

LDDP2 **Ceredigion**

**Replacement Local Development Plan
2018 - 2033**

**Draft Removed Policies
Preferred Strategy 2019**



Cyngor Sir
CEREDIGION
County Council

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How have the policies changed?

All Land use and Development Management policies have been colour coded. Where minor typographical changes only have been made they have been colour coded **GREEN**, where minor changes have been made that may affect the use of the policy they have been colour coded **AMBER**. Where major changes have been proposed the policy has been colour coded **RED**. Some policies have been removed and this is made explicit in the text and there have been contextual changes made to the reasoned justification throughout this document.

This document focusses on the policies which have been removed from the LDP2 draft with a brief overview of why this decision has been taken. These are subject to change following preferred Strategy Consultation – more could be removed or they could be reinstated.

Policies removed from the draft LU and DM policies from LDP 1

Policy DM05

Policy DM05:

Sustainable Development and Planning Gain

To ensure that development is sustainable, planning obligations securing financial or on site provision will, where appropriate, be sought in relation to:

1. Sustainable Travel infrastructure proportionate to the needs arising from the development;
2. Sustainable Drainage Systems maintenance in line with Policy DM13;
3. Community, educational, health, recreation and open space facilities;
4. Protection, enhancement and management of environment interests;
5. Energy;
6. Other facilities and services considered necessary; and
7. Affordable Housing in line with Policy S05.

Where it can be proven that a proposal is unable to deliver in terms of the policy requirements of the Plan priority will be given to ensuring that essential transport and utility infrastructure e.g. water, sewage, access required for development to be implemented is provided. Once this has been secured the delivery of affordable housing in any further negotiations will be the priority.

This policy has been removed as it is adequately covered by national policy, and the CIL regulations.

Policy DM07

Policy DM07:

Conservation Areas

Development within Conservation Areas, as designated on the Proposal Map, and any future designated Conservation Areas must demonstrate that regard has been had to Conservation Area Appraisals, where available, and national guidance.

This policy has been removed as is adequately covered by national policy.

Policy DM09

Policy DM09:

Design and Movement

Development should be designed to secure a welcoming environment which encourages appropriate through movement. It should:

1. Be legible, providing a sense of place;
2. Reflect site function both in relation to its general location and within the site itself; and
3. Encourage active frontages at ground level where development is non-residential.

This policy has been removed as these issues are adequately addressed by the revised PPW10 and TAN 12.

Policy DM11

Policy DM11:

Designing for Climate Change

The LDP will help ensure that development addresses the implications of climate change by requiring that:

1. justified development in the flood zone is resilient and adaptable to the effects of flooding; and
2. the long term sustainability of the development has been taken into account.

This policy has been removed and the salient points added to policy DM06.

Policy DM13**Policy DM13:****Sustainable Drainage Systems**

In addition to requirements set out by national guidance, development will be permitted provided that:

1. Where a site is being developed on a plot-by-plot basis a scheme for an appropriate SUDS for the entire site is put forward as part of the first application;
2. If the site is capable of being extended at a future date it should not be developed in such a way that future SUDS systems cannot be implemented;
3. Non-residential development of 500m² or more is accompanied by a SUDS that is capable of being adopted by the SUDS Approving Body; and
4. A management scheme is submitted detailing the maintenance of the SUDS scheme.

If SUDS cannot be implemented a full written justification should be submitted explaining why this is the case.

This policy has been removed as is adequately covered by national policy since introduction of the SAB and related guidance.

Policy DM19**Policy DM19:****Historic and Cultural Landscape**

Development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly adversely affected. Where possible development should enhance these qualities and special character.

This policy has been removed as is adequately covered by national policy since the introduction of the Historic Environment Act in 2016.