

LDP2 **Ceredigion**

Replacement Local Development

Plan

2018 - 2033

Preferred Strategy 2019



Cyngor Sir
CEREDIGION
County Council

Foreword

To be included for Deposit

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List of Abbreviations

AA	Appropriate Assessment
AMR	Annual Monitoring Report
BAP	Biodiversity Action Plan
BREEAM	British Research Establishment Environmental Assessment Methods
C2020	Ceredigion Community Strategy – Ceredigion 2020
CCC	Ceredigion County Council
CCW	Countryside Council for Wales
CIA	Community Impact Assessment
CFSH	Code For Sustainable Homes
cSAC	Candidate Special Areas of Conservation
CYPP	Ceredigion Young Persons Plan
DA	Delivery Agreement
DCWW	Dwr Cymru Welsh Water
CIS	Community Involvement Scheme
EA	Environment Agency
EAW	Environment Agency Wales
EIA	Environmental Impact Assessment
GIS	Geographical Information Systems
Ha	Hectares
HE	Higher Education
HMO	House in Multiple Occupancy
HRA	Habitats Regulation Assessment
IBERS	Institute of Biological, Environmental and Rural Sciences
ICOMOS	International Council on Monuments and Sites

ICR	Initial Consultation Report
ICT	Information Communication Technology
IGER	Institute of Grassland Environmental Research (now IBERS)
JHLA	Joint Housing Land Availability
KI	Key Issues
KSG	Key Stakeholder Group
LA	Local Authority
LANDMAP	the Welsh landscape baseline
LBAP	Local Biodiversity Action Plan
LDA	Local Development Agency
LDP	Local Development Plan
LDPW	Local Development Plan Wales
LHMA	Local Housing Market Assessment
LHS	Local Housing Strategy
LNR	Local Nature Reserve
LPA	Local Planning Authority
LS	Linked Settlements
MPPW	Minerals Planning Policy Wales
MTAN	Minerals Technical Advice Notes
MW	Mega Watt
NHS	National Health Service
NNR	National Nature Reserve
ORS	Opinion Research Services
PPW	Planning Policy Wales
RAWP	Regional Aggregates Working Party
RIGS	Regionally Important Geodiversity Site

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

WAG Welsh Assembly Government (Now Welsh Government)

WG Welsh Government

WHQS Welsh Housing Quality Standards

WSP The Wales Spatial Plan

Evidence Gathering

The Preferred Strategy is the first key strategy document for the replacement LDP (LDP2). It sets out for consultation the land use planning issues of importance for Ceredigion to 2033, a **Draft Vision** for Ceredigion in 2033 and the **objectives** needed to make this happen.

The Strategy sets out the Council's approach to working with other organisations and individuals, to compliance with Welsh Government Regulations and Guidance to align with other relevant legislation and to meet proposed revised tests of soundness.

The Strategy sets out how the Council considers new growth should be apportioned and delivered, with specific approaches in different locations:

- Level of Growth proposed:
 - 2,437 (housing requirement)
 - 3,000 new dwellings (delivery) (includes provision for approximately 600 existing commitments / extant consents)
- The Spatial Strategy establishes a revised Settlement Strategy

Six Strategic Policies are proposed:

Policy S01 – Sustainable Growth, split;

- At least 55% Urban Service Centres (allocations and windfalls) in line with policy S02;
- 20% in Rural Service Centres (allocations) in line with policy S03;
- 15% in large linked Settlements
- 10% in the Sustainable Linked Settlements in line with Policy S04;
- Only proposals in line with National Policy in linked settlements and other locations.
- Employment Opportunities to provide for **XXXX** jobs, in line with policy S02, S03, S04 (either on allocations, or non-allocated sites in line with policy LU11-LU21.

Policy S02 Development in Urban Service Centres

- Urban Service Centres as sustainable location for developments, no upper growth limit, Housing on USC Large Linked Settlements (allocations and windfalls); settlement boundaries for both.

Policy S03 Development in Rural Service Centres

- Housing Development in accordance with the Settlement Group Statement SPG (allocations and windfalls, inside boundaries) (outwith boundaries: exception sites only);
- employment development (medium) allocated / non-allocated;
- retail (choice in convenience goods)
- other uses within / adjacent to boundary;

Policy S04 Development in linked Settlements and other Locations

- General housing provision will only be permitted in the 'Large Linked Settlements' and Sustainable Linked Settlements.
- Elsewhere justification will be needed [identified unmet affordable housing need; TAN 6 'Rural Enterprise', TAN 24 (protection of a Historic Asset), LU09 (re-instatement of former or abandoned dwellings), PPW 3.56 'Development in the Countryside' increasing economic activity.
- Economic Development on an allocated site or small scale meeting local need; compliant with TAN 6 rural enterprise;
- For linked settlements it accords with PPW 3.56, within or immediately adjacent to the substantive built form and for Other Locations is TAN 6 compliant or, for affordable housing, is located immediately adjacent to to existing groups of dwellings (para 3.56 / TAN 2 para 10.13)

Policy S05 Affordable Housing

- A target is needed, to be based on the outcome of current regional LHMA and strategic viability work. The target will be included in the Deposit Plan
- Policy details: contributions are to be informed by the Regional Viability Study and will be included in the Deposit Plan.
- Housing exception sites will only be permitted immediately alongside boundaries.

Policy S06 Planning and the Welsh Language

- A new policy identifies a 'whole county' approach to linguistic sensitivity.

The Deposit Plan will include a target for Affordable Housing delivery; a Renewable Energy Target; Settlement boundaries and allocations, identified on the proposals Maps and a Ceredigion apportionment of the requirement for a minerals land bank for crushed rock and sand and gravel production,. Inter alia it will be informed by the draft National Development Framework, the adopted Welsh National Marine Plan, Welsh Government's response to the recently published Affordable Housing Review, Natural Resources Wales emerging Area Statements for Mid Wales and Marine Areas, a Green Infrastructure Assessment as well as by ongoing research being undertaken by the County Council and by the County Council working with others.

1. Introduction

Ceredigion LDP 2 2018 - 2033

- 1.1 Ceredigion will grow in population over the next fifteen years, although this will be from a lower starting point than anticipated in the current LDP. Changing population patterns, with an increasing proportion of elderly people and a trend to smaller households will place requirements for new housing delivery. Ceredigion County Council is committed to working with public, private and third sector partners to deliver improved economic opportunities and associated skills development as set out in the ambition for 'Growing Mid Wales'. Alongside developing economic and skills opportunities it will be important to deliver housing to meet the forecast shift in household size
- 1.2 It is important that such growth is properly planned to benefit the community, to create active and social places providing opportunities for the Welsh Language to thrive, to deliver sustainable development, to safeguard the environment, to secure positive steps to redressing climate change, to provide greenspaces and to encourage healthy lifestyles.
- 1.3 National legislation, policy and guidance requires each local planning authority across Wales to prepare and maintain a Local Development Plan (LDP) to deal with the land use implications of such changes and does so in line with the Sustainable development principles of the Government of Wales Acts (1998, 2006), the Wellbeing of Future Generations (Wales) 2015 Act and the Planning (Wales) Act 2015.
- 1.4 Ceredigion County Council adopted its current LDP in 2013, has prepared Annual Monitoring Reports, has published a Review Report as a precursor to commencing work on a replacement plan and has established agreement on its Delivery Agreement setting out how and when key stages of the LDP will be undertaken and how the Council will involve people and

organisations in its preparation. The Plan will cover the period from April 2018 to end March 2033, with policies taking effect only from adoption. The current Local Development Plan will remain in force until the adoption of the Replacement Plan (LDP 2) or 31st March 2022.

What is the LDP Preferred Strategy?

- 1.5 The Preferred Strategy is the first key strategy document published for consultation prepared as a required key stage in progressing the replacement LDP2. The Council seeks comments on the Strategy within the consultation period and invites the submission of Candidate Sites (as potential allocations).
- 1.6 In seeking to identify changes to be incorporated into the replacement plan the Council has not carried forward those options dismissed in the preparation of LDP1. The integrated Sustainability Appraisal has been confined to changes proposed to LDP1, i.e. addressing the key issues identified in the Review Report and at the same time incorporating contextual changes arising from legislative, policy and guidance changes since preparation of the adopted Plan. The Council has not looked at wider alternative options, given that the Strategy within the adopted Plan was agreed by the Inspector ¹as the most sustainable of the options considered by the Council at that time.
- 1.7 The Preferred Strategy identifies the Council's strategic approach to development and use of land to 2033, building on what remains appropriate within the current LDP and identifying an alternative approach, where required, in response to changing context and changing circumstances. It sets out the Council's Vision, strategic objectives and broad spatial strategy, providing a framework for Strategic policies, which identify the scale of development needed and, broadly, where this is likely to be.

¹ <https://www.ceredigion.gov.uk/oldicm/index.cfm?articleid=20748>

- 1.8 This is not the full Plan, the Deposit Plan, which will be prepared after further work to consider responses received to this consultation and to prepare detailed Land Use and Development Management policy changes and Proposals maps which will identify detailed settlement boundaries and site specific allocations. Many of the detailed policies remain fit for purpose and a draft of these has been provided for early comment²
- 1.9 The Preferred Strategy has been prepared, drawing on information including:
- National legislation, policy and guidance
 - Local, regional and sectoral strategies;
 - Annual Monitoring Reports demonstrating aspects of Plan performance;
 - Review of the evidence base on key issues and contextual updates³;
 - Dialogue with key stakeholders and community engagement.
 - Regional collaborative work has been undertaken on housing (Cross border Housing Market Assessment, Strategic Viability Assessment), Economic / Employment Land, Minerals and Waste issues. Cross boundary implications of other issues, including the Welsh language, have also been considered.
- 1.10 It is worth noting that a number of significant national and regional policy documents and pieces of research are awaited that may have a significant influence on the content of the Deposit Plan, including
- Welsh Government consideration of some form of Land Tax on undeveloped land;
 - Welsh Government's National Development Framework⁴;
 - Natural Resources Wales proposed Mid Wales and Marine Area Statements;

² Noting that detailed policies may be subject to change at deposit, should evidence support a change.

³ Schedule of updated topic papers available

⁴ Consultation on draft NDF July- September 2019; Assembly consideration of draft NDF April – June 2020; Publication of NDF September 2020

- Welsh Government's response to the Independent Review of Affordable Housing Supply⁵;
- Growing Mid Wales Commission on Employment Land in Mid Wales
- Mid and south west Wales Planning Policy collaborative research: Regional Viability Study and cross Border Housing Market Assessment
- Collaborative work under the South and West Wales Regional Aggregates Working Party Regional Technical Statement 2nd Review for Sand and Gravel allocations;
- Ceredigion County Council Research on Gypsy Traveller Accommodation Needs Assessment to inform preparation of the Deposit Plan;
- Ceredigion County Council commissioned research on the Renewable Energy Assessment to inform Deposit Plan preparation / Renewable Energy Target.
- Ceredigion County Council commissioned research on Green Infrastructure Assessment to inform Deposit Plan preparation.

Supplementary Documents

1.11 The Preferred Strategy has been subject to:

- an integrated Sustainability Appraisal (SA), incorporating Strategic Environmental Assessment (SEA);
- a Habitats Regulations Appraisal Report (HRA);
- a Health Impact Assessment (HIA); and
- an Equalities Impact Assessment (EIA)⁶

1.12 Through rigorous assessment and appraisal these documents seek to demonstrate the extent to which the Council has sought to deliver on the seven goals of the Wellbeing Act; this is complemented by evidence paper that sets out the relationship between these Goals and the objectives of the

⁵ https://gov.wales/sites/default/files/publications/2019-04/independent-review-of-affordable-housing-supply-report_0.pdf

⁶ To be prepared to accompany Scrutiny / Cabinet reports

Plan⁷⁸. All these appraisals / assessments have sought to deploy the Act's five ways of working.

1.13 Also published alongside the Preferred Strategy are:

- Summary Document: Structure of documents, Key Figures and Updated Evidence Base;
- Land Use Policies Document;
- Development Management Policies;
- Deleted Policies Document
- The Candidate Sites Register.
- Evidence updates for matters on which the Preferred Strategy relies

1.14 The Candidate Sites Register shows sites submitted to the Authority in response to its 'Call for Candidate Sites' – suggestions by people and organisations of sites for consideration for development, or to be protected from development. The Council has not yet decided which sites will be included as allocations or protected from development, as this may depend on responses to the Preferred Strategy.

1.15 Alongside consultation on the Preferred Strategy the Council will re-open the call for Candidate Sites; this will also include the opportunity for those people who have already submitted Candidate Sites without supporting evidence to submit this evidence.

Further documents already published include:

- The Review Report
- The Delivery Agreement

1.16 Advisory documents setting out current thinking on the scale of potential changes to Land Use and Development Management policies, including

⁷ See 'The LDP and Well-being Topic Paper'

⁸

those policies planned to be deleted, though it should be noted that this may change in response to responses received and further evidence as work progresses on the 'Deposit Plan'.

Previous Consultation and Community Engagement

- 1.17 The Council has published each annual monitoring report and in 2017 published for consultation its LDP Review Report and a draft LDP Delivery Agreement.
- 1.18 The Council has sought to engage with organisations and individuals, in particular through the LDP Key Stakeholder Group, Ceredigion Public Service Board, the PSB Climate Change and Natural Resources Project Group, The Strategic Housing Partnership and the Ceredigion Biodiversity Partnership.
- 1.19 An initial public call for candidate sites was made between 29 June 2018 and September 2018 this is being reopened due to the poor quality of responses received, many of which did not include the requisite information.

Responding to this Public Consultation

- 1.20 The public consultation on the Preferred Strategy and the extended Call for Candidate Sites will run between 28 June 2019 and 12 noon on 12 September 2019. (minimum six weeks, extended to allow for Summer holidays)
- 1.21 Comments can be made in writing, by post or by email.
- 1.22 Any comments received to the consultation document will be considered and will inform preparation of the Deposit Plan. All comments, including details of names and organisations of representors will be made public.

2. Context and Key Issues

Overview

- 2.1 With the fourth largest land area⁹ of the Welsh local authorities, Ceredigion is ranked the second lowest on population density (40.9 people per square kilometre, 2017). Its 6 main towns; Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron, together with neighbouring border towns support a large rural hinterland. Aberystwyth is recognised as of national significance¹⁰. Cardigan Bay, the Cambrian Mountains and the Dyfi and Teifi estuaries form natural outlines for the County's borders.
- 2.2 Ceredigion is made up of 6 main towns, a range of smaller towns and larger villages followed by a plethora of smaller villages, all interspersed with individual or clustered patches of development; all of which look to one another to provide a full range of networked functions.
- 2.3 The majority of the County's population is located along the coast, with many fewer people living in the upland areas inland. The 2014-based Welsh Government projections provide a population figure of 76,324¹¹ and, assuming that the long-term trend of in-migration continues, this figure is projected to increase to around 80,499¹² by 2033, despite the higher number of deaths than births in the county. Life expectancy at birth was one of the highest in Wales in 2010-12 (79.9 years for males and 83.9 years for females). Coupled with the bulge in the population profile caused by the ageing post-war baby-boomer generation, the proportion of the elderly will increase markedly.

⁹ 1,786 km² approx

¹⁰ Wales Spatial Plan, Welsh Government 2008

¹¹ 2018 Based Welsh Government Principle projection

<https://statswales.gov.wales/Catalogue/Population-and-Migration/Population/Projections/Local-Authority/2014-based/populationprojections-by-localauthority-year>

¹² Based on projections produced by Ceredigion County Council in 2019, see Background Paper.

2.4 With over half of the resident population (52.2%)¹³ possessing an understanding of the Welsh language and 47% speaking Welsh, it is an integral part of Ceredigion's social fabric. However, there are significant differences between the parts of the County with the highest and lowest proportions of Welsh speakers. As Ceredigion's population changes there are concerns over the strength of the language, especially as young people who benefited from compulsory Welsh language education within the County move away.

National Context

2.5 The LDP has a key role in shaping decision making on the scale and distribution of development within the County. The LDP is prepared within a national legislative, policy and procedural framework. This Section sets out the key elements of the national legislative framework and the national, regional and local policy framework that have helped inform the Ceredigion LDP. This is not to be regarded as an exhaustive list. More detail as to how these and other documents have influenced the LDP is set out in the evidence base (in particular the Topic Papers) and in the SA Report and the HRA Screening Report.

Legislation

2.6 A number of new key pieces of legislation enacted by the National Assembly for Wales impact on both content and ways of working for the replacement Plan. These include:

- The Housing (Wales) Act 2015
- **The Wellbeing of Future Generations (Wales) Act 2015** places a wellbeing duty on public bodies to carry out sustainable development. It introduces seven wellbeing goals¹⁴ and five ways of working which encourage everyone to think in an integrated and

¹³ Understanding of Welsh 2011 Census

¹⁴ At Appendix 2

collaborative way about policy making, drawing out long term trends to deliver sustainable development¹⁵.

- **Planning (Wales) Act 2015** introduces the national Development Framework to replace the Wales Spatial Plan, together with a requirement for Strategic Development Plans across Wales and for LDP 'lytes' where SDPs are in place
- **The Environment (Wales) Act 2016** puts in place the legislation to plan and manage Wales' natural resources. It includes an enhanced biodiversity duty which requires Public Authorities to maintain and enhance biodiversity and to promote the resilience of ecosystems.
- Historic Environment (Wales) Act 2016.

National Policy Context

- 2.7 **The Wales Spatial Plan.** The plan must 'have regard' to the Wales Spatial Plan (Planning and Compulsory Purchase Act 2004), until it is replaced by the National Development Framework for Wales once approved¹⁶.
- 2.8 The Plan identifies Ceredigion, Carmarthenshire and Powys as the Central Wales area, which is identified as "as the heartland of rural life and one of the storehouses of Wales' environmental capital." It recognises Aberystwyth as a settlement of National Importance acting as a strategic centre for Central Wales, with Aberaeron, Cardigan, Llandysul, Llanybydder (Carmarthenshire), Lampeter and Tregaron named as Key Settlements which also have an important role to play within the Area.
- 2.9 The Wales Spatial Plan was last updated in 2008 and will have been replaced in its entirety by the scheduled date for Plan submission¹⁷.
- 2.10 **The National Development Framework**, currently in preparation with a draft plan for consultation scheduled for July 2019 and plan publication for

¹⁵ As above

¹⁶ Proposed publication 2020

¹⁷ December 2020

September 2020. From publication of the draft NDF for consultation the Council will work to secure conformity of the Deposit LDP with the published draft NDF, as the most relevant document prior to publication of the NDF. The published NDF will be the relevant National Plan at the point of submission of the replacement Plan for independent examination.

2.11 **Planning Policy Wales (PPW) Edition 10**¹⁸, establishes the key national planning priority as the delivery of high quality, sustainable places, through place making. PPW requires a wider, sustainable and problem solving outlook, which focuses on integrating and addressing multiple issues. This means a move away from the traditional approach to considering policy areas in isolation and encourages more placed based policies. It identifies five National Sustainable Placemaking Outcomes:

- creating and sustaining communities,
- growing our economy in a sustainable manner,
- making best use of resources ,
- maximising environmental protection and limiting environmental impact and
- facilitating accessible and healthy environments.

2.12 **Technical Advice Notes (TANs) and Minerals Technical Advice Notes (MTANs)**, supplement PPW with technical guidance. PPW recognises that planning and land use contributes to economic development, the conservation of Wales' natural assets and to the health, wellbeing and quality of life of individuals and communities.

2.13 Other Welsh Government national policy documents of relevance to the Plan include:

- **'Prosperity for All'**¹⁹ the National Economic Strategy
- **Cymraeg 2050**²⁰, the national action plan which sets out a strategy to ensure that the Welsh Language is not only supported but also

¹⁸ 2018

¹⁹ Welsh Government, 2017

²⁰ Welsh Government, 2017

has the right environment to flourish, with a growth target of 1 million speakers by 2050.

- **The National Transport Finance Plan for Wales 2015 and 2017**

Update set out how WG propose to deliver the outcomes set out in the Wales Transport Strategy from 2015 and beyond. The Plan includes all transport interventions financed by the Welsh Government.

Regional Context

2.14 The Council has no current proposals to prepare a Strategic Development Plan.

The Growing Mid Wales Partnership

2.15 The Growing Mid Wales Partnership comprises representative bodies and key stakeholders from across the private, public and voluntary sector in Mid Wales. It was established in 2015, “to progress jobs, growth and the wider economy within the Mid Wales region” through:

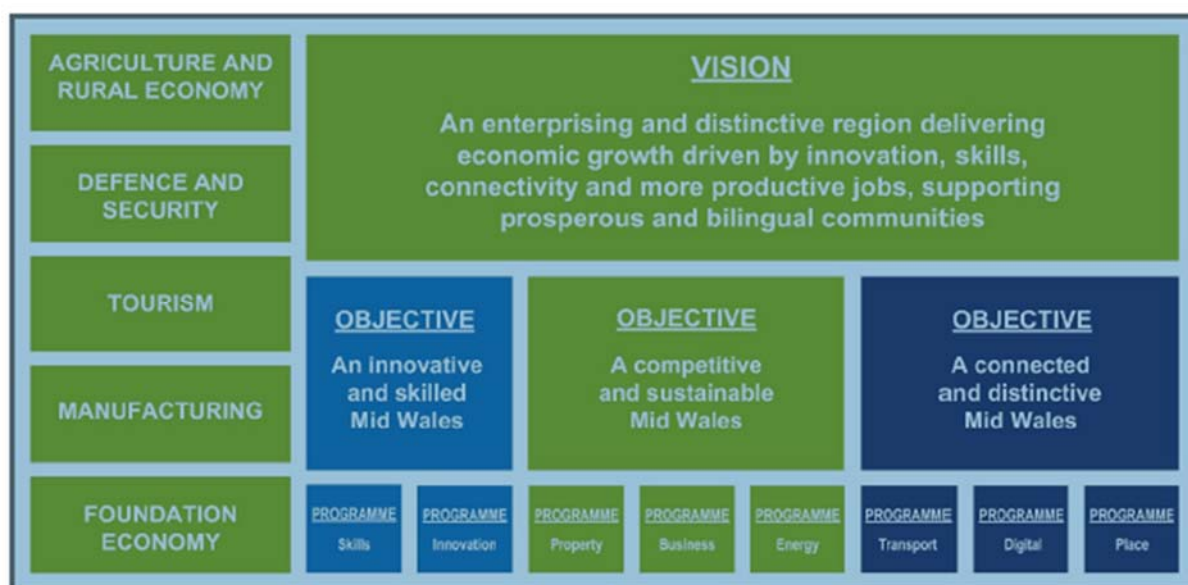
- Achieving improved economic outcomes across the region by working in partnership
- Leading the region’s collaborative approach to economic development.
- Agreeing priorities for jobs and economic growth in the region; and
- Providing a strong voice for the predominantly rural regional economy in Mid Wales.

2.16 The Partnership’s priorities for growth are articulated in its Framework for Action²¹ and built upon in the Report on the ‘Strategic Economic Priorities for the Mid Wales Region’²² which outlines the priorities to achieve transformational economic growth and provides the basis for informing a potential Mid Wales Growth Deal with the Welsh and UK Governments.

²¹ <https://en.powys.gov.uk/article/5547/Growing-Mid-Wales>

²² <https://en.powys.gov.uk/article/5547/Growing-Mid-Wales>

- 2.17 The Partnership's Vision for Mid Wales is to be delivered by 2033 through interlinked objectives and transformational programmes as set out in the following diagram:



- 2.18 Key priorities of significance to Ceredigion and of relevance to the LDP include:

Skills

- To increase skills levels at high, intermediate technicians and wider workforce skills;

Innovation

- to promote further innovation in key sectors such as agriculture and food, defence, veterinary science, low carbon technology and manufacturing;

Property

- To ensure the right supply and location of employment land and commercial premises to meet business needs is available, as a vital component of supporting the growth and sustainability of the regional economy, including Enterprise and innovation centres (Gigabit Hubs) in key settlements.

- Transformational priorities include investment in strategic sector based opportunities for growth, including Radio spectrum, unmanned aerial vehicles, manufacturing, agriculture and the bio-economy and hydrogen economy
- investment to support housing delivery by accelerating completions and making additional contributions towards increasing the supply of affordable homes.

Business

- an enhanced business support package and the potential of a multi-site Mid Wales enterprise zone.
- Improved digital infrastructure will provide a significant opportunity to grow and attract new enterprise;
- opportunities for agricultural diversification and the development of supply chains will be crucial for the regional economy;

Energy

- Investment in low carbon energy generation and distribution provides a significant opportunity to support economic growth and diversification. Investment in grid infrastructure to increase capacity is critical to support long term growth.
- Investment in a programme of low carbon energy generation for heat and power from a range of sources that can be integrated into future growth plans has the potential to realise significant economic and community benefits to the region.
- The Energy Programme strongly complements the Business and Skills Programmes with opportunities to maximise the potential of agricultural waste to energy, alongside investment to support small scale renewables,
- diversification of land based industries, research and development, training and the creation of new enterprises.

Digital

- investment in the region's digital infrastructure to compete with other regions, capitalise on new economic opportunities and support efficiency in all sectors of the economy.

Transport

- Further Investment in strategic road and rail corridors to address fundamental transport issues that constrain movement around the region;

Place

- To focus on further building a stand-alone region that delivers growth for its settlements, residents and businesses and new and modern conferencing and events facilities.
- to improve the promotion of Mid Wales externally both as a visitor destination and to attract inward investment, including co-ordinated place marketing building on existing strategic initiatives such as the Wales Way;
- encouraging investment in transformational opportunities, and locations as a way to diversify the tourism offer and increase its return and contribution to economic growth in Mid Wales such as
 - Ceredigion's coastline, where significant opportunities exist to attract investment into the region's harbours.
 - Proposed renovation of yr Hen Coleg, Aberystwyth as a hotel and conference facility.
 - Development of high value, strategic tourism destination attractions, such as Strata Florida which offers significant opportunities of international importance founded on its cultural heritage and historic importance for archaeology and archaeological training;
- to stimulate investment in Mid Wales' network of market towns and visitor destinations.

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

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

The South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS) First Review 2014

- 2.20 The Regional Technical Statement for the North Wales and South Wales Regional Aggregates Working Party - 1st Review (RTS1) was published in August 2014. It is currently under review as part of the five year review requirement and the 2nd Review should be published before the end of the 2019-20 financial year. The main purpose of the RTS 1st Review is to set out the strategy for the provision of aggregates in the South Wales Region for the period up to 2036 for crushed rock and 2033 for land won sand and gravel. It determines the contribution towards regional needs that each Local Planning Authority should plan for in its landbank, referred to as 'apportionment'. Landbank figures are derived from dividing the existing reserves of minerals with planning permission / LDP allocation by the average for the previous ten years' production. For West Wales this is a combined regional target for Ceredigion, Carmarthenshire, Pembrokeshire and for Pembrokeshire Coast National Park Authorities. Agreement is needed across these authorities on how the regional target is to be met for each replacement LDP, so providing a clear steer for emerging LDPs²³.

²³ **An officer meeting is scheduled for June 2019 to establish the proposed planning authority apportionment of the regional total**

- 2.21 The needs set out by the RTS 1st / 2nd Reviews are to be taken into account and will be reflected in the LDP Deposit Plan policies and allocations.

The Mid Wales TraCC Regional Transport Plan 2009 and Mid Wales Joint Local Transport Plan (LTP) 2015

- 2.22 TraCC was the regional transport consortium for Mid Wales region with responsibility to deliver improvements to the transport system of the TraCC area. The document emphasises the need for a transport system that effectively reduces the impact of travel/ transport on the climate and supports an economically viable and socially inclusive society. It requires the availability of sufficient revenue support from Government. The added emphasis on considering sustainable forms of travel, ensuring that accessibility and ease of use are considered within development highlight the important role transport has to play in sustaining communities. The RTP has resulted in the inclusion of policies within the LDP to encourage these forms of travel. In addition specific allocations have been included in the LDP for projects set out in the RTP for which funding has been secured. Subsequent projects will be dealt with through review or through application of the LDP policies as appropriate.
- 2.23 The Mid Wales Joint Local Transport Plan has been jointly produced by the three Mid Wales Local Authorities of Ceredigion, Powys and Meirionnydd in Gwynedd.
- 2.24 In accordance with WG guidance the Mid Wales LTP draws on the TraCC Regional Transport Plan and recent work following the RTP including strategies for walking and cycling/ active travel, highways and the bus and community transport network. Local Development Plans are also taken into account.
- 2.25 The Local Transport Plan identifies issues and opportunities for all aspects of transport, limited to those that are within a local transport authority's remit and excludes schemes relating to the rail or trunk road network. These

aspects are contained in the National Transport Plan (NTP) published in draft for consultation in December 2014. The LTP will serve as a complementary document to the NTP, with the Mid Wales Local Authorities working with the Welsh Government to address the issues and opportunities of transport in Mid Wales.

- 2.26 The Joint LTP provides a detailed programme from 2015-2020 and a framework for schemes until 2030. The LTP is a statutory document that sits alongside the Local Development Plans and other policies and plans of each of the Local Authorities.

Feasibility Study: Aberystwyth to Carmarthen Rail Reinstatement, 2018

- 2.27 The study²⁴, funded by the Welsh Government, broadly confirms the technical feasibility of reinstating a modified route and train service between the towns of Aberystwyth and Carmarthen, it also highlights a number of key constraints/impacts to be resolved, and confirms the environmental importance and sensitivity of much of the route.
- 2.28 The identified scheme is believed to be close to optimal (within fixed constraints), but true viability would only be determined once the scheme has been more fully reconciled, through further detailed study, and in close consultation with the relevant local and statutory stakeholders.

Neighbouring Planning Authorities

- 2.29 In preparing the LDP 2 Preferred Strategy, Ceredigion has considered progress and work on the development plans of adjoining Local Authorities (Carmarthenshire, Gwynedd and Anglesey, Pembrokeshire and Powys), and National Park Authorities (Pembrokeshire Coast and Snowdonia). The Council continues to liaise with these Authorities regarding the production and implementation of LDPs and replacement plans. The Authority has

²⁴ Transport for Wales (TfW) Prepared by Mott MacDonald, commissioned by Transport for Wales

worked collaboratively with other authorities in Mid and South West Wales on key pieces of evidence to inform detailed policies and this will continue where effective and timely.

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

Local Context –Ceredigion

- 2.31 In 2014 there were an estimated 35,273 dwellings²⁵ in Ceredigion. However homes of 'lifetime' design standards are in short supply, which is why the LDP requires this of all new developments²⁶. Further, general housing quality standards are low. One third of the housing stock is of pre-1919 construction. Registered Social Landlords (RSL) had a combined total of 3306²⁷ units of accommodation in management.
- 2.32 The Local Housing Market Assessment (LHMA) (2016)²⁸, identifies that the mean house prices in Ceredigion in 2015, at around £155,000, were five and a half times higher than the median household income. Affordability ratios have hardly changed from the period immediately preceding the financial crisis of 2008. A similar disparity exists between income and private sector rents, which in Ceredigion exceed the Welsh Government proposed guideline that 25% of household gross income (£23,000 at 2016)²⁹ is an appropriate gauge of affordable rent. The large disparity between incomes and house prices and incomes/rents creates a need for a significant increase in affordable homes. The disparity between incomes and house prices/rents means that the need for affordable housing is likely to grow. A Mid and South West Wales regional LHMA is currently being undertaken (results anticipated 2019) where a clearer picture of the annual requirement of affordable homes will emerge.
- 2.33 Ceredigion has a working age population of 44,200 aged 16-64 which is 60.5% of the total population³⁰. This has reduced significantly in recent years (by -8.2% between 2006 and 2016). Ceredigion's unemployment rates are in line with Welsh and British averages despite the ageing population reducing the proportion of working age people. However Ceredigion's

²⁵ Stats Wales <https://statswales.gov.wales/Catalogue/Housing/Dwelling-Stock-Estimates/dwellingstockestimates-by-localauthority-tenure>

²⁶ in policy LU02

²⁷ 2017 /2019 data

²⁸ LHMA 2016 (ORS on behalf of Ceredigion County Council)

²⁹ LHMA 2016 (ORS on behalf of Ceredigion County Council)

³⁰ Those aged 16-59/64, ONS Mid-year population projection (2016)

economic activity rate, at 69.7%, falls well below the Welsh and British averages. Low levels of economic activity rate in Ceredigion are driven by the large student population - 48.3% of economically inactive 16-64 year olds are 'students'. The Economic Inactivity rate excluding students for 2018 it is 18.5% for Ceredigion, 17.6% for Powys and 19.7% in Wales. The population aged 65 and over increases by 20% between 2018 and 2033³¹ and it is worth noting the potential for impact on economic activity of the rise in state pension age, to 66 by October 2020 and to 67 by 2028. Currently Ceredigion has comparatively high levels of home working, long distance commuting, self-employment and part-time employment. Public services, education, tourism, leisure and agriculture dominate the employment structure within the County.

- 2.34 Reviews being undertaken by tertiary establishments (Aberystwyth University, University of Wales Trinity Saint David and Coleg Ceredigion) could result in disposal of some educational buildings along with the development of new sites.
- 2.35 Non-agricultural employment opportunities have historically been located in or close to the County's main towns of Aberystwyth, Cardigan and Lampeter (including the Aeron Valley). This pattern of development has essentially focused employment opportunities towards the west of the County reducing access to local jobs in the east. Work on the Growing Mid Wales Growth deal aims to address these issues by creating higher quality jobs more equitably across the county.
- 2.36 Tourism makes a major contribution to the County's economy and currently several strategies aim to promote and enhance Ceredigion's tourism industry; including the strategic objectives of the Ceredigion Destination Management Plan 2013 – 2020³² and the five key areas of the Wales

³¹ 2014 population projections

³² <http://www.discoverceredigion.co.uk/SiteCollectionDocuments/Destination%20Mngmnt%20Plan%20and%20Tourism%20Strategy/Ceredigion%20Destination%20Plan%20ENGLISH.pdf>

- Partnership for Growth Strategy for Tourism 2013 - 2020³³ (promoting the brand, product development, people development, profitable performance and place building).
- 2.37 Aberystwyth has the largest and most varied shopping facilities acting as a regional centre for the mid Wales area. Cardigan and Lampeter also serve a wide area, with Tregaron, Llandysul and Aberaeron also serving relatively large areas. Outside the main centres shopping services are provided through a range of local and village shops, plus mobile services. An increase in online shopping has been and will continue to be influential, especially in areas within delivery catchments of larger superstores. Access to food stores is just one component in creating strong, vibrant and sustainable futures for Ceredigion's rural communities, as advocated by the Ceredigion Well-being Plan 2018³⁴.
- 2.38 Retaining existing local facilities and encouraging the provision of new ones plays a key role in sustaining the community. The rural nature of the County has a significant effect on the provision and delivery of health, social care and well-being, as the cost, both in time and finances, of providing support/services in rural areas, is much greater and is often dependent on private transport. There are also issues of under-subscription within many of Ceredigion's schools (Primary and some Secondary), with some rural schools already closed. A review of Ceredigion's current education system continues and will result in some further land use implications, such as new school sites, extensions or closures³⁵.
- 2.39 Facilities for recreation vary across the county, with formal, organised activities predominantly located within the main towns, larger settlements and tourist areas. Ceredigion has over 2506 km of public rights of way (7.5% of the Wales total), approximately 80km of coastline and 25,693 hectares of access land – 14.2% of the County area. The Ceredigion

³³ <https://gov.wales/docs/drah/publications/130613-partnership-for-growth-en.pdf>

³⁴ <http://www.ceredigion.gov.uk/media/3956/local-well-being-plan-2018-2023.pdf>

³⁵ Evidence base 21st Century Schools

Primary Path Network indicates that 60% of the network is open and available.

- 2.40 The County is rich with international and national nature conservation designations, including; 12 Special Areas of Conservation (SACs) (plus 4 SACs outside Ceredigion which could be affected by the plan), 1 Candidate SAC (cSAC) 3 Special Protection Areas (SPAs), 2 Ramsar sites, over 101 Sites of Special Scientific Interest (SSSIs), 6 National Nature Reserves (NNRs) and Wales's only Biosphere, assigned by the UNESCO (United Nations Educational, Social and Cultural Organisation).
- 2.41 In addition to these designations there are across Ceredigion, both rural and urban, ecosystems that provide essential services and resources. For instance the County's peatland bogs aid water purification and flood control. In fact the Cambrian Mountains make up over 20% of Wales' organic soils, therefore providing a carbon sink of national importance (Land Use Consultants, 2007).
- 2.42 A high quality, picturesque, natural environment is also integral to Ceredigion's character and tourist economy. LANDMAP, has classified on its Visual and Sensory layer the majority of Ceredigion's coast as 'Outstanding', which complements the 35km already designated as a Marine Heritage Coast. However, the coast is also where many larger settlements are located and is an important area for tourism development. According to The Register of Landscapes of Historic Interest in Wales there are four landscapes of Special Historic Interest (Upland Ceredigion, Lower Teifi Valley; and twelve Historic Gardens of National Importance (Hafod; Nanteos, Plas Penglais, the Aberystwyth and Llanbadarn Campuses, National Library of Wales; Alltrodyn, Coedmore, Derry Ormond, Llanerchaeron, Llanllyr, Lodge Park, Pigeonsford walled garden, Trawsgoed and Cardigan Castle) in Ceredigion.
- 2.43 Ceredigion's historic and modern built environment plays an important role in creating an attractive and interesting place to live and visit. In terms of

historic environment, within Ceredigion there are around 425 abandoned metal mine sites and trial digs, 234 Scheduled ancient sites and monuments, (nationally protected), 1890 listed buildings, (mainly Grade II with 10 Grade I) and 13 Conservation Areas.

- 2.44 Ceredigion's abandoned metal mines remain very important as historical and cultural landmarks, with work in progress³⁶ to establish the feasibility of remedial works to address contamination at four locations.
- 2.45 Mineral extraction in Ceredigion today is confined to the extraction of sand and gravel, and the quarrying of sedimentary rock, to produce crushed rock aggregate, and, at the local level, to provide fill material and local building stone. There are no limestone quarries, or sources of secondary aggregate, but some limited opportunities for the re-use of construction, demolition and excavation materials exist. Ceredigion's sand and gravel resource is of regional importance making up for the absence of any accessible marine aggregate sources (the nearest Bristol Channel landings being well beyond the notional 30Km haulage limit).
- 2.46 For the current LDP rock reserves and sand and gravel reserves are well in excess of the Planning Policy Wales³⁷ 'Plan end date plus ten years' / 'plus seven years' and the 15 year requirement set out in the South Wales Regional Aggregates Working Party Regional Technical Statement First Review (RTS1) 2014 (which is currently under review) and For the replacement Plan Crushed rock reserves provide for the period through to 2036, plan period plus 3 years (however noting a reduction in 10 year supply, would extend the life of the crushed rock landbank to a PPW compliant 33 years, to around 2050) and, for sand and gravel, would require additional allocations to be compliant with PPW, i.e. through to 2040.

³⁶ 2019

³⁷ <https://gov.wales/planning-policy-wales> paragraph 5.14.15

- 2.47 When last evaluated (2006)³⁸ Ceredigion's ecological footprint was higher than the Welsh and lower than the British footprints. However, Ceredigion does make a significant contribution to renewable energy production and therefore to carbon emissions reduction, as it plays host to a large hydro-electric power scheme (56MW) and 4 wind farms (80.45MW). The Welsh Government has also designated a Strategic Search Area, SSA D Nantymoch, in North-West Ceredigion extending into Powys, within the Cambrian Mountains. It is anticipated that new targets will be identified in the emerging draft Welsh Government NDF, though electricity grid infrastructure is currently inadequate and new infrastructure routes need to be evaluated.
- 2.48 Ceredigion Council is preparing a Carbon Management Plan which is expected to be published and taken into consideration in the Deposit Plan.
- 2.49 Minimising waste is a further means to reduce carbon footprint. Ceredigion is currently one of the highest performing Authorities in Wales for recycling /composting, diverting 63.7%³⁹ of Municipal solid waste from landfill during 2017/2018. Due to the small volumes of waste generated within the county, it has no active landfill sites and little prospect of any new ones.
- 2.50 In recent years, major sea defences have been constructed to protect the communities of Borth and Aberaeron from coastal erosion. Preparation work is currently underway for the next phase of the Aberaeron coastal defence project, aimed specifically to address sea level rise and increasing storm surges. Aberystwyth is particularly vulnerable to coastal flooding and new measures to protect the frontage and town centre are in the process of being developed and considered. The second version of the West of Wales Shoreline Management Plan (SMP2, published 2012) identifies a number of sites along the coast of Ceredigion where a managed realignment of the

³⁸ Ceredigion Statistics by Stats Wales (2014) <https://dera.ioe.ac.uk/21452/1/141120-local-area-summary-eredigion-en.pdf>

³⁹ Stats Wales Annual reuse/recycling/composting rates by local authority (2019) <https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Waste-Management/Local-Authority-Municipal-Waste/annualreuserecyclingcompostingrates-by-localauthority-year>

existing defence line should be allowed to take place as the only viable option.

- 2.51 There is insufficient sewage capacity at some locations within Ceredigion, with public sewerage frequently inadequate in smaller settlements. Regular dialogue with Dwr Cymru Welsh Water (DCWW) has provided opportunity to engage over those settlements in which the majority of growth is proposed. All Candidate Sites and Allocated sites will be considered in collaboration with DCWW re infrastructure constraints and this will feed into the AMP programme.
- 2.52 The urban-rural divide with regard to infrastructure is often cited as a hindrance to the sustainability of rural communities. There is a danger of an urban/rural divide in the quality of broadband and mobile phone infrastructure and in access to sustainable transport. Although virtually all households have mains electricity, mains gas is still limited to a few larger settlements. On the plus side, although parts of Wales have been identified as vulnerable to water deficit in prolonged drought years, none of these areas are located within Ceredigion, though there is always the need to reduce the demand for water.
- 2.53 Ceredigion's main transport provision is heavily influenced by its geographic location, size, topography, rural nature and dispersed population. There is a high level of reliance on the predominant road network infrastructure (114 km trunk and 158 km principal county roads) servicing a high proportion of private and commercial motor vehicle journeys. Rail-based public transport within the County is limited to the Aberystwyth to Shrewsbury/Birmingham Cambrian line and the Aberystwyth to Pwllheli Cambrian Coast line, with stations at Aberystwyth and Borth and work in progress on the station at Bow Street. Public bus services link main towns to each other and to others outside the county (Traws Cymru service). A range of public, private and community transport services, of varying frequencies, serve more isolated areas. The accessibility of housing, employment and services, both public and commercial, is limited, with 5 of Ceredigion's 6 main towns rated as

only having 'medium' accessibility, in a central Wales context. Ceredigion County Council is committed to delivering active travel routes to improve the sustainability of local journeys. The National Transport Finance Plan for Wales and the Regional Local Transport Plan identify priorities in relation to transport investment.

3. Key Issues and Drivers

3.1 The Key Issues identified for the Ceredigion LDP were the product of extensive review and engagement, which has taken into account updated policy and strategy guidance, stakeholder opinion and debate. The Key Issues are the distillation of broader lists of issues, identified in the background Topic Papers for the first LDP, as agreed by Stakeholders and Members in the Autumn of 2008 and further amended during subsequent stages in the production of LDP 1. This refinement and amendment of the key issues has continued in preparation of LDP 2, particularly in light of what has been learnt through the annual monitoring reports of the LDP and the Well-Being of Future Generations Act and the Local Well-Being Plan. Uncertainty surrounding the potential impacts of Brexit and the economic climate, provides additional risk, but has not changed what these key issues are.

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

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

3.3 The Key Issues are:

Key Issue 1: Level and Type of Growth:

KI 1.1

The need to decide how the county responds to the growth projected to occur in the County up to 2033 as a result of in-migration, changing demographics and economic activity. The population of Ceredigion is set to

rise and age across the plan period. In parallel, there is projected growth in the economy of potentially 4,000⁴⁰ jobs.

KI 1.2

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

- i. Affordable housing
- ii. Needs of an ageing population
- iii. Needs of special interest groups
- iv. Need to promote sustainable, inclusive communities based on sustainable development
- v. Need to sustain and develop local facilities
- vi. Need for appropriate economic development to sustain communities, particularly their young people.
- vii. An adequate supply of land for economic development where the nature of the expected development calls for the provision of employment sites
- viii. Opportunity for the specific needs of the key economic drivers (identified as public services, education, tourism, leisure and agriculture) to be met
- ix. Opportunity for people to continue to create economic opportunity where they already live (given the rural and diffuse nature of the population).

Key Issue 2: Distribution of Growth/Development

KI 2.1

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

⁴⁰ Suggested in Growing Mid Wales preliminary documents. Detailed evidence yet to be submitted.

Key Issue 3: Form of Growth

KI 3.1

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

Key Issue 4: Community

KI 4.1

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

Key Issue 5: Welsh Language

KI 5.1

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

Key Issue 6: Environment and Climate Change

KI 6.1

The need to ensure that development assists in managing and reducing climate change and mitigating climate change effects. This issue

necessarily involves ensuring that development is sustainable in terms of its location and design.

KI 6.2

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

KI 6.3

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

KI 6.4.

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

KI 6.5.

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

Key Issue 7: Infrastructure and Services**KI 7.1.**

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

KI 7.2.

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

4. Vision

4.1 Welsh Government guidance and policy requires LDPs to set out a concise long term vision and strategy. This should be agreed by stakeholders and the community and set out how places are planned to develop, change or be conserved.

4.2 The Vision has been prepared with inputs from the Key Stakeholder group, the Sustainability Appraisal Working Group, Ceredigion County Councillors and through the ongoing SA /SEA process. The compatibility of the Vision and Objectives has been considered against the Wellbeing of Future Generations Goals⁴¹ and the integrated Sustainability Appraisals.

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 wellbeing.

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

- meets housing, economic, infrastructure, community, education, health and wellbeing 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.

⁴¹ Topic Paper ' LDP and Wellbeing and Soundness of the Plan

5. Strategic Objectives

Objectives

- 5.1 The following LDP Objectives set out how the Vision will be achieved in order to address the Key Issues set out in Section 4. Again the Objectives have resulted from a wider discussion around the types of issues that need addressing and where Ceredigion should be by 2033 and beyond. The Objectives were discussed and further improved following consideration by the KSG and Members during the previous LDP consultations and also as a result of the SA/SEA assessments. The compatibility assessment undertaken in preparation for LDP2 against National and Local Well-being Goals/Aims respectively, determined that all Objectives with the exception of Objective 4 on Tourism did not require amendment. Objective 4 may be improved somewhat to better reflect well-being imperatives. This is reflected in a relatively minor change to Objective 4 on tourism.

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

Objective 1

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

➤ Key Issues: KI 1.1, KI 1.2 & KI 2.1

Objective 2:

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

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

Objective 3:

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

➤ Key Issues: KI 1.2 & KI 4.1

Objective 4:

To encourage and promote a year round sustainable, environmentally friendly tourism sector 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.

➤ Key Issues: KI 6.1

Objective 5:

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

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

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

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

➤ Key Issues: KI 1.2, KI 3.1 & KI 7.1

Community (Key Issue 4):

Objective 7:

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

➤ Key Issues: KI 1.2, KI 2.1 & KI 4.1

Welsh Language (Key Issue 5):

Objective 8:

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

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

Environment and Climate Change (Key Issue 6):

Objective 9:

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

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

Objective 10:

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

➤ Key Issues: KI 3.1, KI 6.2 & KI 7.1

Objective 11:

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

↪ Key Issues: KI 6.1 & KI 6.3

Objective 12:

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

↪ Key Issues: KI 3.1, & KI 6.3

Objective 13:

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

↪ Key Issue: KI 6.1

Objective 14:

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

↪ Key Issues: KI 6.1 & KI 6.4

Objective 15:

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

↪ Key Issues: KI 6.4 & KI 6.5

Infrastructure and Services (Key Issue 7):

Objective 16:

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

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

Objective 17:

To encourage adequate provision of utilities throughout the county.

☞ Key Issue: KI 7.1

Objective 18:

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

☞ Key Issues: KI 7.1 & KI 7.2

6. Strategic Growth and Spatial Options

Section 6: The Strategy and ‘S’ Policies

- 6.1 This section sets out the LDP Strategy for realising the Vision and Objectives along with the policies that underpin and deliver the Strategy. It sets out the broad intention for managing change and indicates the level of provision to be made for the main growth sectors – which in relation to Ceredigion are employment and housing. It also sets out the 5 key policies (Strategy policies) relating to the scale and broad location of growth together with a strategic policy on the Welsh language.
- 6.2 These policies form the link between the level and distribution of growth sought by the Strategy itself and the more detailed policies.
- 6.3 The Deposit Plan will include:
- ‘Specific Types of Land Use Proposals’: policies that need to be taken into account in relation to specific types of land use proposals e.g. retail or tourism.
 - ‘Development Management Policies’: policy matters that need to be considered in relation to all development regardless of the type of use being proposed.
- 6.4 In the meantime supplementary papers will be published alongside the Preferred Strategy setting out the Council’s current position on the scale of change that may be anticipated to existing Land Use and Development Management policies. It is possible that the scale of change to policies to be included in the Deposit Plan may change, for example as a result of newly published legislation, policy and guidance.

The Strategy: Details

- 6.5 The broad Strategy of the LDP is to improve the overall sustainability of the County and secure the essential health and vitality of the County by strengthening Ceredigion's main towns (referred to in this LDP as the Urban Service Centres), and by acknowledging and responding in a strategic way to the particular need to improve sustainability across the vast rural area of Ceredigion. This will be supported by collaborative work with the Town Councils of the six main towns to deliver Placemaking Plans.
- 6.6 National guidance⁴² requires that LDPs should set out a sustainable strategy for delivering the Plan's Vision and Objectives. Such a strategy should manage change towards sustainability, secure a sustainable settlement pattern and minimise the need to travel increasing accessibility to modes of travel other than the car. It talks of minimising the need to commute and recognises that in rural areas the majority of development should be located in settlements that have relatively good accessibility and are capable of providing a certain level of local facilities.
- 6.7 Previous Sections of the Plan have illustrated the rurality of Ceredigion. It has shown that although significant economic activity takes place in rural areas, trends in service delivery, lack of suitable housing and work opportunity for emerging households can cause real problems for local rural communities. With over 40% of Ceredigion's residents living in rural areas it is therefore clear that improving the sustainability of these existing local communities can lead to improvements in the sustainability of the County overall.
- 6.8 These issues need to be balanced with the need to promote the County's main settlements, particularly that of Aberystwyth, given its National and Regional status.

⁴² WG LDP Manual Edition 2 2015

- 6.9 Underpinning the broad Strategy therefore is the basic principle that the best means of achieving the objectives of maintaining sustainable communities, the vitality of the Welsh language and improving access to services, is to facilitate rural entrepreneurship and to encourage a range of basic services at locations close to the rural population. This will also have the benefit of helping to reduce the need to travel to distant larger centres on a day to day basis.
- 6.10 The Strategy therefore aims to harness growth and use it to help improve the sustainability of Ceredigion by:
- providing opportunities to facilitate at least the projected growth in jobs over the plan period and provide opportunity to meet the need for new homes in line with projected growth; and
 - focusing these opportunities at a few key locations throughout the County in order to maximise the improvements to sustainability Countywide through:
 - focusing the majority of growth opportunities in the Urban Service Centres (USCs) (the main towns) and their sustainable hinterland settlements so fostering their national (in relation to Aberystwyth) and regional roles as set out in the Wales Spatial Plan and anticipated in the NDF; while
 - achieving a strong network of Service Centres throughout the County by concentrating development in identified Rural Service Centres (RSCs) in order to help achieve a critical mass of services and facilities which will serve a wider rural hinterland; and
 - ensuring that sustainable settlements and locations not identified as Service Centres still have some opportunity for growth to help sustain the social and community fabric of those areas during the plan period but that they should not be the focus of general growth.
- 6.11 This approach will help deliver the Vision and Objectives identified in the LDP and help address the Key Issues.

Settlement Strategy

Settlement Groups

- 6.12 Underpinning the Strategy was work undertaken to establish a Settlement Strategy for the LDP. This resulted in the identification of Service Centres and associated Settlement Groups. The Council's Topic Paper: Settlement Strategy explains how the 23 Urban and Rural Service Centres and their associated Settlement Groups, set out in Appendix 1 and shown on the Key Diagram, have been identified.
- 6.13 Each Settlement Group has a Service Centre (either Urban or Rural). Each Group also encompasses other, smaller settlements (smaller relative to the size/role of its Service Centre). Some of these settlements have been categorised as Larger Linked Settlements, Sustainable Linked Settlements, and Linked Settlements they also encompass groups of dwellings and farms, whose communities are most likely to use the services and facilities of that particular Service Centre.
- 6.14 Settlement Groups are approximations to complex patterns of local geography for which many alternative arrangements could be suggested. However they have been identified in a way that those living within them may recognise the area as representing their own wider local community. The majority of these groups formed part of LDP 1 and have become locally recognised approximations for community, continuation of this is important to the success of LDP 2.
- 6.15 The Service Centre for each Settlement Group will take the majority of growth for that Group in line with sustainability principles (see Policy S01, S02 and S03).
- 6.16 Beyond the Service Centres, in 'Linked Settlements' and 'Other Locations' the level of development permitted will be lower. In Larger Linked settlements, that have a number of key services or facilities and are connected to service centres by active travel routes and/or public transport

small allocations and opportunities for growth have been identified. In 'Sustainable Linked Settlements' those identified as on a public transport route running to facilitate regular working hours with some in house village services a small allowance for windfall development of 1 and 2 units will be acceptable, In other linked settlements and other locations development will be limited to that provided for by national policy as set out in policy S04.

Urban Service Centres (USCs)

- 6.17 USCs fulfil the role of both a local centre for the basic range of services for settlements within their Group as well as a role for providing higher level services meeting the needs which cannot realistically be met within the RSC Settlement Groups (see Policy S02). As such they serve large geographic areas and will play a pivotal role in delivering the economic ambitions of the Growing Mid Wales Strategy.
- 6.18 **Aberystwyth** is the largest town in Ceredigion and fulfils a national as well as a regional role for mid Wales, as acknowledged in the Wales Spatial Plan and it is anticipated, will be carried forward in the NDF. It also has a county-wide, sub-county and local role as can be seen from the Settlement Group Statement (See SGS SPG). The Plan aims to maintain and enhance the status of Aberystwyth as a settlement of national importance and as a strategic centre for Mid Wales, including by the inclusion of Rhydyfelin and Commins Coch.
- 6.19 Besides Aberystwyth, Ceredigion has five other main towns identified in the strategic, Wales Spatial Plan. These are **Aberaeron, Cardigan, Lampeter, Llandysul and Tregaron**. In support of and to assist in delivering the strategic plan, the same towns will be used as the USCs in LDP2 just as they were in LDP1. Newcastle Emlyn, although located just over the border in Carmarthenshire, serves the same role as Ceredigion's USCs. Carmarthenshire LPA agree that for the purposes of the Ceredigion LDP Newcastle Emlyn will be referred to as an USC and its impact and needs have been taken into account in relation to adjoining settlements which are within Ceredigion.

- 6.20 These other USCs have a sub-regional role in providing a large range of services and facilities to their Settlement Group, as well as various county-wide or sub-county functions. These roles and functions and their implications for growth are described in more detail in their individual Settlement Group Statements (See SPG). However, in brief, the Plan seeks to ensure that the economic potential of the USCs is maximized, which includes ensuring that their sub-regional retail functions are maintained and enhanced. Additionally, in order to balance any economic and housing growth in these Centres community, health, recreation and leisure facilities will also be supported and encouraged in all USCs.
- 6.21 Due to significant physical land constraints in Aberaeron and Newcastle Emlyn it has been necessary to identify settlements within each of these Groups which would assist in meeting the need that should otherwise be provided in the USC. For Aberaeron this is Ffosyffin and Llwynceilyn and for Newcastle Emlyn this is Adpar. These have been chosen taking into account a range of factors.
- 6.22 In respect of Aberaeron, Ffosyffin and Llwynceilyn, offer the best interim solution to service housing needs that cannot be met within the town at least until further options can be explored in detail within Aberaeron itself. Ffosyffin and Llwynceilyn have good public transport links and a level of services safely accessible to pedestrians to mitigate against journeys into Aberaeron by residents to meet some of their everyday needs. It should be noted however that the LPA is committed to re-evaluating options for Aberaeron's long term direction of strategic growth for the Deposit Plan, to seek to include additional land for housing development. This would lead to a reduction in the housing opportunity currently attributed to Ffosyffin and Llwynceilyn for this and future plan periods.
- 6.23 In respect of Newcastle Emlyn USC, Adpar (which forms part of Ceredigion) effectively operates as part of the USC and is thereby qualified as a settlement where part of Ceredigion's housing needs should be met on an

ongoing basis. See LDP1 Settlement Group Statements for further information.

6.24 A revised designation of seven USCs is proposed (see Appendix1):

Aberaeron (Llwyncelyn/ Ffosyffin)
Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau/ Rhydyfelin/ Commins Coch
Cardigan
Lampeter
Llandysul
Newcastle Emlyn (Adpar)
Tregaron

Rural Service Centres (RSCs)

6.25 Settlements have been identified which, by reason of their relative size or range and quality of services and facilities, lend themselves to being designated as Rural Service Centres (RSCs).

6.26 By identifying these settlements and concentrating rural development within them the Strategy seeks to strengthen their role in the network of settlements to optimise the prospects for rural communities to meet their own basic needs (Policy S03). This is seen as a critical approach to sustaining communities given the large geographical area which makes up Ceredigion.

6.27 Therefore each proposed RSC and its associated surrounding settlements in the Settlement Group constitute a unit which has both a total population representing a viable threshold for many basic services and provides the necessary accessibility to those services. These RSCs are locations where the viability of local provision can be enhanced by being concentrated and

better supported by a larger population within walking distance. There will still be those in the surrounding villages that will need to travel by car but their journey to the RSC should be shorter than a journey to the nearest USC. Policies S01 and S03 specify the type and scale of development suitable for a RSC.

- 6.28 There is one settlement that although located just over the border in Carmarthenshire, serves the same role as Ceredigion's RSCs, Llanybydder. Following discussion with Carmarthenshire LPA, for the purposes of the Ceredigion LDP it is proposed that Llanybydder will be referred to as a RSC and its impact taken into account in relation to adjoining settlements which are within Ceredigion. See the LDP1 Settlement Group Statement SPG for further information.
- 6.29 Due to significant physical land constraints in New Quay it has been necessary to identify a nearby settlement which would assist in meeting the need that should otherwise be provided in the RSC. For New Quay this is Cross Inn which is proposed, taking into account a range of factors including its proximity to New Quay, its broad range of local services and good public transport links to New Quay. Cross Inn has experienced high demand for development and is considered to offer the best interim solution to service housing needs that cannot be met within the town at least until further options can be explored in detail within New Quay itself.
- 6.30 **Brynhoffnant** is proposed as a new RSC IN LDP 2 in recognition of the demand that has arisen there, the advent of the new key facility of an area school and its sustainable position on the A road with access to a regular bus service. It has the benefit of a petrol station and shop and other facilities and a range of paid employment opportunities.

Ponterwyd is proposed as a replacement RSC for Pontarfynach, where there has been little interest in development during LDP1

- 6.31 Sixteen RSCs are proposed for the replacement LDP (see Appendix 1):

Aberporth/Parcllyn		Bow Street
Brynhoffnant		Cenarth
Felinfach/ Ystrad Aeron		Llanarth
Llanilar		Llanon
Llanrhystud		Llanybydder (Carmarthenshire)
New Quay / Cross Inn		Penrhyncoch
Ponterwyd		Pontrhydfendigaid
Talybont		Y Borth

Settlements and Locations Other than the Service Centres (Larger Linked Settlements, Sustainable Linked Settlements, Linked Settlements and Other Locations)

- 6.32 Within the Settlement Group there will be other settlements, groups of dwellings and farms. The LDP proposes some of these other settlements as 'Large Linked Settlements' 'sustainable Linked Settlements' and 'Linked Settlements'. Locations that are not named as 'Linked Settlements' will therefore be referred to in the LDP as 'Other Locations'. 'Linked Settlements and Other Locations' are dealt with in Policy S01 and S04. 'Large Linked Settlements' are dealt with under policies S02 and S03.
- 6.33 Growth outside of Service Centres is only sustainable where it serves to allow the existing community to meet some of its own needs, particularly where members of the community derive their livelihood in that locality. In accordance with the Strategy, which is to enhance the role and sustainability of the Service Centres by catering for more growth in those Centres, the amount of development acceptable outside of the Service Centres will be limited.
- 6.34 However some continued growth in these areas outside of the Service Centres is required to help maintain vibrant local communities and the Welsh Language. For this reason it is proposed that a proportion of the housing opportunity to be included in the LDP 2 will be reserved for those

locations, but the amount will be strictly controlled. Policy S01 and S04 also set out what types of other development may be appropriate at such locations.

- 6.35 The primary reason for identifying 'Large Linked Settlements' (LLS), Sustainable Linked Settlements (SLS) and 'Linked Settlements' is so that development for local needs outside of Service Centres can be focused to existing locations that have a substantial 'settlement' character already. LLS have been identified because they have active travel and / or public transport routes to their service centre and are of sufficient scale and size to absorb growth. The classification of 'Linked Settlements' has been based on the presence of a substantial built form. For the purposes of the LDP 'substantial built form' has been taken as a settlement which at the start of the Plan period (2018) had 37 housing units or more which were immediately adjacent to each other in one group, or on occasion 2 or 3 groups.
- 6.36 The proposed 'Large Linked Settlements' are settlements that form the periphery of the urban core, and are settlements of over 150 dwellings, with significant local facilities. All have access to active travel routes and/or public transport to the service centre facilitating non car modes of transport. They are of a sufficient size and have sufficient facilities that they can readily accommodate some small allocations and reasonable levels of growth.
- 6.37 A total of 22 settlements are proposed as 'Sustainable Linked Settlements' (SLS) on the basis of their size (60+ units), some facilities and importantly, the availability of public transport to the nearest USC with a maximum 30 minute journey at times to meet standard working hours. These may accommodate minor open market housing to sustain the rural community. (See Appendix 1).
- 6.38 The proposed 'Linked Settlements' vary considerably in size. Some are a collection of residential units only whereas others have a number of basic

facilities. All function at some level as a community. As a result the level of growth acceptable within the 'Linked Settlements' in the future will be limited to national policy only as set out in policy S04. Furthermore, in accordance with the Strategy, part of their housing needs should be catered for in the growth level set for the Service Centre.

6.39 Apart from in the 'Linked Settlements' new housing development away from Service Centres will be limited to local housing (see PPW 3.56, Policy S04 and S05) or rural enterprise needs (see Policy S04 and National Guidance in TAN 6) or conversions of buildings to dwellings as supported by the Historic Environment Act and reinstatement of former and abandoned dwellings as supported by Policy LU09.

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

The Settlement Strategy and Future Development:

6.41 Policies S01-S04 indicates the type and level of development appropriate for various locations in relation to the Settlement Strategy.

6.42 Settlement boundaries will be drawn for each of the Service Centres and Large Linked Settlements, to ensure that development relates to the existing built form and takes place in the most suitable locations. The application of the settlement boundary varies between USCs and RSCs and is specified in Policy S02 and S03 respectively. Development outside of the settlement boundary will only be permitted if in accordance with one of the LDP policies or national guidance.

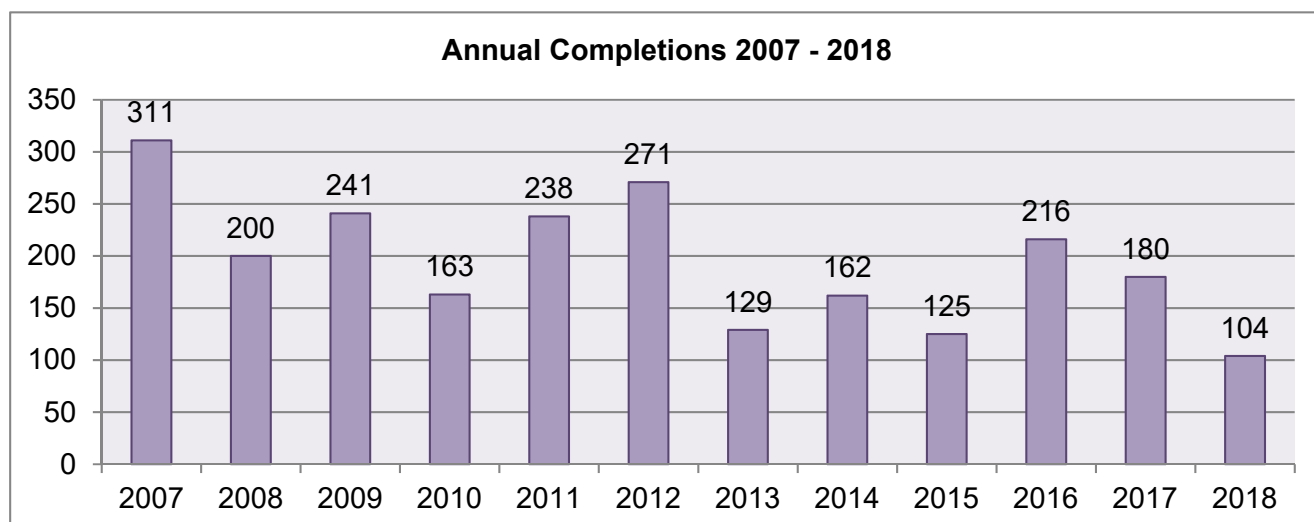
6.43 Most 'Linked Settlements' will not have settlement boundaries the exception being Large Linked Settlements which will have a boundary to facilitate small allocations and windfall development. In those that don't have boundaries (the majority), here development will be expected to relate well to the existing built form in line with Policies S04 and DM17. Where development does not relate well to the built form or where the

development is located in an 'Other Location' such applications in both instances will be considered against those elements of Policy S04 which apply to 'Other Locations'.

- 6.44 Generally the proposed allocation of sites for specific uses is confined to Service Centres and Large Linked Settlements, though some employment allocations are to be located elsewhere. All proposed allocations in the Deposit LDP2 will be referenced in Policy S01 and will be included in the Settlement Group Statement SPG and indicated on the Proposals Map. The specific Settlement Group Statement SPG will provide requirements and known constraints in relation to these sites. For ease of reference the sites will also be listed in a separate Appendix to the LDP2 Deposit document.
- 6.45 For the Deposit Plan Proposals Map some settlement boundaries may include large areas of land which have not been allocated for any particular use. This land will be included within the boundary for various reasons.

Opportunities for Housing Growth

- 6.46 Part of the Strategy is to ensure that opportunities exist to meet projected growth in dwelling requirements during the Plan period and that opportunities are provided to meet this growth in a way which will strengthen the overall sustainability of the County.
- 6.47 In accordance with PPW the 2014-based population and household projections for local authority areas produced by Welsh Government were the starting point for deriving a housing requirement for the Plan. This projection methodology and data inputs were analysed by the County Council. The assessment concluded that although the general principle, methodology and inputs of the projections were a good basis for deriving a dwelling requirement, they could be policy adjusted locally. The adjustment would take into account work on the Growing Mid Wales Partnership and associated economic development opportunities. The past build rates achieved over the first plan period were also considered. A housing need figure and a housing delivery figure are proposed in Strategic Policy S01.

Past build rates 2007-2018

6.48 Over the period of the LDP (2018 to 2033) the population and the number of households in the County is projected to rise by around 4,175 to 80,499 and 2,216 to 34,538 respectively. To convert the number of households to dwellings, the numbers are increased by the 10% vacancy rate from the 2011 Census results. Applying a similar ratio to the household projections, the number of dwellings is projected to rise by 2,437 across the plan period.

6.49 Although care has been taken to ensure all of the Plan's housing opportunities allocations are capable of being delivered it is inevitable that some of the sites will not be developed precisely as anticipated during the plan period. Consequently in order to ensure the number of dwellings needed can be delivered a contingency allowance of approximately 23% has been added which embraces both existing commitments / extants and flexibility. For LDP 2 opportunities are proposed to deliver in the region of 3000 units (see Policy S01).

6.50 In summary a housing delivery figure of 3,000 is proposed to meet the housing requirement figure of 2,437 dwellings.

6.51 As is demonstrated, the 'high level spatial distribution' element of the Strategy (Policy S01) is sufficiently flexible to allow for some deviation in growth levels above or below the current projection without requiring a

major review of the Strategy. However demographic data will be monitored through the AMR and any significant deviations from this projection will be dealt with by review of the Plan.

- 6.52 The Council has not proposed any policy element to the housing requirement figure included in the LDP and have chosen a 'predict and provide' approach.
- 6.53 However, it is clear that improving sustainability across the County during the Plan period is more likely to be achieved, based on the Council's projections, than had the projections resulted in a lower number. With an existing high level of commitments, as will be evident from information below, scope for further housing opportunities will greatly assist meeting the Plan Vision and Objectives. The Council's projections will allow for a greater critical mass of housing to be achieved in terms of the Service Centres. This will help strengthen the network of Centres which exist across the County. In turn this will ensure that development is focused back into the most sustainable locations (the Service Centres) in line with the Vision, thus reducing the need to travel, improving the County's resilience, protecting and enhancing its environmental resources and improving the County's sustainability overall. This will predominantly be achieved through the application of the Plan policies to housing opportunities that come forward during the Plan period as those already committed have been granted under a different suite of policies and objectives.
- 6.54 As the Plan period covers 2018 to 2033 some of the housing requirement set out above has already been provided for through existing commitments, which are made up as follows⁴³:
- completions: dwellings completed up to 31st March 2019; and
 - outstanding consents: the number of units for which there was a valid planning permission as at 31st March 2018. This figure

⁴³ Evidence Update paper on Housing Delivery – Extants 2019

includes sites that have been commenced and those where a start had not been made.

6.55 The commitments will be set out in an Appendix to the Deposit LDP2.

6.56 In line with the Strategy opportunities for housing growth are proposed predominantly to the Service Centres as follows:

- At least 55% Urban Service Centres (allocations and windfalls) in line with policy S02;
- 20% in Rural Service Centres (allocations) in line with policy S03;
- 15% in large linked Settlements
- 10% in the Sustainable Linked Settlements in line with Policy S04;
- Only proposals in line with National Policy in linked settlements and other locations.

Settlement Type	Percentage share of growth
USC	55%
RSC	20%
LLS	15%
SLS	10%
LS & OL	0%
Total	100%

6.57 This 'high level spatial distribution' is proposed as it results in a higher concentration of housing in the most sustainable locations than has been the case in the past. This 'high level spatial distribution' allows some flexibility in terms of meeting housing needs regardless of the actual needs that arise during the plan period.

6.58 The LPA is keen to ensure that a majority of future housing should be met in the USCs in line with PPW and the role recognised for these Centres in

the WSP and forthcoming NDF. The County's previous LDP sought the following proportional percentage split (USC: 51, RSC: 24, LS/OL: 25). Prior to the LDP, the Unitary Development Plan (UDP), Proposed Modifications 2006, though not adopted, sought to ensure that 45% of all new housing developed between 2001 - 2016 occurred in the same USC locations. The LPA is mindful that currently over 40% or so of the County's population live in settlements of the county i.e. Linked Settlements Other Locations that have no growth allowance, and only just over 40% of the population live in USCs. Bearing these factors in mind, and that RSCs will also need to grow if the Council's aim through the LDP Strategy of improving sustainability of the County as a whole is to be achieved, the LPA proposal to increase the overall proportional provision in USCs to 55% during the replacement LDP period. Furthermore an additional 15% allowance is proposed in Larger Linked Settlements which are all within active travel routes of Urban Service Centres thus proposing 70% of growth within the USC and its periphery. This demonstrates a commitment and steady increase in distributing growth to the most sustainable settlements over the past 23 years and 3 plan periods.

- 6.59 As already noted, the LPA recognises the need to bolster the role of the RSCs if the Strategy is to be effective. The LPA recognises that it is necessary to grow the RSCs overall if a critical mass is to be achieved capable of sustaining and enhancing community facilities and improving overall sustainability of the rural areas. As such the LPA provided opportunities through the previous Plan for 24% of housing needs to be met in the RSCs. Unfortunately plan monitoring through the AMR has demonstrated that these levels have not been achieved. Therefore in this plan changes have been made to some of the RSCs reflecting deliverability. A range of new allocations will be sought, and further reduced allowance in the linked settlements will hopefully bolster growth in the RSCs in this plan period. The LPA recognises that this may mean a significantly larger number for some of the RSCs compared to what they have seen in the past and that this will need to be managed through appropriate phasing and ensuring that the type of development coming forward best meets the

needs of that area. This approach is considered appropriate given that the RSCs have been identified as having an increased role for the longer term and not just for this plan period.

- 6.60 Allowing for an element of housing requirement to be met in locations other than the Service Centres recognises the need for some continued growth in the more rural settlements to help maintain community vibrancy and the Welsh language. Under the previous LDP this allowance was set at 25%. In terms of completions however this was 43% (as at April 2018); under the UDP 32% of new housing completed occurred in locations other than the Service Centre (up to 2007). The LPA are mindful that although the balance needs to be shifted in the replacement LDP to favour Service Centres some opportunity should remain to meet future needs which arise in these locations away from Service Centres as evidenced by the completion rates in LDP1. However this growth is being limited to Larger and Sustainable Linked Settlements only.

Opportunities for Affordable Housing **[Details to be included in the Deposit Plan]**

- 6.61 **Opportunities for Economic Growth:** In order to sustain communities, particularly their young people, the Strategy makes provision for the ambitions of the Growing Mid Wales Partnership and the emerging Growth Deal. Sites will be allocated in the Deposit Plan to cater for the GMW ambition. However a significant proportion of this growth will be by the development of existing sites around research and development, education, agritechnology, the sensitive restoration and regeneration of historic and archaeological assets of international significance and adding value to Tourism.
- 6.62 The Strategy recognises that opportunities for employment should be maximised in the USCs for all scale and type of developments. Employment opportunities which generate a large number of trips, either through what they sell or through the level of workforce required, should be located within

the USCs or, where appropriate, on sites located elsewhere (see Policy S01 and S02).

- 6.63 It is also recognised that if the role of the RSCs is to be truly achieved then ensuring opportunities for economic development closer to where people live is essential, but that this should be achieved at a scale suitable to that RSC (see Policy S03).
- 6.64 Likewise it is acknowledged that, due to the nature of the economic base in Ceredigion, a large number of the jobs generated are self employed in nature and that therefore allowing opportunities for businesses closer to where people live, subject to the scale of the development, will reduce trip generation and aid sustainability generally.
- 6.65 The Strategy is to help meet future growth in two ways. Firstly, by enabling entrepreneurship through a permissive policy approach to economic development proposals throughout the county, which in turn should assist the sustainability of communities and reduce the need to travel. Secondly, by ensuring that enough land has been allocated to provide opportunities to cater for the jobs that would require or benefit from a business or industrial park type location, or a mixed use or bespoke allocation in terms of retail, community, health and other employment uses. The first is dealt with through Policies LU11-LU12. The second is as follows for each key sector type:

B1, B2, B8 and certain unique uses:

- 6.66 *The service sector is dominant within Ceredigion. Major employers include the Universities in Aberystwyth and Lampeter, Coleg Ceredigion, Institute of Biological, Environmental and Rural Sciences (IBERS), QinetiQ (Aberporth), the Hywel Dda Trust and the County Council. Many of these uses require office type premises.*

- 6.67 *The DTZ Assessment which informed the current LDP identified the need to allocate between 26-34ha to meet B1, B2, B8 and certain unique uses (including facilities for waste). This need was taken forward and translated into land requirements in the Aberystwyth Area and in South Ceredigion 39 ha (net) was allocated in LDP1 for these specific use classes, 23 ha (net) in the Aberystwyth recognising its national and regional role and 16ha in Cardigan. During LDP1 (predominantly a time of recession and uncertainty) not much of this land has been delivered, however these are the best sites available and many of these allocations are likely to be carried forward as proposed allocations in the LDP 2 Deposit Plan.*
- 6.68 *The intention within the current LDP strategy was that the majority of the need for allocated sites could be accommodated by extending existing business or industrial sites. The allocations will be listed in the Settlement Group Statements SPG and shown on the Proposals Map (Deposit Plan) –. The sites will also be listed in an appendix to the Deposit Plan along with a summary as to how the allocations were derived. Requirements and constraints required to be taken into account at the planning application stage will be set out in Settlement Group Statements SPG. Development on allocated sites will be subject to Policies S01-S04 and LU11.*
- 6.69 It should be noted that in addition to ‘new’ allocations many of the ‘existing’ sites will be proposed as employment allocations. This inclusion of existing sites as part of the overall allocations recognises that there may be small parcels of land within existing sites which may contribute to new economic development and/or that some of the existing sites could get redeveloped during the plan period. Their proposed allocation also provides further protection against pressures that may arise from other types of development on such sites.
- 6.70 As the new provision is largely focused on locations where industrial or business sites already exist, not all Service Centres will have an allocation. This is particularly true of the RSCs. The NLP site assessment work concluded that if the role of the RSCs is to be truly achieved then ensuring

opportunities for economic development closer to where people live is essential. Although some RSCs have established multi-unit employment sites already in existence, in the absence of specific funding and delivery proposals future development is likely to come forward in the form of single units. Allocating new sites, in the absence of clear public or private funding proposals is therefore likely to hinder rather than assist economic growth in the RSCs unless multi-unit sites already exist. For this reason wholly new sites have not been allocated in the RSCs and applications for B1, B2 and B8 (including certain Unique uses) will be determined in accordance with Policy S03 and LU12.

Retail:

- 6.71 The USCs are the County's main shopping centres. Furthermore, Aberystwyth has a regional role in relation to shopping, which reflects its role generally in Mid Wales and the fact that it is the largest town within Ceredigion. A number of the USCs also serve large areas outside the County, particularly Cardigan, Lampeter and Llandysul. Large retail development (see Policies LU18-LU19 for definition) should be located within the USCs. In addition to providing a range of shops and goods, USCs also provide an important focus for cultural activity, tourism and service provision – all of which add to the character, vitality and viability of the centre.
- 6.72 The interest in relation to retail development in recent years has primarily related to Aberystwyth, Cardigan and Lampeter. A countywide Retail Capacity Study (2017) has been prepared which outlined that the existing allocations and permissions are sufficient to meet the anticipated retail requirements until after the end of the plan period (2033). Therefore no specific retail allocations are proposed in LDP 2.
- 6.73 Therefore it is expected that retail interest and pressures are relatively low and thus a policy approach provides for a more responsive means of dealing with retail needs as they arise in line with Policy S02-S04, Policy LU18 and Policy LU20.

- 6.74 The role of the RSCs in providing for a choice in daily convenience good needs should be strengthened. Local retail facilities help reduce the number and length of journeys made, reduce elements of social exclusion and help create a better quality of life for residents. The aim is to strengthen the ability of these more rural Settlement Groups to cater for their own daily needs, through strengthening the provision in the RSC. Proposals should however primarily serve local needs and should not be of a scale which would draw customers from further afield who would be more sustainably served through a nearer RSC or indeed USC (see Policy S03).
- 6.75 The role of local convenience shops and small scale retail provision within the 'Linked Settlements' is recognised as being important, especially for goods which serve day to day needs. The further loss of village shops and post offices will be resisted. In order to ensure the survival of rural shops, new approaches in provision may be required (Policy S04).

Tourism and leisure uses:

- 6.76 Tourism and leisure uses often require bespoke provision, reflecting the nature of the proposal, and are far more difficult to predict and provide for in terms of allocations in the absence of known schemes. Any future growth in tourism and leisure facilities will therefore be dealt with at the time of an application, in line with Policies S01-S04 and detailed Land Use and Development Management policies set out in the Deposit LDP 2, rather than through site allocation (see Policies LU14 – LU17, LU22 and LU24).
- 6.77 The exception to this is where stated in the Settlement Group Allocated Site Schedules that the provision of open space is required, or where development of the site requires the relocation or redevelopment of an existing community or leisure facility as part of the overall development.

Agriculture:

- 6.78 Agriculture (which includes fisheries) is also an important employment sector within Ceredigion. Whilst employment in agriculture does not affect the demand for future allocated employment sites, continued restructuring

of the sector may present opportunities and challenges. The LPA will therefore need to be able to respond to these changes as they occur and will predominantly rely on national policies to determine such applications.

- 6.79 The County Council remains committed to developing the County's agritech economy.

Bespoke employment sectors:

- 6.80 The airport at Blaenannerch (West Wales Airport) in the South of the County serves a supporting role to the local economy. The curtilage of the airport will be shown on the Proposals Map and proposed as a Mixed Use allocation in the LDP2 (Deposit) in recognition of the Welsh Government's continued support for this facility, proposed development associated with its role as a landfall for offshore radiospectrum research and proposed airport expansion with potential for hotel development. Details of the acceptable mix of uses on site will be scheduled in the Settlement Group Statement for Aberporth/Parcllyn.

- 6.81 In order to maintain an adequate and sustainable supply of sand and gravel and crushed rock two allocations were included within LDP1 for mineral resource working. There is an expectation that LDPs will reflect a regional target. The Deposit Plan will reflect collaborative work across the Ceredigion, Pembrokeshire and Carmarthenshire Councils and the Pembrokeshire Coast National Park Authority to agree how best the land bank requirements in the South Wales Regional Aggregates Working Party (1st Review / emerging 2nd Review) can be met and whether minerals allocations will be required in LDP2.

Growth Opportunities for Other Sectors:

- 6.82 As has already been noted, housing and employment provide the greatest pressure in relation to growth during the plan period.
- 6.83 However, if the LDP is to respond in a strategic way to the particular need to improve sustainability Countywide then there are a number of other

matters that are important to acknowledge and address in order for the Strategy to be achieved.

- 6.84 The LDP will therefore encourage development which helps provide for growth in other sectors, to balance economic and housing growth. This includes growth in relation to:
- 6.85 Community (including education): Predominantly such needs will be met through policy provision (Policy LU22).
- 6.86 Transport: Predominantly such needs will be met through policy provision (see Policies DM03 and DM04).
- 6.87 The scale of such growth should relate to the economic and housing growth proposed for that location through the LDP, see Policies S01, S02, S03 and S04. This should ensure that any potential negative impacts on the existing community and the Welsh language are minimised, and that where possible development would have a positive effect on the sustainability of the community and Welsh language.

Achieving Sustainable Development / Meeting the Goals of the Wellbeing Act

- 6.88 Whatever the type of growth, it will need to be achieved in a sustainable manner and have due regard and consideration to matters including:
- design, context of surroundings, matters relating to community, Welsh Language, health and wellbeing (see Policies DM06 – DM10);
 - the environment and climate change, including, biodiversity, landscape and natural resources, energy and minerals (see Policies LU25 – LU32 and DM12 – DM23); and
 - the availability of adequate infrastructure and services (utility, waste, transport etc.) (see Policies LU31 – LU32, DM03 – DM04 and DM12 – DM13).

6.89 All these matters will be addressed through specific policies in the Deposit Plan.

6.90 The Strategy is summarised in the following box and further illustrated in the Key Diagram:

The Strategy

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

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

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

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

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


- At least 55% of this growth in the Urban Service Centres (USCs);
- 20% of this growth in the Rural Service Centres (RSCs);
- 15% Large Linked Settlements; and
- A maximum of 10% of this growth in the sustainable linked settlements.

- 44.

In terms of employment it means:

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

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

 Objectives: 1- 18

- 6.91 As set out in para 6.124 the Strategy is to improve the sustainability of the County. The key to achieving this Strategy is the creation of sustainable communities.
- 6.92 Through focused growth the Strategy provides opportunities for a range of jobs, homes, services and facilities to come forward which will improve sustainability across the County.
- 6.93 The scale of this growth and its broad distribution are set out in Policy S01, the main strands of which are housing and economic growth.
- 6.94 Settlements classified as Urban Service Centres (USC), Rural Service Centres (RSC) or Large Linked Settlements, Sustainable Linked Settlements are listed in Appendix 1. Locations not named in Appendix 1

⁴⁴ The percentage and number of units maximum specified, once met, does not preclude the development of further units provided they can be justified in accordance with National Guidance.

are mainly open countryside with a scattering of small settlements, where development will be strictly controlled.

- 6.95 The projected need for housing over the plan period is for 2437 additional units. However, in order to deliver that level of growth there is a need to provide flexibility to allow for some sites not coming forward. A housing delivery target of 3,000 provides for this flexibility, including provision for outstanding commitments / (extants).
- 6.96 The Strategy chapter of the LDP2 Deposit document will show how this provision can be met through a combination of commitments, allocations, windfall and non-allocated sites. Policies S02, S03 and S04 detail how and where this provision will be permitted. The table below sets out in detail the projected need and opportunities provided for each Settlement Group, its Service Centre, Large Linked Settlements, Sustainable Linked Settlements and its 'Linked Settlements and Other Locations'.

Level of Growth Proposed by Settlement Tier

Settlement Type	Percentage share of growth	No of planned units	Annual total requirement
USC	55%	1320	88
RSC	20%	480	32
LLS	15%	360	24
SLS	10%	240	16
LS & OL	0%	0	0
Total	100%	2400	160

Strategic Policies

6.97 In this section all references to settlement boundaries, allocations, Proposals Maps refer to Plan details to be prepared following this consultation and as part of the Deposit Plan / supplementary documents. It is anticipated that the Deposit Plan will be published for consultation in May – June 2020. Settlement Group Statements will be prepared as Supplementary Planning Guidance, with a draft prepared for consultation alongside the Deposit Plan.

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 XX, 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 S04.⁴⁵
2. Employment opportunities to provide for **xxxx**⁴⁶ 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.

 Objectives: 1- 18

6.98 The intention of the Strategy is to improve the sustainability of the County. The key to achieving this Strategy is the creation of sustainable communities.

⁴⁵ 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.

⁴⁶ 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.

- 6.99 Through focused growth the Strategy provides opportunities for a range of jobs, homes, services and facilities to come forward which will improve sustainability across the County.
- 6.100 The scale of this growth and its broad distribution are set out in Policy S01, the main strands of which are housing and economic growth.
- 6.101 Settlements classified as Urban Service Centres (USC), Rural Service Centres (RSC) or Large Linked Settlements, Sustainable Linked settlements and Linked Settlements are listed in Appendix X. Locations not named in Appendix X are mainly open countryside with a scattering of small settlements, where development will be strictly controlled.
- 6.102 The projected need for housing over the plan period is for 2437 additional units. However, in order to deliver that level of growth there is a need to provide flexibility to allow for some sites not coming forward and for a significant proportion of outstanding consents, carried forward from the current LDP. The flexibility is catered for in the sustainable settlements, the Service Centres.
- 6.103 Table XX to be included in the Deposit Plan shows how this provision can be met through a combination of commitments, allocations, windfall and non-allocated sites. Policies S02, S03 and S04 detail how and where this provision will be permitted. Appendix XX sets out in detail the projected need and opportunities provided for each Settlement Group, its Service Centre, Large Linked Settlements, Sustainable Linked Settlement and its remaining 'Linked Settlements and Other Locations'.
- 6.104 The provision of housing without allied employment opportunities would clearly not be sustainable (Criterion 2). Accordingly the plan also allows opportunity for the creation of xxxx jobs. These jobs can come forward either, in line with Policies S02-S04, through the allocated sites (see Settlement Group Statements and Proposals Map) or as windfall through the plan policies (see LU11 – LU21 and Settlement Group Statements). The

additional policy based approach to employment provision regarding windfall sites is important because of the rural nature of the area with 60% of the population living outside of the USCs, the small scale of enterprises and the need to capture all appropriate job creation projects.

- 6.105 It is important that people have access to other facilities close to where they live to reduce the need to travel (Criterion 3). This makes it easier for people to meet their needs within a close proximity and improve the sense of community. For that reason the deposit plan will provide support for such facilities (existing and proposed) both through allocated sites and on windfall sites based on assessment against policies. Where other specific needs were known at the time of writing the plan (e.g. minerals), the deposit plan will provide certainty, as far as it can, regarding the delivery of these needs through specific land allocations (Criterion 3). All allocations will be identified in the Deposit Plan, detailed in the Settlement Group Statements SPG⁴⁷ and illustrated on the Proposals Map, to accompany the Deposit Plan and listed, for ease of reference, in an appendix to the deposit Plan. Specific allocation requirements relevant to the planning application stage will be set out in the 'Allocated Sites Schedule', part of the Settlement Group Statements SPG.
- 6.106 Policies in the 'Development Management Section of the Plan and some of the Policies in Section X: 'Specific Types of Land Use Proposals' will ensure that growth is achieved in a sustainable manner, protecting and enhancing the environment and improving the County's resilience.

Policy S02:

Development in Urban Service Centres (USCs)

⁴⁷ This will be published in draft form and consulted upon alongside the Deposit Plan

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;

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.

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

6.107 The Urban Service Centres (USCs) are the primary focus for development in the Ceredigion LDP Strategy.

6.108 The USCs are the most sustainable locations for development given that they have a critical mass in terms of employment and services, with the majority of development during the plan period directed towards them.

- 6.109 The USCs and associated Large Linked Settlements are listed in Appendix X. Further detail regarding the role and function of each USC is set out in the individual Settlement Group Statements (SPG).
- 6.110 Aberystwyth has a pre-eminent role which is acknowledged nationally, including in the Wales Spatial Plan and will be carried forward into the forthcoming NDF. This role is supported in the LDP through providing for the main concentration of both housing and employment opportunities.
- 6.111 Where Regeneration Strategies/ emerging Place Plans exist for the USCs these provide a flavour of the individual characteristics of the USC.
- 6.112 A settlement boundary will be provided in the Deposit Plan for each USC and Large Linked Settlement to make clear the acceptable geographical spread of development. It is expected that all development will come forward within the USC settlement boundary.
- 6.113 Land allocations will be included in the Deposit Plan to meet a range of different needs within each of the USCs, and will be shown on the Deposit Plan Proposals Map. Details and requirements regarding allocated sites will be scheduled in the Settlement Group Statements (see the Allocated Site Schedules section of the SPG, to be published as part of the Deposit Plan consultation).
- 6.114 Existing commitments and allocations exist to meet the majority of the projected growth for a variety of uses in the USCs (retail, housing, offices, etc.). However, given that they are the most sustainable locations for development, no upper growth limit is fixed for any type of development in the USCs. However a fixed Cap is proposed for the Large Linked Settlements, as set out in Appendix XX.
- 6.115 Within the USC, land that not allocated in the Deposit Plan is referred to as a windfall site in relation to housing developments and as a site that has not been allocated in terms of all other development types. Windfall

development or development on land which has not been specifically allocated, including housing, which comes forward will be accepted subject to the proposal being in line with other policies in the LDP. Particular requirements or constraints which may affect such sites will be set out in the Settlement Group Statement SPG.

- 6.116 Appendix **XX** provides an indication as to how the potential scale of housing development could be accommodated in terms of commitments, allocations, and windfall within each USC and Larger Linked Settlement.
- 6.117 The Settlement Group Statement SPG will set out specifics in relation to each USC and Larger Linked Settlement, including any requirements at the planning application stage in relation to each allocated site (See Allocated Site Schedule) and also in relation to any windfall and non-allocated site development.

Policy S03:**Development in Rural Service Centres (RSCs)**

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

1. Housing development in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of:
 - a. allocated sites (see Settlement Group Statement and Proposals Map⁴⁸) 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

⁴⁸ To be published as part of the Deposit Plan

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.

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.

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

- 6.118 The Rural Service Centres (RSCs) have an important role to play in improving the sustainability of the whole geographic area in which they are set and the County in general. As such they are the secondary focus for development as part of the Strategy because of their role in providing to a greater or lesser extent for the day to day needs of their wider area. By bolstering the role of the RSCs through the concentration of development, they will increasingly become a focus for the provision of services and infrastructure. This will improve the sense of community and make it easier for people living in each area to meet their needs locally.
- 6.119 The RSCs are listed in Appendix X. Their individual role and function are further set out in the Settlement Group Statements (SPG).
- 6.120 Each RSC has a settlement boundary (to be published as part of the Deposit Plan) to set the acceptable limits of residential development. However, acknowledging the more rural context of RSCs over USCs, opportunity is additionally provided for development types other than general housing to also come forward beyond the boundary if suitable locations are not available within the boundary. This is to encourage and facilitate the creation of community uses and facilities together with employment opportunities. Additionally, rural exceptions sites or 'affordable housing only' sites may come forward in RSCs immediately outside of the settlement boundary in accordance with TAN 2 and Policy S05 provided a clear need has been demonstrated for the development. For the purposes of Policy S03 'adjacent' means 'immediately next to'.
- 6.121 In relation to RSCs any land not allocated in the Deposit Plan is referred to as a windfall site in terms of housing development and a non-allocated site in terms of all other development types. Development which comes forward on a windfall site or on sites not allocated, whether for housing, employment or other types of uses, will be accepted subject to the proposal being in line with other Plan policies (including Criterion 1 above in relation to housing,). Particular requirements or constraints which may affect such sites are set out in the Settlement Group Statement.

- 6.122 In the RSCs it is important that housing development comes forward but equally important that the overall scale does not exceed that which has currently been assessed as sustainable. As such, in the RSCs cumulative development on allocated sites to be published as part of the Development Plan will be permitted only up to the levels set out in Appendix XX for each RSC.
- 6.123 Renewal of previous or current planning permissions in the RSCs is not guaranteed, see Policy LU05.
- 6.124 'Employment development' in the context of Criterion 2 of this Policy relates to B1, B2 and B8 uses (and Unique uses that complement these B class uses). Some of the RSCs will have employment allocations for these use classes either within the RSC or nearby (see Settlement Group Statement and Proposals Map). In order to ensure that employment opportunities support the role of the RSC limits will be placed on the scale of development that comes forward on land not allocated in the LDP. In relation to such employment development under Criterion 2 of this policy 'medium scale' is defined as development with a gross floor space of no more than 2500sq. m. Other economic development uses are covered by Criterion 3 (shopping) or 4 (leisure, tourism, etc.). It is not expected that employment development would generally be suitable in the LLS.
- 6.125 In relation to shopping opportunities (Criterion 3) it is expected that RSCs will only provide for day to day needs. It is not expected that they compete with the USCs or draw people to the area that are not already there. As such the policy supports the expansion of 'convenience' shopping but not the creation of comparison opportunities at RSCs. No specific retail allocations will be provided for any of the RSCs.
- 6.126 Other uses (Criterion 4) could include leisure or community uses amongst others. It is important that these uses support the role of the RSC or LLS and are of a scale appropriate to its role and function.

- 6.127 The Settlement Group Statement⁴⁹ will be published as Supplementary Planning Guidance. It will set out specifics in relation to each RSC and LLS, including any requirements for the planning application stage in relation to each allocated site within the Deposit Plan (see Allocated Site Schedule) and also generally in relation to any windfall development (in relation to housing) and development on sites that have not been allocated in relation to all other development types.

Policy S04:**Development in 'Linked Settlements'**

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

⁴⁹ To be published as part of the Deposit Plan

- 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.

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

- 6.128 All parts of the County which have not been identified as a Service Centre (Urban or Rural) or Large Linked Settlements are captured by this Policy and are referred to collectively as ‘Sustainable Linked Settlements, Linked Settlements and Other Locations’. Some of these areas have been defined in the LDP as ‘Linked Settlements’ and are listed in Appendix 1. Anywhere not defined as a Service Centre, Large Linked Settlement or ‘Linked Settlement’ in Appendix 1 is referred to as ‘Other Locations’ and is mainly open countryside but with a number of small settlements and development at such locations must be strictly controlled. It is expected that these ‘Linked Settlements’ along with the ‘Other Locations’ will look to a Service Centre to meet their needs and as such their communities are seen as ‘linked’ to one or other of the USCs or RSCs.
- 6.129 Any development that occurs outside of the Service Centres should predominantly focus on the ‘Large Linked Settlements’ and ‘Sustainable Linked Settlements’. However, the LDP recognises that there will be circumstances which accord with PPW (TAN 6) where specific types of development in ‘Linked Settlements and Other Locations’ could be acceptable, including dwellings for agricultural workers, rural enterprise, farm diversification for economic gain, reinstatement of former or abandoned dwellings, conversion of historic buildings for their future protection and other similar uses. Such provisions are covered by national guidance and have not been repeated in Policy S04 other than for the cross references.
- 6.130 General market housing will not be permitted in these ‘Linked Settlements and Other Locations’ as they are the least sustainable places. The only means of securing that housing meets the needs of existing local communities is by restricting it to rural enterprise dwellings or affordable housing only. Housing development in the ‘Linked Settlements and Other Locations’ will therefore only be permitted if either it can be justified in accordance with TAN 6 as a rural enterprise dwelling or where a need can be demonstrated for an affordable dwelling, or other justification as set out in Policy S04. The justification for the affordable dwelling should also

demonstrate that the unmet need cannot be met in a nearby Service Centre or 'Linked Settlement'. However, the fact that need exists for an affordable unit does not override the requirement that development should be sustainably located. Affordable units must therefore be located within or immediately adjacent to existing groups of dwellings in line with the intentions of Para 3.56 of PPW and TAN 2, Para 10.13.

- 6.131 The 'Linked Settlements' are often less coherent in their built form than larger settlements. For this and other reasons the LDP has not sought to assign settlement boundaries to 'Linked Settlements'. It is important that development comes forward in a way which improves the physical/visual coherence of the buildings comprising the settlement and to that end the policy requires that to be acceptable, development must be located within or immediately adjacent to a group of dwellings clearly identifiable as part of the settlement concerned. For the purposes of Policy S04 'adjacent' means 'immediately next to' and should result in no vacant land between it and the built form, including that of very large gardens.
- 6.132 In terms of **Housing**:
- 6.133 The vast majority of Linked Settlements have an outstanding stock of consents or extant permissions available for development therefore no further development is permitted in settlements where this capacity exists.
- 6.134 Renewal of previous or current planning permissions in the 'Linked Settlements and Other Locations' is not guaranteed, see Policy LU05. Permissions will be only renewed in exceptional circumstances, the council operates a use it or lose it policy in Linked Settlements and Other locations.
- 6.135 In terms of **economic development**:
- 6.136 In relation to Criterion 3, economic development covers all aspects of the economy, including retail, leisure and tourism. Small scale in the context of Criterion 3 is as follows:

- B1, B2 or B8 employment development with a gross floor space of less than 1500 sq metres;
- Leisure development with a gross floor space of less than 500sq metres;
- Retail development with a gross floor space of less than 250 sq metres; and
- Tourism developments commensurate with the scale of the settlement in which it is proposed. There is no defined amount of land area which can be applied to the size of tourism developments as these vary on a site by site or type of development basis.

Policy S05:

Affordable Housing

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).

Objectives: 1 – 5, 7, 8, 16

6.137 Policy S05 will set out the provisional Affordable Housing Target for Ceredigion in the Deposit Plan and creates the opportunity for provision of

- housing to meet a range of affordable needs in both urban and rural areas of Ceredigion. The policy will ensure the transparency of planning proposals for affordable housing and also help satisfy Objectives 1 and 8. The outcome of the current cross border research will inform the affordable target for the Deposit Plan and will assist in identifying percentage contributions which are comparable across similar rural regions.
- 6.138 By 'all new build housing schemes' the policy refers to allocated, windfall, and non-allocated housing development.
- 6.139 The justification for requiring varying percentages of affordable housing on all sites countywide is explored will be published as part of the Deposit Plan and an accompanying revised SPG.
- 6.140 The various options for using any commuted sum funds will be illustrated in a revised SPG: 'Affordable Housing' to be published for consultation alongside the Deposit Plan. Early discussion with the LPA is advised where alternative provisions will be necessary.
- 6.141 In Criterion 3, 100% affordable rural housing exceptions sites, TAN 2, requires rural exceptions sites to be within or adjoining existing rural settlements which would not otherwise be released for market housing. The principle of allowing affordable housing exceptions including 100% exception sites is to meet local affordable needs to help sustain rural communities, consistent with PPW, and TAN 6.
- 6.142 Occupancy criteria for Affordable Housing will be set out in an appendix to the Deposit Plan: 'Affordable Housing' and incorporated in the Section 106 agreement applied to the land granted planning consent in relation to all private developments.
- 6.143 Details of relevant cascade mechanisms for qualification to occupy affordable housing according to respective tenures are set out in Appendix X: 'Affordable Housing' and will be incorporated in each specific Section 106 agreement in relation to all private developments.

- 6.144 The policy seeks to avoid grant of consent for affordable housing which is of inappropriate proportion and design. '(See 'Affordable Housing SPG.)
- 6.145 Developers are encouraged to consider the range of means by which the affordable housing requirement may be met and to discuss these in the pre-application stage.
- 6.146 SPG/application guidelines will be provided on matters to be taken into account in preparing a planning application with sufficient information to allow an initial assessment of the value of the completed unit against which applicants would need to qualify to occupy. The Deposit Plan will reference and the accompanying SPG on affordable housing will set out the circumstances for which Viability Challenges will be unacceptable.

Strategic Policy on Planning and the Welsh Language

- 6.147 The Welsh language is an intrinsic part of the social and cultural fabric of Ceredigion and its future well-being will depend upon a wide range of factors, particularly education, demographic change, community activities and a sound economic base to maintain thriving sustainable communities and places in addition to its consideration in land use planning.
- 6.148 'Cymraeg 2050'⁵⁰ is the Welsh Ministers' Strategy for the promotion and facilitation of the Welsh language. It sets out the Welsh government's long term approach to achieving a thriving Welsh language and a million Welsh speakers by 2050. Three strategic themes are identified to help achieve this vision:
- Increasing the number of Welsh speakers,
 - Increasing the use of Welsh,
 - Creating favourable conditions – infrastructure and context.
- 6.149 The Strategy recognises the role of the planning system in contributing to the vitality of the Welsh language, by creating sustainable conditions for

⁵⁰ <http://www.assembly.wales/Laid%20Documents/GEN-LD11108/GEN-LD11108-e.pdf>

thriving sustainable communities, supported by an awareness of the relevant principles of language planning. Decisions regarding the type, scale and exact location of developments within a specific community have potential to impact on language use, and as a result on the sustainability and vitality of the language. This calls for strengthening the relationship between language planning and land use planning.

6.150 National Planning Policy advises that the land use planning system should take account of the conditions which are essential to the Welsh language and in so doing contribute to its use and the Thriving Welsh Language well-being goal. It further advises that Planning authorities should seek to ensure a broad distribution and phasing of development that takes into account the ability of the area or community to accommodate development without adversely impacting use of the Welsh language.

6.151 The Welsh language has an important role in the social, cultural and economic life of the plan area's residents and visitors, with Ceredigion considered a part of the 'Welsh heartlands'. Where development is proposed consideration must be given to enhancement and protection of the language and linguistic culture. Key to this is sustaining existing communities. The Strategy recognises that a significant proportion of the population lives in rural areas and seeks to support both urban and rural communities, through promoting healthy local economies and local communities, providing opportunities for people and communities to thrive and for people to realise diverse opportunities within Ceredigion rather than having to move elsewhere.

- The Deposit Plan will include a series of policies that will facilitate this. Encouraging economic and housing opportunities close to where people live, together with other partner initiatives, is expected to have a positive effect on the vibrancy of the community and on the Welsh language. Policies will help ensure that the right level and type of need is met and that the rate at which the development comes forward allows the development to be absorbed without damaging the character of the community and to retain existing

community facilities, as appropriate. It is expected that commercial, retail and industrial development demonstrates an understanding of the linguistic composition of Ceredigion, the status of Welsh as an official language in Wales. There should be a commitment to treat Welsh and English on an equal basis. Allocations proposed within the Deposit Plan will have been assessed for the potential cumulative and community impact of proposals on the use of the Welsh language.

- The Authority considers that the progressive strengthening of legislation and national policy⁵¹ in relation to the Welsh language to support the growth and development of the Welsh language and to recognise the planning actions that might contribute to this, justify the establishment of a strategic policy for planning and the Welsh language that applies across Ceredigion in its entirety.

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.

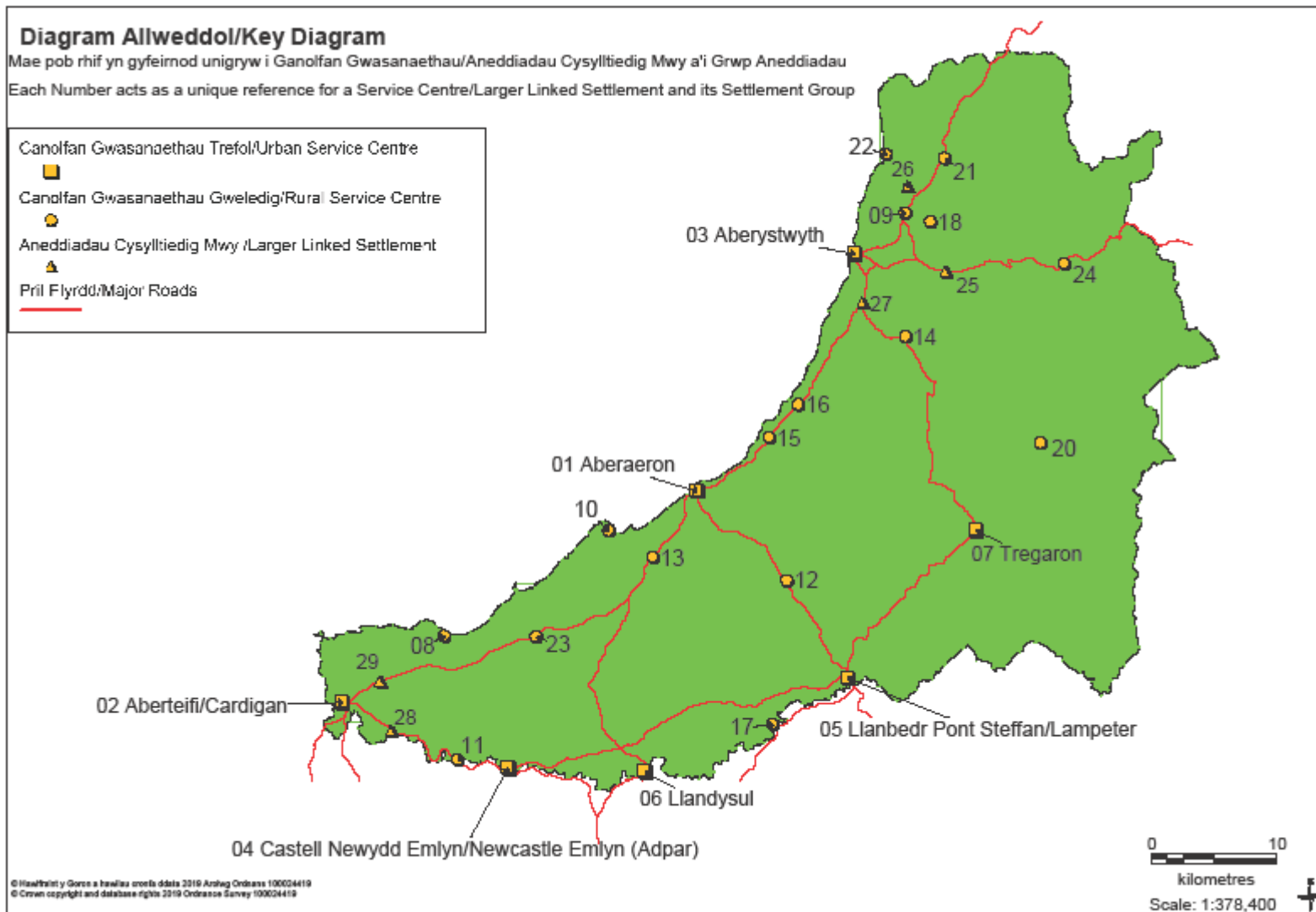
📄 Objectives: 1 – 8, 11, 16, 18

6.152 In the Deposit Plan Policy DM01 will set out detailed provisions:

- Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large scale housing or employment development.
- for the application of mitigating factors for any negative factors of a development proposal, through the planning system and

⁵¹ Government of Wales Act 2006; Welsh Language (Wales) Measure 2011, Wellbeing of Future Generations (Wales) Act 2015, Planning Wales Act 2015, Cymraeg 2050, 2017; TAN 20 Planning and the Welsh Language(revised) 2017; Planning Policy Wales Edition 10 2018

Supplementary Planning Guidance will be prepared to provide further guidance on the type of information or assessment that will be required at planning application stage to inform an assessment of the impact, any potential damage, and the potential need for mitigation and/or measures to promote positive effects.



Appendix 1 – Legend to Key Diagram identifying numbered RSCs, with Proposed Settlement Group Settlements and types of development

a	b	c
Service Centre and Linked Settlement name	Settlement Type	Potential Development
1 Aberaeron (Llwyncelyn / Ffosyffin)		
Aberarth	SLS	Minor OMH
Ciliau Aeron	SLS	Minor OMH
Ffos-y-ffin	Moved to USC	
Pennant	LS	Nat Pol
2 Cardigan		
Ferwig	SLS	Minor OMH
Gwbert	LS	Nat Pol
Llangoedmor	LS	Nat Pol
Llechryd	LLS	Alloc Sites+ WF
Penparc	LLS	Alloc Sites+ WF
3 Aberystwyth /Llanbadarn Fawr /Waunfawr /Penparcau / Commins Coch / Rhydyfelin		
Blaenplwyf	SLS	Minor OMH
Capel Bangor	LLS	Alloc Sites+ WF
Capel Seion	LS	Nat Pol
Commins Coch	Moved to USC	
Goginan	LS	Nat Pol
Llanfarian	LLS	Alloc Sites+ WF
Llangorwen	LS	Nat Pol
Rhydyfelin	Moved to USC	
4 Newcastle Emlyn (Adpar)		
Betws Ifan	LS	Nat Pol
Beulah	LS	Nat Pol
Brongest	LS	Nat Pol
Bryngwyn	LS	Nat Pol
Cwm Cou	LS	Nat Pol

a	b	C
Service Centre and Linked Settlement name	Settlement Type	Potential Development
Llandyfriog	SLS	Minor OMH
5 Lampeter		
Betws Bledrws	Removed as settlement	
Cellan/Fishers Arms	SLS	Minor OMH
Cwrtnewydd	LS	Nat Pol
Drefach / Llanwennog	LS	Nat Pol
Gorsgoch	Removed as settlement	
Llangybi	SLS	Minor OMH
Llanwnen	SLS	Minor OMH
Llwyn-y-groes	Removed as settlement	
Silian	Removed as settlement	
6 Llandysul		
Aberbane	Joined with Penrhiwllan	
Capel Dewi(SOUTH)	LS	Nat Pol
Coed y Bryn	LS	Nat Pol
Croeslan	SLS	Minor OMH
Ffostrasol	SLS	Minor OMH
Henllan/Trebedw	SLS	Minor OMH
Horeb	Needs to be considered further	
Maesymeillion	Removed as settlement	
Penrhiwllan / Aberbanc	SLS	Minor OMH
Pentrellwyn	LS	Nat Pol
Prengwyn	Removed as settlement	
Rhydowen / Pontsian	LS	Nat Pol
Talgarreg	LS	Nat Pol
7 Tregaron		
Bron-nant	LS	Nat Pol
Llanddewi Brefi	SLS	Minor OMH
Llangeitho	SLS	Minor OMH

a	b	c
Service Centre and Linked Settlement name	Settlement Type	Potential Development
8 Aberporth / Parcllyn		
Blaenannerch	LS	Nat Pol
Blaenporth	SLS	Minor OMH
Brynhoffnant	Upgraded to RSC	
Tanygroes	SLS	Minor OMH
Tresaith	LS	Nat Pol
9 Bow Street		
Llandre	LLS	Alloc Sites+ WF
10 New Quay / Cross Inn		
Caerwedros / Llwyndafydd	LS	Nat Pol
Cross Inn (Ceinewydd/New Quay)	Upgraded to RSC	
Maen-y-groes	LS	Nat Pol
Pentre'r Bryn / Synod Inn	LS	Nat Pol
Plwmp	LS	Nat Pol
11 Cenarth		
Llandygwydd	LS	Nat Pol
12 Felinfach / Ystrad Aeron		
Cilcennin	LS	Nat Pol
Cribyn	SLS	Minor OMH
Dihewyd	LS	Nat Pol
Talsarn	LS	Nat Pol
13 Llanarth		
Derwen Gam/Oakford	Removed as settlement	
Gilfachreda	SLS	Minor OMH
Mydroilyn	LS	Nat Pol
14 Llanilar		
Cnwch Goch	Removed as settlement	
Llanafan	LS	Nat Pol
Llanfihangel y Creuddyn	Removed as settlement	
Lledrod	LS	Nat Pol

a	b	c
Service Centre and Linked Settlement name	Settlement Type	Potential Development
15 Llanon		
Bethania	LS	Nat Pol
Cross Inn (Llanon) / Nebo	LS	Nat Pol
Nebo	Joined with Cross Inn	
16 Llanrhystud		
Llangwyrfon	LS	Nat Pol
17 Llanybydder		
Alltyblacca / Highmead	SLS	Minor OMH
Highmead	Joined with Alltyblacca	
18 Penrhyncoch		
19 Ponterwyd		
Ponterwyd	Upgraded to RSC	
Devils Bridge	LS	Nat Pol
20 Pontrhydendigaid		
Pont-rhyd-y-groes	LS	Nat Pol
Ysbyty Ystwyth	LS	Nat Pol
Ystrad Meurig	LS	Nat Pol
21 Talybont		
Eglwysfach / Furnace	SLS	Minor OMH
Tre Taliesin	SLS	Minor OMH
Tre'r Ddol	SLS	Minor OMH
22 Borth		
Dol-y-bont	Removed as Settlement	
Ynyslas	LS	Nat Pol
23 Brynhoffnant		
Llangrannog	LS	Nat Pol
Pontgarreg	LS	Nat Pol
Sarnau	LS	Nat Pol
Rhydlewis/ Hawen	LS	Nat Pol

Appendix 2: Wellbeing Goals and Ways of Working

Well-being Goals



Sustainable Development Principle

The Act puts in place a 'sustainable development principle' which tells organisations how to go about meeting their duty under the Act.

In this Act, any reference to a public body doing something “in accordance with the sustainable development principle” means 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.

Part 2 'Improved well-being, section 5 'the sustainable development principle, paragraph (1)'.

Public bodies need to make sure that when making their decisions they take into account the impact they could have on people living their lives in Wales in the future.

There are 5 things that public bodies need to think about to show that they have applied the sustainable development principle. Following these ways of working will help us work together better, avoid repeating past mistakes and tackle some of the long-term challenges we are facing.

Long term



The importance of balancing short-term needs with the need to safeguard the ability to also meet long-term needs.

Prevention



How acting to prevent problems occurring or getting worse may help public bodies meet their objectives.

Integration



Considering how the public body's well-being objectives may impact upon each of the well-being goals, on their other objectives, or on the objectives of other public bodies.

Collaboration



Acting in collaboration with any other person (or different parts of the body itself) that could help the body to meet its well-being objectives.

Involvement



The importance of involving people with an interest in achieving the well-being goals, and ensuring that those people reflect the diversity of the area which the body serves.