ceredigion where at least one of these Objectives and Strategic Policies will not apply, they are between them likely to place considerable constraints on the nature of the activity that can occur in the County. An example of this might be the prevention of house building in some areas, or prescriptions for the nature of the housing that can be built that might make the development unviable, particularly for those people with limiting financial means. In terms of the socio-economic sustainability goals for the county, constraining the building of market housing may not be a problem, as such housing is unlikely to address the housing problems faced by Ceredigion's communities. However, if the effect is to constrain the development of affordable housing, or reduce the amount of affordable housing that would be viable on market developments, then the Objectives and Strategic Policies will have an undesirable effect. However, when considered in combination with the Objectives and Strategic Policies of the growth and development theme, the overall effect is likely to be minimal as there are already policies to preclude development in those areas with the highest sensitivity to environmental impacts.

1.9 Infrastructure and Services

1.9.1 The Objectives and Strategic Policies concerning infrastructure may have a wide range of effects. The provision of utilities and transport infrastructure can have positive community and socio-economic benefits, by allowing development to take place in areas which were previously restricted, or by improving access to services and otherwise under developed sectors of the economy. However, as their provision requires some development to implement, and the result of the implementation could result in new development taking place in areas where it was previously impossible, the effect could be negative in environmental terms. Again, it's worth noting that when considered in combination with the Objectives and Strategic Policies of the growth and development and environment/climate change themes, the overall effect is likely to be minimal as the policies preclude development in those areas with the highest sensitivity to environmental impacts.

1.10 Cumulative Effects by SA/SEA Objective

1.10.1 Cumulative Effects were also considered by SA/SEA Objective, the outcome of these assessments are summarised below.

1.11 Reduce greenhouse gas emissions in both existing and new development

1.11.1 The main negative impacts of the LDP2 on the SA/SEA Objective are all associated with new development which is aimed at meeting the projected growth of the county. However, these effects are in the minority and the plan has a number of other policies designed to mitigate for these negative effects. In particular, the aim of the Preferred Strategy to co-locate housing, work, services and facilities is designed to reduce the need for people to travel which should consequently have considerable benefits in reducing traffic based greenhouse gas emissions. Although most of effects on the SA/SEA Objective are seen to be positive, they are unlikely to cumulatively be significant, as in general, growth will always result in an increase in emissions. On balance the overall effect of the policies on climate change mitigation is a positive one.

1.12 Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change

1.12.1 Although the replacement LDP's Vision and Objectives strongly support the SA/SEA Objective, the effects of Plan's policies are in general less strong with most having no predicted effects. However, this largely reflects the fact that those policies have no relevance to adaptation.

1.13 To reduce flood risk

1.13.1 As regard will have to be given to TAN 15 whatever the approach the replacements LDP's policies take, the ability of the Plan to have a negative effect on flood risk is limited. As a result, none of the policies are predicted to have a negative effect on the SA/SEA Objective. There is new legislation which requires all new developments to incorporate SuDS schemes, which will have a significantly positive impact on the aims of the objective.

1.14 Minimise contamination and safeguard soil quality and quantity

1.14.1 Owing to the nature of all types of development, and the aims of the LDP2 to meet the growth projected for the county, there will inevitably be a loss of soil which is impossible to adequately mitigate for. A number of approaches have been taken to reduce the impact on the loss of soil quantity and quality; however they are unlikely to outweigh the cumulative negative impacts of the LDP 2. Therefore, the overall effect of the plan is likely to be a minor negative one.

1.15 To maintain and improve air quality across Ceredigion

1.15.1 The main negative impacts of the LDP2 on the SA/SEA objective are all associated with new development which is aimed at meeting the projected growth of the county. However, these effects are in the minority and the Plan has a number of other policies designed to mitigate for these negative effects. In particular, the aim of the Preferred Strategy to co-locate housing, work, services and facilities is designed to reduce the need for people to travel, which will consequently have considerable benefits in reducing traffic based air pollution. Although most of the effects on the SA/SEA Objective are seen to be positive, they are unlikely to cumulatively be significant, as

in general, growth will always result in an increase in air pollutants. On balance the overall effect of the policies on air quality is probably neutral.

1.16 Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality

- 1.16.1 The construction of new buildings will inevitably lead to some negative effects on water quality and quantity. However, as this should be achieved whilst protecting and enhancing the County's environment and resources, and by making it resilient to change through sustainable development, ensuring that its infrastructure and services can meet these challenges, the effects will be minimised. Policies, in particular DM 22: General environmental protection, have been designed to ensure that this takes place. Cumulatively the negative effects are unlikely to be significant, and given the implementation of various forms measures to mitigate or pre-empt any negative effects new development might have, the overall effect of the LDP2 on water quality and quantity will probably be fairly neutral.

1.17 Make sustainable use of natural resources

- 1.17.1 The replacement LDP's Strategic Policies are not predicted to have any negative effects on the SA/SEA Objective. Several should have minor positive effects.

1.18 Build and maintain environmentally friendly, high quality services and infrastructure

- 1.18.1 The replacement LDP's Strategic Policies should not have any negative effects on the SA/SEA Objective, with most predicted to have no effect at all. This is largely because many of the policies have little influence on building and maintaining environmentally friendly, high quality services and infrastructure. Those that do however have a minor positive effect also have a high degree of influence on how the other policies operate. Of particular importance are those concerned with environmental protection and high quality design. Therefore the overall effect of the LDP 2 may be a minor positive.

1.19 Value, conserve and enhance biodiversity

- 1.19.1 New development could potentially have a negative effect on biodiversity; however the nature of the effect is dependant on the scale, nature and location of the development. This is reflected in the high proportion of policies with uncertainties surrounding their predicted effects. The negative effects highlighted in the assessment are entirely concerned with development in the open countryside and on exceptions sites, however as these policies deal with such limited amounts of development, even their cumulative effects are unlikely to be significant. Also, development on brownfield sites is not always beneficial as some sites have a high biodiversity value. On the other hand the effect of certain policies may be biodiversity gain. The overall cumulative effects of the replacement LDP's Objectives and policies are uncertain.

1.20 To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage

- 1.20.1 New development could potentially have a negative effect on landscape; however the nature of the effect is dependant on the scale, nature and location of the development. This is reflected in the high proportion of policies with uncertainties surrounding their predicted effects. The negative effects highlighted in the assessment are entirely concerned with development in the open countryside and on exceptions sites, however as these policies deal with such limited amounts of development, even their cumulative effects are unlikely to be significant. Furthermore, inappropriate development within settlements may have a negative impact on townscapes. The Plan also has policies that seek to both mitigate and pre-empt the negative effects of new development on landscape. The overall cumulative effects of the replacement LDP's Objectives and policies are uncertain.

1.21 Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected and Build vibrant, safe and cohesive communities

1.21.1 The replacement LDP's Objectives and Strategic Policies have a considerable number of positive effects on the aims of these SA/SEA Objectives. The cumulative effect of the LDP2 is therefore likely to be significantly positive.

1.22 Promote and provide opportunities and services to maintain healthy communities

1.22.1 The majority of the LDP2's Objectives and Strategic Policies should have minor positive impacts on the SA/SEA Objectives. However, cumulatively this is unlikely to add up to a significant positive effect as the LDP2 can only facilitate better health and wellbeing rather than directly influence people's lifestyles.

1.23 Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion

1.23.1 As tourism is such an important component of Ceredigion's economy, it is incorporated into the LDP2's preferred strategy for growth. Most policies have positive effects on the SA/SEA Objective, in particular those associated with tourism itself. The only uncertainty surrounds the LDP2's approach to development in the coastal zone which should have a limiting effect on what development can take place along the county's coastline. How this will specifically affect tourism growth is unknown. Cumulatively the effect on the LDP2 on the SA/SEA Objective is likely to be a positive one.

1.24 Increase opportunities to build the Ceredigion education and skills base

1.24.1 By allowing economic growth, and by encouraging the development of community facilities which may incorporate educational functions, the opportunity to retain and broaden skills in Ceredigion is facilitated by LDP2. . Cumulatively the effect of the LDP on education is likely to be positive.

1.25 Protecting communities through promoting the use of the Welsh Language

- 1.25.1 The Preferred Strategy provides opportunities for local people to access local housing employment and services, thereby also allowing opportunities for Welsh speakers to remain in the area. In addition the way in which the strategy focuses growth across the county, will strengthen Ceredigion's network of communities and also the Welsh language. This is expressed by a high proportion of policies predicted to have a minor positive effect on the SA/SEA Objective. Despite this, it is not clearly known to what degree of impact land use planning has will have on the Welsh Language. S06 planning and the Welsh Language aims to make the whole of Ceredigion linguistically sensitive, the cumulative effects of the LDP on the SA/SEA Objectives will be positive. Reduce the need to travel/transport and promote sustainable modes of transportation and Improve accessibility to services for communities, and connectivity for the sake of the economy.
- 1.25.2 The Preferred Strategy supports the SA/SEA Objective by focussing a large proportion of growth in the urban and rural service centres, as well as allowing minor growth in the large and sustainable linked settlements which have been specifically screened for their accessibility to active and public transport. Which should reduce the need to travel by car and generally improve accessibility to services. It also makes the provision of public transport more feasible. This is reflected in the relatively high proportion of assessments which predict minor positive effects. There are no predicted negative effects, and the fact that much of the LDP2 Objectives and Strategic Policies focus on reducing travel distances, indicates that the cumulative effects of the LDP2 on these SA/SEA Objectives will be positive.

1.26 Encourage a vibrant and diversified economy

- 1.26.1 Economic growth is a key component of the Preferred Strategy, and this is reflected by the high proportion of Strategic Policies assessed as having potentially minor or significant positive effects on the county's economic aims. Given that there are no potentially negative effects predicted, and the

degree to which the Preferred Strategy and its Strategic Policies support the SA/SEA Objective, it is likely that the cumulative effect of the LDP2 will be positive.

1.27 Conclusions

- 1.27.1 Although the combined effects of the replacement LDP's Objectives and Strategic Policies concerning growth, development and infrastructure provision may have negative impacts on the environment, when considering the level of growth projected and the mitigating effects of the LDP2's other Strategic Policies, this effect is likely to be minimal. The way in which growth is distributed is likely to ensure that Objectives and Strategic Policies concerning the environment are only likely to restrict growth in those areas of the greatest environmental value or locations which may be considered exceptions sites. Therefore, any negative cumulative effects on the County's socio-economic goals are also likely to be minimal.

1.28 Difficulties Encountered in Assessing the Effects of the LDP

- 1.28.1 A difficulty encountered when undertaking the SA/SEA relates to the strategic nature of the Preferred Strategy, which makes it difficult to identify the exact nature of the effects the replacement LDP's Objectives and Strategic Policies will have. Therefore, a degree of uncertainty still surrounds the outcomes of the assessments. The detailed policies of the Deposit LDP2 will help clarify many of these potential effects, and a more detailed assessment will be possible through the Sustainability Appraisal Report which will be published with the Deposit LDP2.

Implementation/Monitoring

What the Guidance Says:

The Directive requires the significant environmental effects of implementing the plan or programme to be monitored “in order, inter alia, to identify [...] unforeseen effects and to be able to undertake remedial action” (Article 10(1)). Responsible Authorities may already monitor implementation of plans or programmes against their objectives or targets. Some of these may be environmental, but this will not necessarily be enough to satisfy the Directive.

(ODPM, 2005)

1.29 Monitoring the Effects of the Plan

- 1.29.1 It is a requirement of the Sustainability Appraisal process and the Strategic Environmental Assessment Directive that the significant sustainability effects of implementing the Plan are monitored. This sustainability monitoring in turn forms part of the monitoring framework for the Plan.
- 1.29.2 Sustainability Appraisal monitoring should be undertaken for the following reasons:
- a. to identify unforeseen adverse effects and to enable appropriate remedial action to be taken.
 - b. to identify whether the Sustainability Appraisal’s predictions of sustainability effects were accurate;
 - c. to identify whether the plan is contributing to the achievement of SA Objectives and targets;
 - d. to identify whether mitigation measures are performing as well as expected;
 - e. to identify whether any adverse effects are within acceptable limits or whether remedial action is required; and

- f. to fill gaps in existing Sustainability Appraisal baseline information where relevant and manageable.

1.29.3 At this stage of the plan process it is too early to develop a monitoring framework for LDP 2 as the effects of plan implementation are still not clear. This will be addressed at the Deposit stage in the Sustainability Appraisal Report and then finalised at adoption. The monitoring framework for the Sustainability Appraisal of the LDP2 is based on the indicators identified to support the Sustainability Objectives against which the LDP2 has been assessed, in order to help understand to what extent these Objectives are being achieved. A list of potential indicators can be found in Appendix 1 alongside the sustainability objectives and issues. It will not be necessary to monitor all of these indicators, only those that are the most appropriate for monitoring any significant effects that have been identified during the assessment processes. The extensive list in Appendix 1 will therefore be significantly reduced when it comes to developing the final monitoring framework which will be published in the SA Adoption Statement. The existing SA/SEA monitoring Framework for LDP 1 will be significantly reviewed and where monitoring has been useful and easily collected this will be carried forward to LDP 2 however where it has proved difficult or not useful to monitor these indicators will be amended.

Next Steps

1.29.4 This section of the report sets out the subsequent stages of the SA/SEA.

They are:

- Stage D: Consultation with the public and statutory bodies; and
- Stage E: Monitor the effects of the plan on the environment/sustainability.

1.29.5 Each of these stages is described below.

1.30 Stage D: Consultation with the Public and Statutory bodies

What the SEA guidance says...

The Environmental Report must be made available at the same time as the draft plan or programme, as an integral part of the consultation process, and the relationship between the two documents clearly indicated.

Publication of proposals and consultation on them are already established practice for many plans and programmes, and are in many cases legal requirements. The timing of consultation is however also important. Responsible Authorities must ensure that the public and the Consultation Bodies are given “an early and effective opportunity within appropriate time frames to express their opinion”. Chapter 3 above provides more detailed guidance on consulting the Consultation Bodies and the public as part of SEA.

(ODPM, 2005)

1.30.1 The SEA Regulations set specific requirements for consultation with the Statutory Environmental Bodies, the public and other interested parties (these could include NGO’s, and community groups for example). The

SA/Environmental Report will be made available for all these parties so that they can provide a response to the contents of the report. Regard will be made to the response times that are set out in the SEA Consultation Bodies' Services and Standards for Responsible Authorities in Wales to give all statutory bodies an effective opportunity to comment.

1.30.2 The Non-Technical Summary of the Initial Sustainability Appraisal Report will be used as the key vehicle for communicating the key findings of the SA/SEA process.

1.30.3 Copies of this Initial Sustainability Appraisal Report and its appendices will be made available for viewing on Ceredigion County Council's website: www.ceredigion.gov.uk.

1.31 Responses to the Consultation

1.31.1 If you would like to comment on the Initial Sustainability Appraisal Report or the Non-Technical Summary for the LDP, please send your views by e-mail or in writing by the:

Planning Policy

Economy and Regeneration

County Hall

Market Street

ABERAERON

Ceredigion

SA46 0AT

Telephone: 01545 572123

Email: ldp@ceredigion.gov.uk

1.31.2 When the consultation period has ended, the comments received on the Initial Sustainability Appraisal Report will be given consideration in the deposit LDP. The detailed policies of the Deposit LDP and any significant changes to the LDP will be assessed and reported in a Sustainability Appraisal Report.

1.32 Adoption of the Plan

1.32.1 An SEA Statement will be published once the LDP 2 is adopted by Ceredigion County Council. The purpose of this Statement is to describe; how environmental considerations have been integrated into the plan; how the SA Reports have been taken into account; how opinions expressed in relation to the consultations on the plan and SA Report have been taken into account; the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with; and the measures that are to be taken to monitor the significant environmental effects of the implementation of the LDP.

1.33 Stage E: Monitor the significant effects of the plan

1.33.1 The SEA Directive includes a requirement for the monitoring of “the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10 (1)).

1.33.2 The development of a monitoring strategy a refinement of that in LDP 1 will allow the actual effects of the LDP to be tested against the predicted effects, enabling significant problems to be identified and tackled over time, and environmental and wider sustainability baseline information to be gathered for future plans. Difficulties are envisaged in determining the relationship between the LDP and the trends in the indicators being monitored, as it will not always be possible to directly apportion changes to the LDP and its actions. There will be a wide variety of other actions which will influence the trends in many indicators and it will be important to select those indicators over which the LDP has the greatest influence. However, there is the opportunity to utilise and integrate monitoring for other purposes and this will act to increase the overall evidence base for other planning activities in Ceredigion and Wales as a whole.

1.33.3 The proposed monitoring system and arrangements will be agreed with key stakeholders in terms of their current and future monitoring responsibilities

and a programme for monitoring, with due consideration for how this will fit into future reviews of the Wales Spatial Plan.

References

Author & Date	Title etc.
Ceredigion County Council, 2010	Sustainability Appraisal and Strategic Environmental Assessments Scoping Report
HM Government, 2004	Planning and Compulsory Purchase Act 2004
National Assembly of Wales, 2004	Environmental Assessment of Plans and Programmes (Wales) Regulations 2004
National Assembly of Wales, 2019	The Environmental assessment of Plans and Programmes and the Environmental Impact Assessment (Miscellaneous Amendments) (Wales) (EU Exit) Regulations 2019
Office of the Deputy Prime Minister, Scottish Executive, Welsh Assembly Government and the Department of the Environment, Northern Ireland, 2005	A Practical Guide to the Strategic Environmental Assessment Directive
Royal Town Planning Institute, 2018	Strategic Environmental Assessment. Improving the effectiveness and efficiency of SEA/SA for land use plans.
Welsh Assembly Government, 2015	Statutory Guidance on the Well-being of Future Generations (Wales) Act 2015
Welsh Assembly Government, 2015	Local Development Plans Wales

Welsh Assembly Government, 2015	<u>Local Development Plan Manual Edition 2</u>
Welsh Assembly Government, 2016	<u>Well-being of Future Generations (Wales) Act, 2015</u>
Welsh Assembly Government, 2016	<u>Environment (Wales) Act 2016</u>
