

Ceredigion

Local Development Plan 2007-2022



Annual Monitoring Report 2015

Monitoring Period 1 April 2014 - 31 March 2015



Ceredigion County Council, October 2015

CYNGOR SIR
CEREDIGION
COUNTY COUNCIL

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1. Executive Summary

- 1.1 Section 76 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor the implementation of their Adopted Local Development Plan (LDPs) by preparing an Annual Monitoring Report (AMR) that is to be submitted to the Welsh Government (WG) by the end of October each year. This is the second AMR for the Ceredigion LDP.
- 1.2 The Council formally adopted the Ceredigion LDP on the 25th April 2013. The AMR is for the period 1st April 2014 to 31st March 2015. The plan runs from 2007 up to 2022. Consequently whilst this is only the second AMR since adoption, this AMR is monitoring the middle of the formal plan period even though the Strategy and policies themselves only became implementable in development management terms on the 25th April 2013. Prior to the 25th April 2013 the LDP had no, or very little, influence on the planning applications determined within the County and a significant level of development completed and permitted since 2007 will not accord with the LDP Strategy.
- 1.3 An AMR is required to include:
- A review of changes to national and regional policy and guidance and their implications for the LDP.
 - LDP Monitoring based on the LDP Monitoring Framework (LDP Appendix 3), which includes Statutory Indicators.
 - SEA/SA Monitoring based on the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) Monitoring Framework.
 - Recommendations on the course of action in respect of policies and the LDP as a whole, if required.
- 1.4 In addition to the above, the AMR also considers external influences which impact on the implementation of the LDP but which are very much outside of the Council's control. Nevertheless the Council is required consider whether or not a change in its policy framework could serve to alleviate some of the issues raised by these external factors. In terms of external influences consideration has been given to national policy /legislation, external conditions and local considerations.

National policy and legislation

- 1.5 Guidance and legislation published up to the 31st March 2015 includes the following:
- Planning Policy Wales (7th Edition, July 2014)
 - Technical Advice Note 12: Design (Update July 2014)
 - Amendments to Part 24: Development by Electronic Code Operators in the Town and Country (General Permitted Development) (Amendment) (Wales) (No. 2) Order 2014 (October 2014)
 - Technical Advice Note 15: Development and Flood Risk (Updates to the Development Advice Maps and approved Shoreline Management Plans) (January 2015)
 - Technical Advice Note 1: Joint Housing Land Availability Studies (Revised January 2015)

- Housing (Wales) Act 2014
- Mobile Homes (Wales) Act 2014
- Wellbeing and Future Generations Act 2015

1.6 The documents listed have not resulted in any significant changes in context of the plan. Consequently there are no recommendations for action in respect of the LDP. A full analysis of these documents can be seen in Section 3 of the AMR. Documents published from the 1st April 2015 will be considered in next year's AMR.

External conditions

1.7 External conditions are set out in full in Section 3 of the AMR.

1.8 The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of all housing, including affordable housing.

1.9 The Planning Act received Royal assent on the 6th July 2015. A raft of secondary legislation and guidance is now expected in order to implement the requirements set out by the Act. Though Ceredigion is unlikely to be captured by the areas identified for regional plans known as Strategic Development Plans (SDPs) (expected Spring 2017), the introduction of national development management policies will affect the content of the LDP in due course. The Council will need to consider the implications of the National Development Framework when it is published, although this is not expected until Spring 2018. No immediate changes are required to the Plan as a result of the Act – those changes will arise as secondary legislation and guidance is adopted.

1.10 All neighbouring LPAs are well advanced with the preparation of their respective LDPs, some have adopted. None of those LDPs adversely affect the implementation of the Ceredigion LDP.

1.11 None of the external conditions identified require a change to the plan to date.

Local considerations

1.12 Local considerations are set out in full in Section 3 of the AMR. Three of the key considerations were as follows.

1.13 Since the adoption of the LDP, data from the 2011 Census has been published. The 2011 census gave Ceredigion a total population of 75,922 which, on the basis of a comparison with 2001 Census total (74,094), indicates a lower rate of population growth compared with 2001 Census population than assumed in the LDP. Similarly the overall number of dwellings and households recorded in 2011 Census would imply a lower rate of change in household numbers when compared with 2001 Census than is assumed by the LDP. However, some elements of this official revision, and especially in the earlier years of the revised series, are difficult to reconcile with other data sources, and may not be an accurate reflection of actual population change. More recent official population estimates, especially those since 2011, appear to be a better indication of population change which better reflect elements such as Higher Education student numbers. Further detailed census information has been

published in the form of 2011-based Population and Household projections. The Council has considered these projections in the revised Local Housing Market Assessment (LHMA) which is due to be published in Autumn 2015. Given the instability in the current projections, it would be prudent to wait for the 2013-based projections expected in 2016/17 to before considering in any detail the impact on the LDP and any changes needed. The publication of these projections is therefore likely to co-inside with the review of the LDP currently planned for 2017. See Section 4 for more detail.

- 1.14 The School Review policy of the County Council could prompt the Authority to review the role and status of some settlements. A site for a new area school is currently subject to a Planning Application in the Linked Settlement of Drefach to serve the area to the west of Lampeter. The implications of the proposal for the LDP development strategy of a new area school and whether any changes are required to the development strategy will be considered as part of the first Review, subject to the Planning Application being approved.
- 1.15 At the time of writing the Ceredigion LDP work on Shoreline Management Plan 2 (SMP2) was also underway, but not complete. The adopted LDP does not therefore reflect or address any of the findings and recommendations in SMP2. Since LDP adoption the SMP2 has been approved by Cabinet and it should be given consideration in all land use allocations/developments. The SMP2 notes that there are Managed Realignment policies in place both currently and in the short-medium term along numerous lengths of frontage along the Ceredigion coastline. There are also areas where the current and proposed policy is No Active Intervention. No immediate action is required in relation to the LDP however any review of the LDP will need to take into account the contents and recommendations of the SMP2 and consider whether this requires a change to the LDP.
- 1.16 None of the local considerations identified require a change to the plan to date.

LDP Policy Monitoring

- 1.17 The LDP Monitoring considers LDP Policies against the adopted LDP monitoring Framework to identify whether the policies are being effective and to identify any policies that are not being implemented. The framework can be found in Chapter 9 and Appendix 3 of the LDP (Volume 1) and formed part of the formal adoption on the plan and is therefore binding. The Framework consists of 33 aspects (either a single policy or a number of policies taken together) which require monitoring. Each one has a target, indicator, trigger and actions. Where an indicator does not meet a target, or a factor reaches a trigger point, it could indicate that the policy is not being implemented. In such instances the policy is considered in detail in the AMR. The results are set out in detail in Section 4 of this AMR.
- 1.18 A few of the key findings are set out below. However it should be borne in mind that these are only based on a relatively short monitoring period and the findings will need to be compared with future monitoring data before any real firm conclusions can be drawn.

The Settlement Strategy

1.19 The Strategy of the LDP is to refocus growth into Service Centres (see monitoring tool AMRH02). At this stage of the Plan period it is not expected that the % reflects that set out in Appendix 2 of the LDP. However, the analysis indicates a further positive step forward towards meeting the target. Since last year's monitoring period, commitments have:

- remained 42% (target 51%) in the Urban Service Centres;
- risen by 1%, from 15% to 16% (target 24%) in the Rural Service Centres; and
- fallen by 1%, from 43% to 42% (target 25%) in relation to Linked Settlements and Other Locations.

1.20 As 8 years of the 15 year plan period have already lapsed, and that the plan could only be effectively applied since adoption, achieving target distribution will rely on delivery of the whole 6000 housing requirement, more rigid adherence to plan policy in respect of commitments outside Service Centres and close monitoring of the uptake of allocated sites. It should be noted that the delivery of the target is not directly under the control of the LA due to the impact of market forces, etc. Therefore, working towards the correct balance is what the LDP can realistically aim for at this point in time and overall it has achieved this in 2014/15. Overall since adoption there has been a 1% increase in both the USC and RSCs and a 2% reduction in the Linked Settlements and Other Locations. This reduction in the Linked Settlements and Other Locations and increase in the service Centres needs to continue year on year.

1.21 Although Countywide a positive step towards the target has been achieved, this has not been the case in relation to all of the Settlement Groups if looked at individually (see AMRH03). The following failed to achieve improvements in the ratio of commitments and completions during this monitoring year with too much focus in terms of commitments remaining on the Linked Settlements and Other Locations at the detriment of the Service Centres:

- Aberaeron/Llwyncelyn
- Newcastle Emlyn/Adpar
- Lampeter
- Llandysul
- Cenarth
- Llanilar
- Llannon
- Penrhyncoch

1.22 However at the end of the monitoring period some improvement was being seen in relation to the ratio in relation to Newcastle Emlyn/Adpar and further improvements are likely in terms of Cenarth with development now known to becoming forward within its Service Centre. For the Strategy to be met this position needs to improve in relation to those settlements listed above and no new Groups should enter this listing during the coming year. Aberaeron/Llwyncelyn, Cenarth and Llannon appear now on this list for the second year running, for the others it is the first year. Further permission in 'Linked Settlements and Other Locations' within the above Groups will not be permitted (unless there is a significant justification in relation to that application) until outstanding permissions have either lapsed or been revoked and the

commitments reflect or are working towards the proportional split as set out in Appendix 2 of the LDP (Volume 1).

- 1.23 Completion rates in Linked Settlements and Other Locations have risen during the year suggesting that the LDP's policy of focusing future development in Service Centres, rather than in dispersed settlements, and resisting land banking, may have prompted those already with permissions to complete their schemes (see AMRH03).
- 1.24 The LDP attempts to ensure that no one Linked Settlement is subject to excessive growth which could harm the social fabric of that settlement and place unmanageable pressure on the local infrastructure (see AMRH04). Of the 90 Linked Settlements:
- 38 have exceeded the permitted growth level; and
 - a further 4 have reached the permitted growth level.

Cumulatively this total remains the same as that of last year at 42, almost half the Linked Settlements. The Authority has therefore managed to hold the line to date. It would be good to see the position reversed, bringing more of the settlements in line with that set out in the LDP; however this requires permissions to lapse as well as the Authority not granting further permissions in those Linked Settlements. The lapses are not within the LAs control, however not permitting a renewal when an application lapses is within the control of the LA and renewals will not generally be permitted. Not granting permissions for new sites is within the control of the LA and permissions will not be granted unless there are exceptional circumstances in line with Criterion 2d (Policy S04) of the LDP.

- 1.25 At present therefore this aspect of the plan is not being met. However, 33 of the 38 had already exceeded their permitted growth prior to adoption (this position was recognised by the Inspector at the time of Examination), giving a net increase of 5 failing settlements since 2011. Therefore all the Council can do from now on is ensure that the levels aren't further exceeded and that none of the other Linked Settlements exceed the growth limits set in Appendix 5 of the LDP (Volume 1).
- 1.26 In relation to applications permitted in the 'Other Locations' there were 9 applications that at first glance do not accord with the LDP or national guidance (see AMRH05). These were approved contrary to officer recommendation at Planning Committee. In the coming year the Council will need to ensure that permissions are restricted to that allowed under policy S04 (Affordable Housing and TAN 6) and that any deviations are fully justified and minuted. Although justifications were not minuted for two applications the decision shows that the permissions were in line with Policy S04 in that one was for an affordable dwelling and that the other was for a TAN6. The LA will continue to improve formal logging of justifications at Planning Committee. Where justification does not exist or evidence hasn't been submitted to accompany an application for an affordable dwelling or TAN6 unit then further information will need to be sought or the application refused.

Housing Delivery

- 1.27 The 2014 JHLA Study Report, published in May 2015, demonstrates a 3.7 year land supply for Ceredigion, and the 2015 JHLAS report published in July 2015 demonstrates a 3.3 year land supply for Ceredigion (see AMRH06). The 5 year land supply required by national policy is therefore not being met, the reasons for which are detailed in Section 4.
- 1.28 The delivery of housing on allocated sites to date is low and reflects the fact that the LDP has only been adopted for two years, prior to which uncertainty regarding adoption of allocations constrained development proposals regarding allocated sites (see AMRH07). Post adoption the LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. and has recently recruited a Housing Delivery Officer to undertake this work (post in place as of September 2015). Over the two years or so the Authority expects to see some level of improvement in delivery as a direct result of this new post. The number of pre-application discussions which have occurred this year should lead to an increase in the number of applications on allocated sites in the next monitoring year. This will take a few years however to translate into delivery (completions). The performance is therefore generally in line with expectations just two years after adoption.
- 1.29 Delivery of consents into actual completions has always been a concern in Ceredigion. The average ratio of outstanding consents to completions is 12.3 outstanding consents to every 1 completion (see AMRH14). This is worse than last year's position which was one to 9.3. The result is however significantly skewed by poor performance in just over half of the Settlement Groups, partly arising from infrastructure constraints which have recently been remedied, partly arising from landbanking in historically popular rural/coastal areas impacted by the recession and partly by developer commitments to one area in preference to another. If these settlements are removed from the calculation, then the county wide ratio is 8.0 outstanding consents to every 1 completion. In relation to all additional units permitted since LDP adoption, in respect of sites outside Service Centres, the LPA is issuing short permissions with completion dates as a means of promoting housing delivery. The LPA is currently reviewing all sites with planning permission and will be applying a number of mechanisms to try and convert those permissions into completions on the ground.
- 1.30 The amount of development occurring on brownfield land is well in excess of the 4% target, at 41% of all housing development permitted, and 29% of all housing development completed. A large amount of this development will be accounted for in Aberystwyth (see AMRH09).

Affordable housing (AH)

- 1.31 The target of 70 units of AH completed per annum is not being met due to the general slowdown in the economy, experienced across the UK and hence a lower housing delivery in general (that is both open market and affordable housing) both locally and nationally. The annual average currently achieved is 42 units. However, of the total housing units which are being permitted and

completed, approximately 22% are Affordable and therefore the LDP target for 20% of all housing to be affordable is met.

- 1.32 The proportion of residential applications where there has been a successful viability challenge equates to approximately 3% of all residential applications (see AMRH10 & AMRH11 for detail) and are mostly in relation to conversions. This is very low and does not therefore at this stage require an amendment to the policy or AH target.
- 1.33 Although outside the tolerance ranges designed to trigger actions, the distribution pattern of completions and commitments for AH by type has not yet been affected in a significant way by the adopted LDP (see AMRH12). This is particularly so in relation to 'intermediate' AH and is mainly because current permissions mostly pre date the LDP when the policy did not allow for Intermediate Rent (IR). It should be noted that delivery of IR units may not be entirely reliant on new permission being granted. There is a mechanism within the revised s106 which allows the owner of the AH property to apply to the Council to change the nature of the AH from a Discounted for Sale (DFS) to an IR. Therefore some of the existing AH DFS stock could potentially become IR AH in the future. Revised affordable housing needs assessments may impact further on policy once completed as part of the LHMA which the LA Housing Service is due to publish in the Autumn of 2015. The overall broad distribution of AH is satisfactory and the performance of policy is therefore not of concern.

Economy and Retail

- 1.34 The economic targets as set by policies S01-S04, LU11, LU12 and LU13 are being met see AMRE01-AMRE04. Secondary retail frontages, are operating within the limits that policy allows, however Primary retail frontages are not performing as desired and have slightly fallen below the targets for two consecutive years, an investigation and analysis has therefore been triggered which will form part of a review of retail need over the next year or so (see AMRE07).

Open space provision

- 1.35 At first glance it would appear that AMRQ3 has not been met in relation to open space creation (the subject of policy LU24). However, many of the relevant applications permitted during the year had been negotiated prior to the adoption of the LDP and implementation of Policy LU24 requirements. Therefore those applications could not be subjected to the LDP policies. Furthermore, there was no loss of open space meaning that AMRQ01 has been achieved, Where new provision could not be achieved in relation to some of the permissions granted during the year the LPA are satisfied that there was a clear justification and therefore that the policies had been properly applied and no further change or action is needed.

Environmental issues

- 1.36 There is still some concern regarding AMRQ04 and AMRQ05 which measure whether the LPA is ensuring that there is no long term significant effect on the environment and that at least 85% of permissions should include some form of environmental enhancements (the subject of DM14 and DM15). There has

been some improvement on 2013/14 figures (with AMRQ04 almost within the target) due to changes in internal procedures, but further improvement is likely to be shown in the figures for 2016/17, rather than 2015/16. Further changes to the LPA's internal procedures are being looked at to ensure that these targets are met next year. Action is needed in relation to increased involvement of LA ecologist in relevant applications and an improvement in understanding with regard to the reasons for and the importance of including environmental enhancements as part of most developments.

- 1.37 It would appear that 38 applications were approved in either C1 or C2 flood zone (11 and 27 respectively) and 3 were residential development in C2 zone that had not shown that they had met TAN 15's tests (see AMRQ07). No objections were received from the Natural Resources Wales on any of these sites. In order to reach the indicator's target for 2015/16 the Authority will need to ensure that when an application is granted in the C1 or C2 flood zone, a written justification has been given as to how it meets the TAN 15 tests individually. This information should be noted in delegated reports, committee reports and minuted at Planning Committee.

Energy

- 1.38 In order to connect to the National Grid, wind farm development in Strategic Search Area (SSA) D requires the installation of new power lines within the neighbouring Local Authority Powys. Powys LPA has refused wind farms which would have resulted in the new power lines being created. Some of these refusals are currently the subject of a public inquiry and until the outcome of this inquiry is known and until, according to those developers looking at bring forward SSA D, the future of renewable energy is clearer in Wales; further investment in SSA D has halted. This is outside the control of Ceredigion LA.

Strategic Environmental Assessment/Sustainability

Appraisal Monitoring

- 1.39 The SEA Directive (2001/42/EC) requires LAs to undertake a Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken. In preparing the LDP the Council undertook a joint SA and SEA and produced and published its SA/SEA Report in conjunction with the LDP. The SEA Directive also requires that the Council monitor the state of the environment through monitoring the sustainability objectives set out in the SA/SEA Report. This forms an integral part of the AMR and is contained in Section 5. In conclusion, the SEA/SA monitoring indicates a positive change to the environment thus far in the plan period.

Conclusion and Recommendations

- 1.40 The AMR for 2014/15 identifies a number of matters which the LA will need to continue to monitor closely, matters which will need further consideration in next year's AMR and matters that are on the horizon which may well require changes to the plan at a future date. However, this AMR does not identify any changes that need to be considered to the plan at this stage.

2. Introduction

- 2.0 In 2004 the Government introduced new legislation¹ which changed the way in which Councils plan for the future development needs of their communities. This new legislation places a statutory duty on all Local Authorities (LAs) in Wales to prepare a Local Development Plan (LDP) for their area.
- 2.1 The Ceredigion Local Development Plan 2007-2022 was formally adopted by Ceredigion County Council on 25th April 2013.
- 2.2 Under the provisions of the Planning and Compulsory Purchase Act 2004, all Councils have a duty to produce an LDP Annual Monitoring Report (AMR) which must be submitted to the Welsh Government at the end of October each year.
- 2.3 This report represents the second AMR of the Ceredigion County Council LDP and is based on the period 1st April 2014 – 31st March 2015 with referrals to earlier parts of the plan period where indicators dictate this to be necessary. The Report has two primary roles – the first is to consider whether the policies identified in the monitoring framework are being implemented, and secondly, to consider whether the plan as a whole is working successfully, and if not, whether a partial or complete review is necessary. The AMR was considered and agreed at Cabinet and also at Council on the 20th and 22nd of October 2015 respectfully.

The requirement for LDP monitoring

- 2.4 In order to monitor performance consistently, the plan needs to be considered against a standard set of monitoring targets and indicators. The framework for this AMR forms part of the adopted LDP and therefore was subject to examination during the LDP Inquiry along with all other parts of the plan. The AMR framework is therefore mandatory. Section 9 and Appendix 3 of Volume 1 of the LDP sets out the monitoring targets and indicators that will be used a basis for this AMR and reflects the information that is required to be included in an AMR by LDP Regulation 37. In this context, the AMR is required to:
- Identify policies that are not being implemented, and for each such policy:
 - identify reasons why the policy is not being implemented;
 - identify steps that can be taken to enable the policy to be implemented; and
 - explore whether a revision to the plan is required.
 - Specify the housing land supply from the current Housing Land Availability Report for that year, and for the full period since the adoption of the plan; and
 - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the Plan.

¹ The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005.

- 2.5 The LDP Manual supplements the above requirement by setting out additional factors that should be assessed in the AMR (see Section 6, Conclusions, for results), namely:
- Whether the basic strategy remains sound (if not, a full plan review may be needed);
 - What impact the policies are having globally, nationally, regionally and locally;
 - Whether the policies need changing to reflect changes in national policy;
 - Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
 - Where progress has not been made, the reasons for this and what knock-on effects it may have;
 - What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and
 - If policies or proposals need changing, what suggested actions are required to achieve this.

The requirement for Strategic Environmental Assessment / Sustainability Appraisal monitoring

- 2.6 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA). There is, inherently, a cross over between the information used to inform the SEA/SA monitoring and that used to monitor the plan directly. This AMR therefore also includes the results in relation to monitoring the SA/SEA for the period 1st April 2014 – 31st March 2015.

Assessment and Conclusions

- 2.7 As indicated previously the AMR has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary.
- 2.8 It should be noted that, whilst there is a significant amount of statistical information gathered and used in the monitoring process, the information gained through this process must be tempered with judgement exercised through complete consideration of the policies and issues raised. It would be inappropriate for the statistical information to solely and directly dictate when policies, or the plan as a whole, require amendment. A more measured and considered approach, that takes account of these factors, whilst acknowledging the findings of the monitoring information provides the best approach to ensure effective monitoring of the plan.

- 2.9 The AMR must therefore specifically and directly identify its findings. If policies are found to be failing, clear recommendations on what needs to be done to address this will be identified in Section 6 of the Report.

Format of the Annual Monitoring Report

- 2.10 The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes that might be necessary. The principle function of the monitoring process is to identify when the revision of the LDP should take place. In order to fulfil this function the AMR needs to be highly focused rather than merely a statistical compendium.
- 2.11 Inevitably the monitoring process involves the collection and interpretation of significant amounts of information. Inclusion of this information, such as database entries and GIS tables, within the AMR would lead to the report being overly long and difficult to use. Consequently, the data analysis that informs the AMR will not be contained within the report itself.
- 2.12 The format of the AMR is as follows:

- Executive Summary: A succinct written summary of the key findings.
- Introduction: An introduction to and explanation of the AMR (this section).
- Contextual Changes: A written account of any changes in circumstances outside the remit of the plan that could affect the performance of the policy framework.
- Monitoring Framework Local Development Plan: The findings of the LDP's Monitoring Framework.
- Monitoring Framework SA/SEA Indicators: The findings of the SA/SEA's Monitoring Framework.
- Conclusions and Recommendations: The main findings of the LDP and SA/SEA's monitoring frameworks and a statement of actions that will be required to be taken in respect of the findings of the Monitoring exercise, including a statement on whether any policies need adjusting and/or whether there are any further amendments to the plan required.

3. Contextual Changes

3.1 It is important that an assessment of whether a review is required is fully informed by an understanding of how policies in the LDP are influenced by external factors. By seeking to understand how external factors have or could impact the delivery of the LDP, the Council will gain a better understanding of what it can do to facilitate the implementation of the plan.

3.2 The following section therefore looks at the external factors that have, or could have, an influence on the implementation of the LDP, focussing on National policy /legislation, external conditions and local considerations.

National policy and legislation:

3.3 In order to ensure that the adopted LDP remains consistent with national policy and guidance, it is necessary to consider the significance of new guidance or legislation in terms of the adopted LDP.

3.4 The first part of this section will set out the new legislation and guidance, which have been issued by Welsh Government between 1st April 2014 and 31st March 2015 summarising the principle changes and assessing how significant the changes are in terms of the LDP. Some reference will also be made to anything issued post 31st March 2015 – however their influence/impact will relate to 2015/16 and therefore they will be assessed in the next AMR (2015/16).

3.5 Planning (Wales) Bill Update. The Planning Bill introduces a requirement for: A National Development Framework (NDF) to be in place by Spring 2018. Strategic Development Plans to be in place by Spring 2017.

3.6 Future AMRs will need to consider the implications of the NDF and SDPs (if relevant to Ceredigion) on the Ceredigion LDP and may need to make changes to the LDP in order to make them compatible. The Planning Bill also gives WG the power to require the preparation of Joint LDPs. Welsh Language Assessments are required to form part of the formal assessment of the LDP during its preparation through the Sustainability Appraisal, a requirement which has already been met through the preparation of the Ceredigion LDP. The Bill also introduces a definite end date to the application of the LDP. The Planning Bill achieved Royal assent on 6th July 2015 and became the Planning (Wales) Act 2015. We are now awaiting secondary legislation and guidance in order to implemented changes put forward by the Act which may mean changes being needed to the LDP.

3.7 The Heritage Bill, Environment Bill, Renting Homes Bill and Local Government Bill have all been introduced. Any implications for the LDP will be considered in due course once they achieve Royal assent and secondary legislation and guidance has been published.

Planning Policy Wales (7th Edition, July 2014)

3.8 The revision to the 7th edition of Planning Policy Wales resulted from changes to other associated legislation which in themselves required and led to an update to PPW in July. Those changes to PPW resulted from and led to:

- The **Policy Clarification Letter CL-03-14 Planning for Sustainable Buildings**. This change is in response to amendments to Part L (relating to energy efficiency) of Building Regulations.
- The changes to **Part L (relating to energy efficiency) of the Building Regulations** coming in to force, the national planning policy requirement for sustainable buildings has been withdrawn.
- The cancellation of **Technical Advice Note 22: Planning for Sustainable Buildings**. This was cancelled due to the changes made within Part L of the Building Regulation.
- The amendments to **Technical Advice Note 12: Design**, to include key elements of the guidance on sustainable buildings contained within TAN 22. In particular, information on the energy hierarchy; allowable solutions; and sustainable buildings policies on strategic sites in local development plans.
- Due to the amendment to the above the **Practice Guidance: Planning for Sustainable Buildings** was released to provide advice to developers on integrating sustainable building design principles into their proposals and to local planning authorities on assessing local development plan strategic sites.

Technical Advice Note 1: Joint Housing Land Availability Study (January 2015)

- 3.9 The purpose of this TAN is to provide guidance on the preparation of Joint Housing Land Availability Studies (JHLAS). The amendments to this TAN primarily impact the timeline of the study and how housing land supply is calculated. The study preparation period has been reduced to 8 months to ensure that the most up to date information can be collected and submitted for the LDP's AMR. The method of calculating housing land supply will be limited to the residual method and the use of past build rates will no longer be accepted.
- 3.10 The principle implications for the Ceredigion LDP relates to the change in the method for calculating housing land supply.

Technical Advice Note 15: Development Advice Maps and Approval of Shoreline Managements Plan (January 2015)

- 3.11 The Development Advice Maps (DAMs) contained within this document have been updated to include the most up to date information and data regarding flood zones and coastal management.
- 3.12 The LDP was produced in the knowledge that the original TAN15 (2013) needed updating and therefore much of what is now contained within the new TAN was anticipated during the preparation of the LDP. Therefore, the LDP is strongly aligned to the updated Development Advice Maps (DAMS) within TAN15 and its requirements on LPAs are being met. The updated DAMS are

included in our planning applications constraints checker used by development management.

Part 24 ‘Development by Electronic Code Operators’

The Amendment amends Part 24 of the General Permitted Development Order.

3.13 The main effects of the Amendment and therefore the principle implication for the LDP is:

- More flexible permitted development rights (PDR) for Electronic Communications Code Operators in relation to facilitating Broadband rollout on Article 1(5) land. This namely removes the prior notification process for broadband equipment, such as broadband boxes, poles and lines, within the 13 Conservation Areas in Ceredigion.

3.14 These amendments do not change the way in which the LDP’s policies operate. They do however mean that certain developments will no longer be subject to LDP policies. Since the amendments effectively introduce an easement of the PDR and that the types of development outlined do not have any implications relating to the achievement of the LDP’s vision, aims and objectives or its strategy, the effect of the Amendment is minimal (if any) in relation to the delivery of the LDP.

Housing (Wales) Act 2014

3.15 This piece of legislation is Wales’ first ever housing act and aims to improve the supply, quality and standards of housing in Wales. The Key elements of the act are as follows;

- Introduction of a compulsory registration and licensing scheme for private rented sector landlords and letting and managements agents;
- Reform of homelessness law, including placing a stronger duty on local authorities to prevent homelessness and allowing them to use suitable accommodation in the private sector;
- Placing a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified;
- Introduction of standards for local authorities on rents, service charges and quality of accommodation;
- Reform of the Housing Revenue Account Subsidy system;
- Giving local authorities power to charge more than the standard rate of council tax on long-term empty properties and certain types of second homes;
- Assisting the provision of housing by Co-operative Housing Associations;
- Amendment of the Leasehold Reform, Housing and Urban Development Act 1993.

3.16 This piece of legislation supports the Ceredigion LDP policies of providing more and better quality homes that meets the needs of the population of Ceredigion. It doesn’t at this stage require any changes to the LDP.

Mobile Homes (Wales) Act 2013

3.17 This piece of legislation updates an existing law originally put in place in the 1960's for residential mobile homes. The act came in to force on the 1st October 2014 and is designed to help improve regulation of the industry, so that conditions on mobile home sites improve and the rights of residents are better protected. The main features of the new law are as follows;

- Site owners are required to apply for a licence from their local authority to operate a site. The licence will last up to 5 years;
- Site managers will need to pass a 'fit and proper person' test before being awarded a licence;
- Site owners will no longer be able to block the sale of a mobile home. The mobile home owner will be free to sell their home to who they wish;
- Local authorities will be able to inspect sites and issue fixed penalty notices to site owners if conditions on the site are not kept properly;
- In more serious instances, local authorities will be able to issue the site owners with a compliance notice to make sure that site conditions are upheld;
- Pitch fees can only be increased in line with the Consumer Price Index;
- Site owners and residents will be able to appeal to the Residential Property Tribunal in certain circumstances.

3.18 The Act doesn't at this stage require any changes to the LDP.

Well-being and Future Generations Act 2015

3.19 This Act now requires that all projects, policies and plans consider the four pillars of sustainability. Environment, and specifically Ecosystems, being one of those pillars. This reinforces the policies within the LDP and doesn't at this stage require any changes to the LDP.

The Town and Country Planning (Notification) (Unconventional Oil and Gas) (Wales) Direction 2015

3.20 From the 16th February 2015 planning applications for the exploration, appraisal, or extraction of unconventional oil and gas which would utilise unconventional techniques (including hydraulic fracturing) must be referred to the Welsh Ministers, where local planning authorities are minded to approve them. Whilst in theory the Lower Palaeozoic mudstones of Ceredigion could feasibly contain some shale gas, rocks of this age are generally regarded as far less likely to contain commercial quantities than rocks that are of Carboniferous and Permian age. Ceredigion lies well outside any area covered by any existing or proposed oil and gas licensing block so the authority is highly unlikely to be affected by this Direction and no changes to the LDP Policies are required.

Written Statement - Publication of 'A study of potential unconventional gas resource in Wales (Geology and Regional Geophysics: Commissioned Report CR/13/142)

- 3.21 The study, commissioned by the Welsh Government and undertaken by the British Geological Survey, provides a comprehensive summary of all the currently available information on the resource, both onshore and immediately offshore. The Report acknowledges that there is a paucity of data on shale gas in Wales, and that interest in Wales has focused on the middle Carboniferous shales underlying the coalfield strata of north and south Wales. It does however acknowledge that there is a possibility that much older Lower Palaeozoic rocks in Wales and central England may be prospective in shale gas (although this remains to be confirmed as it has not been fully evaluated by exploration companies or the BGS). Lower Palaeozoic rocks exist at surface level within Ceredigion, but are also likely present at depth across the whole of Wales. No commercial interest has been shown in these Lower Palaeozoic rocks, nor is it anticipated for the foreseeable future. No changes to the LDP Policies are required.

CL-04-14 Clarification Letter on the national planning policies that apply for onshore unconventional gas and oil development

- 3.22 This sets out that the extraction of gas and oil whether by conventional or unconventional (i.e. hydraulic fracturing) methods is classed as mineral development. The letter therefore clarifies that the general policy considerations set out in Minerals Planning Policy Wales are applicable in considering planning applications in Wales. Minerals Planning Policy Wales provides national policy which stands above the LDP. The LDP does not repeat National Policy. This clarification note does not lead to any need for any change in the LDP Mineral policies or to any other changes to the LDP.

CL-05-14 Clarification Letter of the Policies in Minerals Technical Advice Note 1: Aggregates (MTAN 1)

- 3.23 This Policy Clarification letter endorses the Regional Technical Statement (RTS) 1st Review and sets out support for the approach taken in the Review regarding the calculation of landbank for the purposes of the RTS apportionment process. No changes to the LDP Policies are required. The changes described brought about by the Regional Technical Statement (RTS) 1st Review are fully described in the analysis for LDP indicator AMRQ10: Aggregates.

Practice Guidance on Planning and the Welsh Language (June 2014) accompanies TAN20: Planning and Welsh Language, October 2013

- 3.24 Sets out how Welsh Language issues should be considered during the preparation, monitoring and review of LDPs. The guidance advises that Welsh language considerations should be incorporated into the Sustainability Appraisal (SA) of an LDP and provides an indicative list of relevant data that could form a baseline of evidence on the Welsh language in a plan area. The Ceredigion LDP was assessed during its preparation through the SA process in accordance with the principles set out in this guidance.

Conclusions in relation to National Policy & Legislation

- 3.25 The documents published during the monitoring period of this AMR have not resulted in any significant changes in context of the plan. Consequently there are no recommendations for action in respect of the LDP.
- 3.26 Some of the documents which have been published since 1st April 2015 include the following and will be assessed as to their potential impacts in next year's AMR (2015/16):
- Planning (Wales) Act, 2015.
 - Historic Environment Bill, stages 1 & 2
 - Amendments to the Planning & Compulsory Purchase Act (2004) and LDP manual.
 - Amendments to Environmental Impact Assessment Regulations and Local Development Orders
 - Secondary legislation to Development Management (currently a consultation paper)
 - Amendments to secondary legislation for development management covering Statutory Consultees, Design and Access Statements and Houses in Multiple Occupation (currently a consultation paper)
 - Water Strategy for Wales, May 2015
 - Energy Efficiency Strategy for Wales
 - Welsh National Marine Plan

External conditions – national context

- 3.27 Wales has been one of many nations affected by the global economic downturn and this has been visible in many areas, notably in the business, commercial, financial and property markets. Wales is still experiencing a prolonged and gradual realignment of the economy and the levels of growth anticipated at the start of the plan period are likely to take longer to deliver than originally envisaged.
- 3.28 There are two sectors of the Welsh economy that are particularly relevant to the LDP, these are the housing and commercial markets, both of which are critical to the delivery of commercial property and housing on the ground. These sectors are essential to ensure that people have access to homes and jobs.

Housing

- 3.29 Welsh Government Statistics indicate that prior to the crash of 2007-08, both housing starts and completions in Wales were relatively stable, with between nine and ten thousand starts a year and around eight thousand homes completed. However, as Wales was hit by the economic downturn the number of starts fell steeply; dropping to an all-time low of 4,910 starts in 2008-09.
- 3.30 Between 2008-09 and 2010-11 the number of starts annually in Wales gradually increased. Over the last three years there has been a sustained increase in the number of new dwellings started in Wales. During 2014-15 a

total of 6,955 new dwellings were started, a rise of 20 per cent on the previous year, and the highest annual number recorded since 2007-08.

- 3.31 It is however worth noting that there is generally a time lag between starts and completions due to the time taken to complete the building of a home, therefore the increase in starts should result in an increase in completions in future years. Following a decrease during 2012-13, the number of new dwellings completed have increased again over the last two years. During 2014-15 there were 6,170 new dwellings completed in Wales which is 6 per cent more than during 2013-14 but remaining below the annual levels seen prior to the economic downturn.

Economy

- 3.32 In January - March 2015, the Labour Force Survey indicates that there were around 1.382 million people in employment in Wales, up from 1.373 million people during the same period the year before. This represents 69.4% of people aged 16-64 in 2015. (<https://www.nomisweb.co.uk/reports/lmp/lor/2013265930/report.aspx?#tabnrhi>).
- 3.33 There were 486,000 people who were economically inactive in Wales between January to March 2015, up from 468,000 the year before. This represents 25.4% of people aged 16-64 in 2015, up from 24.8% in 2014.
- 3.34 According to the ONS workforce jobs by industry (SIC 2007) - seasonally adjusted, the public sector represents the largest employer in Wales. 446,000 people (31.2% of the workforce) were employed in the Public sector (defined as public administration and defence, education, human health and social work). Retail (defined as wholesale and retail trade; repair of vehicles) is Wales' largest private sector employer, employing 209,000 people (14.6% of the workforce).
- 3.35 According to Welsh Government Statistics on Workplace employment by Industry in Wales, 2001 to 2013, when comparing the industrial structure of Wales with that of the UK, there was a higher proportion of employment in Wales in public administration, defence, education & health (which is not the same as the public sector); a higher proportion in the production industries and agriculture; and a lower proportion in finance & business activities.
- 3.36 Out-of-town retailing continues to grow across Wales, primarily because of the perceived easier access and parking, greater convenience, competitive pricing, safety and security offered by such outlets.
- 3.37 Footfall and vacancy rates across Wales have fluctuated significantly over recent years, realising a significant drop in footfall in 2011, which coincided with overall vacancy levels topping 13%. Since the subsequent increases, over and above those experiences throughout the UK have been realised.
- 3.38 As indicated above, the economy in Wales has a high reliance on the public sector and this has a direct relationship to retailing. Government cuts and subsequent public sector job losses will significantly limit growth. According to

Workplace employment by industry in Wales, 2001 to 2013 statistics, Ceredigion's economy is highly dependent upon the public sector, with 34% of its workforce employed within the sector. This compares to a Welsh average of 31% and a UK average of 26%. It is therefore highly susceptible to public sector cuts, which would affect other aspects of the economy.

- 3.39 The Economic Needs Assessment (DTZ, 2010) that underpins the LDP identifies that opportunities should be provided to cater for a minimum of 4,000 additional jobs in Ceredigion's economy. It should be noted that much of this analysis took place in the early stages of the economic downturn, so may not have fully accounted for how deep and prolonged the economic downturn has become. Further public spending cuts may further endanger the achievement of these projections, particularly in those sectors that are heavily reliant on the Council's procurement of goods or services to remain viable.
- 3.40 The delivery of these jobs will have an effect on the delivery of employment land allocations since if the 4,000 jobs are not to be created then there will not be the demand to develop the land allocated to deliver 27% of these jobs.

External conditions – regional context

- 3.41 At the end of 2013 the WG released a number of documents setting out the potential changes needed to the planning system in Wales, with some actions to be achieved through existing legislation and others to be achieved through the new Planning Act for Wales. As the Planning Act and indeed other changes come forward the LPA will need to consider how, if at all, these changes affect Ceredigion. For example, based on the current wording of these documents it is unlikely that the proposed requirement for a statutory framework for regional planning (Strategic Plans) will include all LAs and that Ceredigion is unlikely to be captured by one of these new regional Strategic Development Plans. If it were to be captured however, this would have implications further down the line in terms of matters such as housing numbers, transport infrastructure and strategic employment sites – which might well be set at a regional level rather than at the local level and would therefore sit above a local development plan and influence the content of the LDP. One of the proposed changes that will however affect the LDP is the introduction of a national set of development management policies which could cover matters such as land drainage, biodiversity, flood risk etc. The other key change is that LDPs will have a definite end date, this is to encourage LAs to ensure they keep their plans up to date and review and change accordingly.
- 3.42 Local authority elected Members of the TraCC board agreed in June 2014 to continue with the TraCC Joint Committee for a further 12 months in order to conclude the audit requirements associated with WG grant funding provided in 2013/14, and collaboratively produce their next 5 year Local Transport Plan due to be effective from April 2015. The Mid Wales Joint Local Transport Plan (LTP) 2015 was approved by the WG on the 20th May 2015. The plan includes a 5 year programme covering the period 2015-2020.
- 3.43 The Tracc LTP seeks to deliver integrated transport projects in Ceredigion, viz., the Aberystwyth Area Active Travel Project, Aberystwyth Park & Ride, Devils

Bridge Footway Scheme Phase 3, Bwcabus and the community transport Enhancement project, and a number of cycle route improvements and extensions, Programme Development and Management focused on policy and programme development, including the TraCC Rail Strategy, Highways Strategy and Bus & Community Transport.

- 3.44 The Tracc LTP includes A486 Post Bach to Synod Inn Highway Improvement Phase 2, A44/A4120 Llanbadarn Fawr Technical Appraisal WelTAG, Teifi Valley Strategic Signing, and Pont Rheidol, Rhiwarthen, Capel Bangor projects.
- 3.45 Though Ceredigion is relatively self contained in relation to many planning aspects it does have some cross border relationships with Powys with regards to energy (wind farms) and waste arrangements and Pembrokeshire and Carmarthenshire in relation to housing markets/employment/shopping. All neighbouring LPAs are either adopted or well advanced now in relation to the preparation of their respective LDPs. Pembrokeshire County Council, Pembrokeshire Coast National Park and Carmarthenshire County Council have recently adopted their LDPs, and Ceredigion County Council participated in their plan making process as did those Authorities in Ceredigion's LDP. There is nothing within those plans that cause any issue in relation to the delivery to date of Ceredigion's LDP. Gwynedd and Anglesey are producing a joint LDP and have consulted on their deposit version. Powys has recently re-consulted on its Deposit Version. Generally therefore adjoining LA LDPs are unlikely to affect the delivery of the Ceredigion LDP.
- 3.46 Greater consideration will be given in the near future as to whether there are opportunities for a regional approach in rural Central Wales in relation to addressing transport, regeneration and land use matters.
- 3.47 The Ceredigion Local Service Board Advisory Group had no specific issues to flag up which required inclusion in this AMR in relation to external conditions.

Conclusions in relation to External conditions

- 3.48 A number of external matters have been identified that will need continuous monitoring and further consideration as part of any review into the Ceredigion LDP; however at this stage none would instigate the necessity for an early review. The matters identified will be monitored over the coming year to see if this position changes

Local Considerations

Population and Household data

- 3.49 The LDP was based on population and household data, and population and household projections available at the time of drafting. The LDP assumes a population growth by around 7,600 from the start of the plan period to its end in 2022. Over the same period the number of households would rise by around 5,600.

- 3.50 Population and household projections for the LDP were based upon the methodology adopted by Welsh Government for 2008-based local area projections of population and household numbers, and used the same official data sources as the Welsh Government projections. The projections produced for the LDP varied from the official 2008-based Welsh Government projections in using a longer historical population trend, and in treating the student and non-student population separately.
- 3.51 Since the adoption of the LDP, data from the 2011 Census has been published. The 2011 census gave total population of 75,922 which, on the basis of a comparison with 2001 Census total (74,094), indicates a lower rate of population growth compared with 2001 Census population than assumed in the LDP. Similarly the overall number of dwellings and households recorded in 2011 Census would imply a lower rate of change in household numbers when compared with 2001 Census than is assumed by the LDP.
- 3.52 The 2011 Census results complicated the picture given by previous data, and lead to a revision of official historical population estimates for Ceredigion for the period 2001 to 2011. This revised data forms the basis of the most recent Welsh Government 2011-based population and household projections, which consequently indicate a significantly lower population and household growth than assumed by the LDP.
- 3.53 However, some elements of this official revision, and especially in the earlier years of the revised series, are difficult to reconcile with other data sources, and may not be an accurate reflection of actual population change. More recent official population estimates, especially those since 2011, appear to be a better indication of population change which better reflect elements such as HE student numbers.
- 3.54 Student population change continues to complicate data on population and household change in the local area. The effects of this are apparent in the latest 2011-based WG projections. However, in lieu of alternative data, these have been accepted as the best available population projections and have been used in the model of housing presented in the latest LHMA due to be published in 2015.
- 3.55 The results of further analysis have fed into the revised Local Housing Market Assessment (LHMA) which is currently being finalised. At the time of writing, the revised LHMA is due to be published in Autumn 2015; however, indicative results and analysis have been considered in the 2015 AMR. The revised LHMA 2015 concludes that although the overall housing requirement and need is less than that indicated in previous assessments, and the type of housing need in terms of tenure and size may also have altered, it is apparent that the underline WG population projections do not provide a strong enough basis to justify significant policy changes at this stage.
- 3.56 Given the instability in the projections, it would be prudent to wait for the 2013-based projections expected in 2016/17 to be considered. The publication of

these projections is therefore likely to co-inside with the review of the LDP currently planned for 2017.

Housing Delivery

- 3.57 Policy S01 indicates that there is a housing requirement for 6000 new dwellings to be delivered to meet identified need over the plan period. In order to meet this need an average of 400 dwellings needs to be completed per annum. To date 1546 units (March 2015) have been completed which equates to 26% of the total housing requirement. If outstanding consents are also taken into account (1538 as of March 2015 according to the Council's annual residential survey), the consents and completions (total commitments 3084 as of March 2015) show that 50% of the housing requirement has to date been committed. New housing has not therefore been delivered at the levels required in the first half of the plan period.
- 3.58 It is acknowledged however that a 15-year plan period will contain periods of boom and bust so it is important to consider this position alongside other factors. Based on the 2015 Joint Housing Land Availability Study (JHLAS) past completion rates (2008-2014) indicate that future completions rates are likely to continue at a lower rate averaging 201 units per annum, compared to the expected average annual requirement figure of 400. Therefore on current predictions only an additional 3012 dwellings would be delivered by 2022 compared to an anticipated delivery of 6,000 dwellings. However, this trend is not of significant concern at present because there is subdued demand from for example, lower population growth and household formation rates.
- 3.59 The 2011/12 and 2012/13 JHLAS both indicate that using the methodology prescribed in guidance at the time, the 5-year land supply in Ceredigion has been 5.3 years and 6.5 years respectively (there is a requirement in guidance for an annual supply of a minimum of 5 years). However, following the change in methodology to a residual land supply method, the 2013/14 and 2014/15 JHLAS show a land supply of 3.7 years and 3.3 years respectively.
- 3.60 It is worth noting here that the absence of volume developer interest in Ceredigion impacts on take up of land supply The Council has been considering what the LDP can do to assist delivery and have made a new commitment of resources in the form of a Housing Delivery Officer (HDO). The HDO post that commenced in September 2015, which over the next few years, should see an improvement in delivery of existing consents on sites where development has stalled or has yet to be started for various reasons. It is acknowledged that the fruition of an improvement in completion figures through the Officer's intervention will take a few years to filter through into the figures as it will take time to establish relationships, identify the cause or causes for lack of delivery and to (where possible) address those issues in order that development can commence/progress. Progress to date will be reported in the 2016 AMR along with any further details regarding matters to be targeted in the following year. The issue of delivery appears to be one that all if not most LAs in Wales are experiencing at this point in time with most LAs who have an adopted LDP not delivering their anticipated annual LDP completion targets.

- 3.61 The LPA are therefore already actively looking to secure an increase in housing delivery. One of the avenues being used by the LPA is discussing allocated sites with site owners/developers and this to date has resulted in a number of detailed pre-application discussions. The level of discussion should increase with a dedicated Officer being available to look at these matters in more detail (the Housing Delivery Officer). Prior to adoption there was reluctance by most landowners to enter into such discussions in the absence of certainty that their sites would indeed make it through to the adopted LDP. This reluctance stemmed from the amount of upfront expenditure in relation to survey work, drawings and fees needed to progress pre-application discussion effectively - this is now changing given the adopted status of the plan and as noted pre-application discussions are well under way in relation to a number of the allocated sites.
- 3.62 The LPA is also currently undertaking a piece of work in relation to existing consents to ascertain what if anything can be done about sites that have started but where progress has stopped. The aim is to ascertain why progress has stopped and what if anything the LPA can do to assist the delivery of the site (e.g. change phasing requirements if this appears to be a constraint, look at options in relation to affordable housing if the timing of the affordables is causing viability issues, issuing completion notices if there appears to be no real reason for not progressing etc.). The LPA acknowledges that in many cases it may well be the lack of lenders willing to back sites financially that may be at issue – either way the work will provide some useful insight and data on the actual scale of this issue in Ceredigion. The Council's recruited a Housing Delivery Officer who will work collaboratively with developers to overcome any barriers to development.

Affordable Housing

- 3.63 Affordable housing through the planning system is not being delivered at the level (numbers) required at this point in the plan period. This isn't surprising given that housing generally is not being delivered at the levels expected. This issue is not confined to Ceredigion and is evident from other LAs AMRs across Wales. However, planning permissions for affordable housing as a proportion of permissions for general housing from the start of the plan period are exceeding the target of 20% (permission for 686 affordable homes and 3081 general market homes) and housing delivery (completions) are at a target percentage of general market housing built (nearly 19%) (292 affordable homes and 1,546 general market homes completed). The mix and distribution of affordable housing by type and tenure has not yet been affected in a significant way by the adopted LDP, with detailed planning applications only beginning to filter through. Legal agreements for Commuted Sum contributions to affordable housing have been signed off on a number of individual open market units. None of these sums are due for collection as yet. Viability challenges received mainly relate to conversion proposals. There may be an opportunity at review to consider the benefits or otherwise of applying an AH Commuted Sum charge to residential conversions undertaken as part of professional rental sector portfolio development. This is an aspect of practical application of policy S05 which might be reviewed alongside an updated strategic viability assessment.

Schools

- 3.64 Ceredigion's Education Programme overall aim is to create a sustainable education system through better use of resources to improve the efficiency and cost-effectiveness of the education estate and ensure schools are fit for the 21st Century.
- 3.65 The School Review policy of the County Council could prompt the Authority to review the role and status of some settlements. The **Developing Education in Ceredigion: Planning Education provision to 2020** is fundamental to the Council's vision for education in the county. Short term and medium term goals, to be completed by 2011 and 2015 respectively, contain the following:
- production of Strategy documents;
 - implementing school review policies;
 - the establishment of federations, area schools and clusters

The Long term goal for 2020 includes:

- the concept of Integrated Learning Communities;
 - school collaboration;
 - multi-agency provision of services including childcare facilities; and,
 - lifelong learning activities for the community.
- 3.66 The **School Review Policy (2006, 2009, 2010, 2012)** moves to: close any school where numbers fall below 20 pupils; review any schools with fewer than 50 pupils, where appropriate, in order to enter into partnership with other schools; and, to reduce the number of schools where head teachers have a teaching commitment. In addition, the Policy states that the following should be considered:
- Ensure that there is a pro-active approach to managing change and development in light of economic, demographic and educational circumstances;
 - Reduce the number of surplus places; and,
 - Continue to avoid a 'one size fits all' settlement, but take careful account of local circumstances and context.
- 3.67 Education is a priority for the County Council, as demonstrated in its high level plans and its Council Manifesto, and offers opportunity to build upon previous successful educational projects within the county, namely the newly built 3-11 area schools, Bro Sion Cwilt and T. Llew Jones.
- 3.68 A new area school is currently proposed in the area to the west of Lampeter, affecting the current school catchments of Llanwnnen, Llanwenog and Cwrtnewydd, to be located within the linked settlement of Drefach. The Council considers that a new area school in Drefach would be in line with the national 21st Century Schools Programme objectives. If this proposal goes ahead then as required by the Inspector's Report (para 4.15) thought will need to be given

to any implications for the LDP development strategy of a new area school and through review whether any changes are required to the development strategy. The Inspector recognised that on education needs could not necessarily be catered for within an existing Service Centre. Brynhoffnant and Synod Inn would also require consideration as to whether the future role of those settlements should remain the same or need to change as a result of the new schools.

Renewable Energy

- 3.69 Planning Policy Wales requires that LPAs should undertake an assessment of all potential renewable energy resources and local carbon energy opportunities within their area as part of the LDP writing process. The Ceredigion LDP was at an advanced stage (post Deposit) when the requirement was announced and therefore, in line with guidance, no Renewable Energy Assessment (REA) was required of the LA prior to adoption. However an REA is required as part of the first review of the Plan. Therefore, Ceredigion have already commenced, and have significantly progressed the production of its REA. The final stage of the REA is currently under way which has been an assessment of district heat network potential. The LPA has secured funding from the HNDU to undertake a feasibility study for DHN in Aberystwyth and Tregaron and the results will inform the final chapter of the REA.
- 3.70 REAs will vary between local authorities dependent upon issues such as geography, land availability and also the priorities given by councils and communities to various policy objectives. The REA will provide the results of a robust exercise, following the Welsh Government's Renewable Energy Assessment Toolkit for Planners, to establish the resource and demand potential for renewable energy in the County that would support a selection of policy objectives: many of which could also be addressed through corporate action. Once this work is completed a view will need to be taken as to whether changes need to be put forward to the existing LDP. It is also understood that the Toolkit is due to be revised in the near future which may have further implications in relation to the assessment which has already been substantially completed.
- 3.71 In terms of Strategic Search Area (SSA) D, in order to connect to the National Grid, a wind farm development at SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. The Powys Planning Authority has refused wind farms which would have resulted in the new power lines being created. These refusals are currently the subject of a public inquiry and until the outcome of this inquiry is known and until, according to SSA D developers SSE, the future of renewable energy is clearer in Wales, further investment in SSA D is halted. At this point in time this does not necessitate an early review of the Ceredigion LDP.

The Economy

3.72 The Council adopted its Ceredigion for All: Our Livelihoods, Our Economic Regeneration Strategy in June 2015. The aim of the Strategy is to address some of the key challenges evident within the county, namely:

- Inaccessibility,
- An ageing population,
- A significant reduction in the number of VAT registrations and an increase in VAT de-registrations,
- The lowest proportion of knowledge intensive businesses in the whole of Wales,
- Low productivity levels,
- Low wages, and
- A lack of strong leadership and clarity of direction

3.73 This strategy seeks to identify and integrate its key assets in a bid to turn these socio-economic issues into opportunities for the county. While the Strategy has taken into account the contents of the LDP and recognised that the LDP can help facilitate its aims, it does not currently create a need to amend the LDP itself. This situation may however change in the future and the contents of the Strategy will be a consideration when it comes time to review the LDP.

3.74 A Task and Finish Group was established in 2013 to assess the viability of a Teifi Valley Local Growth Zone (LGZ) and to set out a range of recommendations for the LGZ. The group was asked to suggest policies that would encourage and support jobs, economic growth, challenges to growth, and use of the Welsh language. They concluded that the establishment of a Local Growth Zone in the Teifi Valley offers significant opportunities. One of the key findings of the Group is that much of the support that is considered as being necessary to facilitate economic growth in the Teifi Valley already exists, especially in terms of providing support to local businesses. The innovation however comes from the *proactive* and *integrated* approach that is being recommended; creating the links between business development, people development and area development on a local level and going out and *making it happen*. The Group recognised the areas' strengths, particularly that of the outstanding local landscape and natural environment and the strength of the Welsh language in the area. The area spans 3 LA's and therefore requires joint working but also involvement of other stakeholders, especially the private sector if the ideas/recommendations concluded by the Task and Finish Group are to be realised. The Welsh Government has already addressed some of the recommendations of the report, and will be taking action on others, it also currently developing an action plan. Ceredigion County Council is also currently looking at which recommendations it can take forward (e.g. whether it can apply innovative support business rates to the Teifi valley). Any further development of the recommendations set out in the final report along with any further developments with regards to taking a LGZ forward need to be considered as part of any LDP review. At this stage there is no need to instigate an early review to deal with this matter.

3.75 The Task Group were of the view that the Teifi Valley is important from a strategic perspective due to its links to the *Swansea Bay City Region* launched in July 2013; the area therefore has a key role to play in terms of spreading the economic prosperity generated by the City Region to the more rural area to the North but also in terms of supporting the growth of the City Region by creating that link to Mid Wales and the West Coast.

West of Wales Shoreline Management Plan 2 (June 2012)

3.76 At the time of writing the Ceredigion LDP work on Shoreline Management Plan 2 (SMP2) was also underway, but not complete. The adopted LDP does not therefore reflect or address any of the findings and recommendations in SMP2. Since LDP adoption the SMP2 has been approved by Cabinet and it should be given consideration in all land use allocations/developments.

3.77 The SMP2 notes that there are Managed Realignment (MR) policies in place both currently and in the short-medium term along numerous lengths of frontage along the Ceredigion coastline. There are also areas where the current and proposed policy is No Active Intervention (NAI).

3.78 These areas include Llangrannog (MR from 2025), Tresaith (MR from 2025), Penbryn (current NAI), New Quay/Traeth Dolau (current MR), New Quay Bay (current MR), Aberaeron to Aberarth (current NAI), Aberarth (MR from 2025), Llanon and Llansanffraid (current MR), Tanybwllch (current MR), Clarach Bay (current MR), Upper Borth (current MR) and Ynyslas (current MR).

3.79 It should also be noted that the 2025 'indicator' is just that, and SMP2 policy change will be driven by coastal events and sea-level rise – policy change may take place at any time from now until 2025, or indeed any time after.

3.80 No immediate action is required in relation to the LDP however any review of the LDP will need to take into account the contents and recommendations of the SMP2 and consider whether this requires a change to the LDP.

Open space provision

3.81 The Welsh Government commenced the first part of the duty under section 11 of the Children and Families (Wales) Measure 2010 in November 2012. This part of the duty requires Local Authorities to assess the sufficiency of play opportunities for children in their areas every 3 years and to develop and review a Play Action Plan each year. The second part of the duty, to secure sufficient play opportunities for children in their areas was commenced in July 2014.

3.82 Welsh Government guidelines on the completion of the play sufficiency assessment suggest that local authorities should draw upon existing Open Space Assessments to map areas that are used, or could be used for play.

3.83 Ceredigion's Open Space Assessment found that there is a lack of space for children to play and hence Policy LU24: Provision of New Open Space, was included in the LDP to help address this gap.

3.84 Supplementary Planning Guidance on Open Space was subsequently drawn up, with advice and input from Play Wales and RAY Ceredigion, to support developers to think about open space, with an emphasis on play, when submitting their planning applications. The development of the SPG was included in Play Action Plan 2013/14 and the monitoring of the implementation of this SPG will be included in subsequent Play Action Plans. The Council is currently preparing the 2016 Play Sufficiency Assessment.

Inspector's Report

3.85 The Inspector's Report into the Ceredigion LDP (Report on the Examination into the Ceredigion Local Development Plan 2007-2022, March 2013) makes reference to several matters considered necessary to look at as part of a review. These include:

- Consider the longer term Role of Aberaeron. Does it remain a Service Centre? If so more sites would need to be identified. The role of Llwynceilyn could reduce.
- Disposal/recycling of waste requirements set nationally may require a change to the LDP.
- Whether some Rural Service Centres (RSCs) are retained? Specifically should Cenarth, Pontarfynach and New Quay remain as RSC?
- Whether the LDP Strategy, or part of, needs amending to reflect the Council's Education Strategy?

3.86 The Council is therefore mindful that the above will need to form part of a review and an understanding of what is required to address these issues should be investigated early on to ensure that time and resources can be assigned to undertake these tasks.

Local considerations: Conclusions

3.87 The Ceredigion Local Service Board Advisory Group had no specific issues to flag up which required inclusion in this AMR in relation to local considerations.

3.88 A number of local matters have been identified above as needing to be considered as part of any review into the Ceredigion LDP, however at this stage none would instigate the necessity for an early review. The matters identified will be monitored over the coming year to see if this position changes.

4. Monitoring Framework Local Development Plan

- 4.0 Indicators, targets and trigger level FDIs have been identified to assess the performance of policies and objectives. External influences which are outside the control of the Authority are also identified. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.
- 4.1 As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows:

Significance of performance	Description
+	Targets are being achieved.
?	No conclusion can be drawn at this stage.
0	Targets have not been achieved but no concerns over implementation of policy(s).
-	Targets are not being achieved and there are concerns over implementation of policy(s).

- 4.2 Consideration has been given to the relevant core indicators identified in the Welsh Government Local Development Plan Manual (June 2006). Some of these have been included while others adapted as local indicators to suit local circumstances. These statutory Indicators are shown in the monitoring tables through the inclusion of the wording “Statutory Indicator” next to the AMR reference. All the monitoring indicators were agreed during the Examination of the Plan in 2011/2012.
- 4.3 The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies.
- 4.4 The monitoring process is dependent upon a wide range of statistical information that is sourced from local authority and external sources. Whilst the council can control information that it supplies, there is a significant risk of change in respect of

external data as that information is out of the control of the local planning authority. While carrying out the monitoring of the therefore LDP it was found that for various reasons certain indicators needed to be added, removed or modified. One of three actions has therefore been taken:

- Amendment: The Indicator will be amended to re-align it with relevant data. The amendment will not seriously change the nature or scope of the Indicator/Factor, but will allow it to be considered against a different or amended data set.
- Replacement: The Indicator will no longer be used and be replaced by an indicator that monitors a similar issue to the original.
- Omission: The Indicator becomes obsolete and is omitted as there are no other similar factors or data sets available to monitor that issue. This is the last resort action and omitted Indicators will be reviewed yearly to identify whether new data sets have become available that could be used to monitor its policy.

4.5 Details explaining the change and the reasons for it may be found in Appendix 1.

4.6 An analysis has also been undertaken on how the Plan is contributing to the Sustainability Appraisal / Strategic Environmental Assessment. This is included as Section 5.

Housing

Monitoring Reference: AMRH01 Aspect Monitored: Population Change Policies Monitored: S01 Level: Local Frequency: Every 5 years Source: Ceredigion County Council (CCC) from Office for National Statistics and other data				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
That population change in the county over the period of the LDP is broadly in line with the forecast change based on population projections.	<ul style="list-style-type: none"> • Overall population; • HE and non-HE population; and • Average net migration. 	A full analysis of population change including new projections will be carried out every five years of the plan period. Population change will be assessed together with the available evidence on change in the number of households and this demographic information will be considered against the policy objectives of the LDP to see whether any specific action needs to be undertaken.	This indicator is not due to be measured this monitoring year.	N/A
Analysis Although not required for LDP purposes, Ceredigion LPA is now undertaking a review of the figures for the County in relation to general Council functions. New data has recently been nationally published and is being analysed. Interim findings will be reported in the Local Housing Market Assessment due in Autumn this year. A more detailed assessment will be used to inform the LDP review in 2017. It is notable, for example, that recent official Mid-Year Estimates (MYE) of population demonstrate the sensitivity of basic local population data to changes in the higher education sector.				

The 2011-based population and household projections indicate much lower levels of population and household growth than projected in the 2008-based projections which the LDP dwelling requirement is based upon. If the 2011 projections are considered to be accurate and robust, this would mean that there is likely to be a lower housing need, and consequently lower demand for new dwellings, however, it is not prudent to speculate how much lower at this stage because this new trend is still settling and will only gain certainty following a further set of projections. It is therefore important not to react too quickly by reducing the dwelling requirement for the plan until greater certainty regarding the extent of any reduction in numbers can be obtained. If we sought to reduce the dwelling requirement now, we could end up reducing by too much.

The delivery rate during the plan period so far is another important consideration. Between 2007 and 2014 (half of plan period) 1685 units were completed. If delivery rate remains the same for last half plan period, then nearly 3400 would be completed in total, which exceeds the growth levels suggested in the latest population and household projections. Delivery is therefore already in excess of what the new projections say we would need in the full 15 years after just 7 years. Furthermore, if the delivery rate improves as we hope it will, this would increase the overall delivery level to an even higher figure.

The % of empty homes which was factored into identifying a dwelling requirement has not increased, indicating that there has not been a shift to abandon existing homes in favour of new homes, which supports the argument that there remains a need for new homes,

Further detailed analysis regarding the size and types of homes needed and to what extent the needs could be met by existing stock is required.

The final sessions of the LDP Examination acknowledged that projections may change in the future, and that they could indeed be lower. The PINS asked for an updated view as Census 2011 results were released right at the end of the LDP preparation process. The PINS concluded that:

- If the projections being used were too high, that this would not be a big issue, but that there would be significant implications if the projections used were too low. In other words, it is better to be in the position of over provision, than one of under provision.
- If need for housing is not present, then market won't deliver, and there won't be a large surplus, which is likely to be a reflection of the current situation.
- Regardless of the projection levels, the most important issue is that Strategy continues to be applied (in order to correct the balance between service centres and their rural hinterlands in line with a sustainable pattern of development). If need is indeed less than previously projected, then the issue of balance is even more important if the Strategy is to be met.
- If need is less, then the timeframe of the plan (the plan period) would need to be amended at the First Review. This would involve retaining the strategy and allocations, but acknowledging that it will take longer to deliver. In practice this would require rolling the plan period forward and changing end date of plan.
- The WG have recommended caution regarding 'over-reacting' to new projections and expressed that LAs should not be planning for projections that have been heavily influenced by the downturn in the economy (see letter issued by Carl Sergeant to Local Authorities on 10th April 2014).

Further discussion and deliberations of the results of this information will be included in next year's AMR (2016) however as already set out in paras 3.46-3.48 of this AMR given the instability in the projections, it would be prudent to wait for the 2013-based projections expected in 2016/17 to be considered. The publication of these projections is therefore likely to co-inside with the review of the LDP currently planned for 2017

Conclusions

The publication of the 2011-based projections does not trigger an early review of the LDP.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH02 Aspect Monitored: Settlement Strategy Countywide Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Completions and commitments countywide by the end of the plan period to be: <ul style="list-style-type: none"> • At least 51% in the USCs; • 24% in the RSCs; and • A maximum of 25% in the 'Linked Settlements and Other Locations' and in any event no more than 1522 units. 	From the date of adoption the ratio of both completions and commitments across the County as a whole to be moving towards the % split sought Countywide by the end of the plan period.	From the date of adoption the ratio of both completions and commitments across the County should be moving towards the % split sought Countywide by the end of the plan period. If the annual % split does not move towards the % sought Countywide in any one year of the plan period, an investigation will be triggered to look into the reasons why. Where reasons are unjustified then necessary action will be considered. Note that as information is collected at SG level it will be possible to identify if there are geographical exceptions (for example, if all SGs are working towards the desired balance bar one or two exceptions)	From the previous AMR, total commitments in: <ul style="list-style-type: none"> • USCs have remained at 42%; • RSCs have risen by 1%, from 15% to 16%; • Linked Settlements and Other Locations have fallen by 1%, from 43% to 42% From the previous AMR, total completions in: <ul style="list-style-type: none"> • USCs have risen by 1%, from 43% to 44%; • RSCs have remained at a constant of 13%; • Linked Settlements and Other Locations have remained at 43% 	0

		that are the cause of the balance not being met countywide.		
<p>Analysis</p> <p>The Strategy of the LDP is to refocus growth into Service Centres. The comparison between trajectory targets and actual is as follows:</p> <ul style="list-style-type: none"> • USC plan period trajectory target for commitments to 31/03/2015 is 46%: actual commitments fall short of target (42%), • RSC trajectory target for commitments to 31/03/2015 is 21%: actual commitments fall short of target (16%) , and • LS/OL trajectory target commitments to 31/03/2015 is 34%: actual commitments (42%) exceed target. <p>The findings of this analysis in relation to commitments however are positive insofar as the proportional split of housing commitments and completions is moving towards the intentions of the LDP’s Strategy since its adoption date in 2013.</p> <p>Given that we are now 8 years into the 15 year plan period, and that the plan could only be effectively applied in the last 30 months or so (since adoption, or 24 months if consider the monitoring period only), achieving target distribution will rely on delivery of the whole 6000 housing requirement, more rigid adherence to plan policy in respect of commitments outside Service Centres and close monitoring of the uptake on larger allocated sites. It should be noted that the delivery of the target is not directly under the control of the Local Authority due to the impact of market forces, etc., and therefore, it is working towards the correct balance is what the LDP can realistically aim for at this point in time.</p> <p>The rise in completions in Linked Settlements and Other Locations from adoption date (1% in 2013/14) suggests that the LDP’s policy of focusing future development in Service Centres, rather than in dispersed settlements, and resisting land banking, may have prompted those already with single unit planning consents pre-adoption to complete their schemes. It may also be a reflection of factors such as the more complex nature of financing requirements, the lack of volume builders, the limited commercial finance available to small builders and the cautious approach of mortgage companies to house purchasers, that larger sites are not being delivered quickly or in any substantial volume. Furthermore, the lead-in time to the development of larger sites is longer than for small sites and therefore, it is too early to make a judgement on the success of allocated sites. The LPA is carefully monitoring this situation through regular contact with larger allocated site owners/developers; the number of pre-application meetings and discussions with landowners indicates that the delivery of many of these sites is imminent.</p>				
<p>Conclusions</p> <p>The ‘direction of travel’ towards policy goals for refocusing growth shown in the results is positive and therefore there are no significant concerns over policy implementation at this stage.</p>				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH03 Aspect Monitored: Settlement Strategy Settlement Groups Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in Appendix 2 of the LDP by the end of the plan period.	From the date of adoption, within individual Settlement Groups the ratio of both completions and commitments between Service Centre and 'Linked Settlements and Other Locations' is in line with or working towards the requirements set out in Appendix 2 of Volume 1 the LDP.	Where the expected proportional growth is exceeded in the 'Linked Settlements and Other Locations', further residential development will be resisted in that Settlement Group, for the 'Linked Settlement and Other Locations', until outstanding permissions have either lapsed or been revoked and the commitments reflect or are working towards the proportional split as set out in Appendix 2 of the LDP.	See Appendix 6.	0
Analysis At this stage of the Plan period it is not expected that the % reflects that set out in Appendix 2 of the LDP, However, the results indicate a broad based improvement across Settlement Groups in working towards the requirements set out in Appendix 2, Volume 1 of the LDP. Only 8 Settlement Groups failed to achieve improvements in the % split of SC commitments and completions during this monitoring year. These were Aberaeron/Llwyncelyn, Newcastle Emlyn/Adpar, Lampeter, Llandysul, Cenarth, Llanilar, Llanon, Penrhyncoch, however Aberaeron/Llwyncelyn and Llanon settlement groups did see improvements in the SC completions during the monitoring period. 11 settlement groups made positive movement towards their targets and 3 settlement groups experienced no change from the previous monitoring period.				
Conclusions The performance of the LDP against this indicator is satisfactory in that the data shows a generally positive movement towards the targets for most of the Settlement Groups. The result next year needs to show further improvement with the number of Settlement Groups not moving towards the required balance being 8 or less.				

Monitoring Reference: AMRH04 Aspect Monitored: Settlement Strategy – Development in ‘Linked Settlements’ Policies Monitored: S01 and S04 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Commitments not to result in any one Linked Settlement growing by more than 12% of its size as at April 2007 (as specified in Appendix 5 of Volume 1 of the LDP).	From 1st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	<p>If the 12% is reached then no further development will be permitted unless justified under Policy S04.</p> <p>If the 12% is not reached but the rate of growth is above 4% as referred to in DM01 then it will trigger an analysis into whether or not there is a valid justification for exceeding the 4% (e.g. affordable housing in line with S04).</p>	<p>From a total of 90 Linked Settlements, in 22 Settlement Groups, there are:</p> <ul style="list-style-type: none"> • 38 LSs which have exceeded 12% growth in terms of commitments; and • 4 LSs which have reached the 12% growth limit in terms of commitments. • 3 LSs fell back within the 12% growth limit. <p>In only 2 of the Settlement Groups, the 12% growth figure has been exceeded across all their LSs.</p> <p>See Appendix 7 for full details.</p>	<p>0</p>

Analysis

The LDP inherited planning approvals made under a previous plan regime; this accounts for the excessive growth in 38 Linked Settlements as a matter of fact, since prior to adoption 33 had already exceeded their 12% growth. Since last years' AMR, lapses in planning permissions meant that 3 of the 37 Linked Settlements noted in the 2013/14 AMR fell back within their 12%, however, a further 4 exceeded it in this period (2041/15). There has therefore been a net increase of 1 settlement as the following exceed their 2012 growth.

- Drefach
- Horeb
- Rhydowen
- Llanfihangel y Creddyn

And the following settlements fell back within their 12% growth:

- Sarnau (no-longer exceeding, at capacity due to lapses)
- Llandre (no-longer exceeding, has capacity for 2.
- Mydroilyn

Therefore there hasn't been a change in the status of the majority of Linked Settlements, with only 3 improving on their previous position (coming back within their 12% growth) and a further 4 actually exceeding their potential 12% growth potential. The total number of Linked Settlements now exceeding their 12% cap has increased by 1 since last year from 37 Linked Settlements to 38. Although there was 1 additional linked settlement to exceed 12% growth during the monitoring period, the number of settlement groups where all LSs within that SG exceeded the 12% growth has fallen from 6 to 2 – this is a positive step within those SGs. For the situation to improve further, more of this potential growth currently committed will need to be recovered by way of lapsed planning consents, while no further growth can be permitted in the 38 settlements concerned (listed in Appendix 7) unless justified on exceptional grounds.

Conclusions

Given the amount of development permitted in Linked Settlements, prior to the adoption of the plan and implementation of Policy S04, it is considered too early to draw conclusions about the policy's performance/application and it should continue to be monitored closely in future years.

Monitoring Reference: AMRH05 Aspect Monitored: Settlement Strategy – Development in ‘Other Locations’ Policies Monitored: S01 and S04 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Commitments to be based on demonstrated need for affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units only.	From the date of adoption, the type of development permitted.	<p>Where development occurs that is not affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units, an investigation into the justification for such units will be triggered.</p> <p>Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).</p>	<p>The type of development permitted in other locations during the monitoring period is as follows:</p> <ul style="list-style-type: none"> • 9 applications that accord with TAN 6 for Rural Enterprise Worker Dwellings, • 5 applications that accord with PPW 9.2.22 for Affordable Housing, • 1 reserved matters application for outline permission that was approved under the Unitary Development Plan, • 10 applications for replacement dwellings – therefore no net gain in units, • 9 applications which were approved contrary to officer 	0

			<p>recommendation at Planning Committee that do not accord with the LDP Strategy, TAN 6, or PPW 9.2.22 (Affordable Housing) which trigger the need for further investigation.</p>	
<p>Analysis The majority of the applications for development in other locations were for replacement dwellings (these do not result in a net gain in unit numbers), Affordable Homes in accordance with Para 9.2.22, or Rural Enterprise Worker Dwellings in accordance with TAN6. None of these can therefore be deemed to have been approved contrary to the LDP.</p> <p>However there were 9 applications that at first glance do not accord with the plan or national guidance. These were approved contrary to officer recommendation at Planning Committee and do not accord with the LDP, TAN 6, or PPW 9.2.22 (Affordable Housing).</p>				
<p>Conclusions The development which has occurred outside of that permitted by the LDP Strategy, TAN 6 and PPW 9.2.22 resulted from decisions undertaken at Planning Committee contrary to Officer recommendation. Justifications were minuted in all but 2 of those 9 decisions. The Local Authority revised Development Control Committee procedures and emphasis on comprehensive record keeping and the logging of justifications for any deviations will continue to be encouraged with the aim that all such justifications put forward at committee be accurately minuted. Provided there are good planning justifications put forward applications can in exceptional cases be permitted. Further work is needed to ensure that where a justification is put forward that this is based on planning reasoning and where possible sound evidence has been submitted in line with S04 and S05 (e.g. of local need where the application relates to affordable housing) Therefore no policy concerns arising from this indicator.</p>				

Monitoring Reference: AMRH06 (Statutory Indicator) Aspect Monitored: Housing Land Supply Policies Monitored: S01 - S04 and LU05 Level: Mandatory Frequency: Annually Source: CCC (through the Joint Housing Land Availability Study)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Maintain 5 year supply of housing land as required by TAN 1.	Housing Land Supply as of 1 st April per annum.	If a shortfall in the 5 year land supply occurs, the LPA will decide upon which actions to take and consult with its JHLA partners. It may be necessary to consider whether or not more land needs to be included within the LDP.	The 2014 JHLA Study Report, published in May 2015, demonstrates a 3.7 year land supply for Ceredigion. The 2015 JHLA Study Report published in September 2015 demonstrates a 3.3 year land supply for Ceredigion.	0
Analysis The main reason for a drop in the land supply figure from 2013 to 2014 is due to a change in the land supply calculation methodology to a residual land supply instead of the past completions methodology previously used. Based on a residual land supply methodology, it is reasonable to expect a lower level of land supply as you approach the end of the plan period. The 2015 study shows a further drop in land supply to 3.3 years, which is below that 5 year supply required by TAN1. Although the plan is currently failing its target, a review is not considered necessary at this stage for the following reasons: <ul style="list-style-type: none"> • Housing Delivery is down across Wales and is not an issue unique to Ceredigion. The market is restricting housing delivery for a variety of reasons outside of the control of the planning system including a lack of development finance availability, mortgage availability and a skills shortage in the local development industry. • The housing target for the plan is high; hence following the change in the methodology, our supply figure has dropped. The number of permissions in the County is equal to the number in 2013, which suggests that there has been no change in the number of sites which are available for development. 				

- LDP allocated sites were included in the JHLAS for the first time in 2014 following the adoption of the plan on 25th April 2013 (after the 2013 study base date). This resulted in an overall greater supply of housing sites and units. In reality, although the housing land supply figure has gone down, the actual land supply has gone up. The sites included as allocations aren't generally worse or more undeliverable; also there are more of them.

The following options have been considered to address this target failure:

- Because of the land supply calculation methodology, if the dwelling requirement of the plan was reduced from 6000, this would increase the land supply. However, there would be significant risks in undertaken such action as we don't know at present by how much we could reduce the dwelling requirement by so that it wouldn't result in an under provision. Furthermore, the Minister Carl Sargent has warned against basing dwelling requirements solely on projections based on a period of downturn in the economy (see Section AMRH01 above which further discusses the results of the JHLA).
- Increasing the land supply would not be appropriate because the issue is not the availability of deliverable sites, but the actual deliverability of sites. The Home Builders Federation agrees that this would not be a solution to the problem in Ceredigion (noted during discussions at the 2015 JHLA meeting between CCC and various Stakeholders, including the HBF).
- It is however important to increase delivery if the Strategy is to be met. However, this will be very difficult if the need and market demand is not there as suggested by the latest population and household projections.

This target is not being met, we are therefore required to explain what actions, if any can be taken to try to improve housing delivery:

- The Council will make contact and retain regular contact with landowners/ applicants/ developers. This will be a role for the new HDO who came into post in September 2015.
- The HDO will also target:
 - Sites that have permissions but have stalled,
 - LDP allocations where they have permission but have not started or have no permission, no contact, and no reason why they haven't come forward. The HDO will seek to establish time frames for delivery and emphasize that if moves towards delivery are not evidenced, then there is potential for the site to be removed during the 2017 LDP review and revision process. The HDO will focus initially on the USCs and RSCs in an attempt to bring the plan strategy back on track.
- The HDO will identify any issues with regard to sites that are not coming forward to see how the Council can help to work around any issues. The Council's role in response to issue may include amending phasing requirements, approaching finance companies, and facilitating RSL involvement.

Conclusions

The 5 year land supply target is not being met however; action to improve delivery has been identified, and given the uncertainty of housing need levels, this is not considered a trigger for review at present.

Monitoring Reference: AMRH07(Statutory Indicator) Aspect Monitored: Delivery of Allocated Housing Sites Policies Monitored: S01 - S04 Level: Core Frequency: Annually Source: CCC (through the Joint Housing Land Availability Study)				
Target	Indicators	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
40% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31 st of March 2017. 100% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31 st of March 2022.	1. Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units and ha) as follows: i. At 31 st of March 2015, 40% ii. At 31 st of March 2017, 60% iii. At 31 st of March 2019, 84% iv. At 31 st of March 2021, 100% 2. Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows: i. At 31 st of March 2015, 20% ii. At 31 st of March 2017,	If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered. This will involve an analysis of the relationship between planning permissions and completions.	The amount of housing development granted planning permission on allocated sites is as follows: <ul style="list-style-type: none"> • Units: 145 units, representing 4.2% of anticipated units on allocated sites. • Area: 5.83ha, representing 4.3% of total allocated site area. Amount of housing development completed on allocated sites is as follows: <ul style="list-style-type: none"> • Units: 27 units, representing 0.8% of anticipated units on allocated sites. • Area: 0.88ha, representing 	0

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	<p>40%</p> <p>iii. At 31st of March 2019, 64%</p> <p>iv. At 31st of March 2021, 88%</p>		0.7% of total allocated site area.	
<p>Analysis</p> <p>The results reflect the fact that the LDP has only been adopted for two years, prior to which uncertainty constrained development proposals regarding allocated sites. They also reflect the fact that the adoption of the Plan also coincides with relatively depressed housing market conditions. This is compounded by the fact that there is a relatively long lead in time for larger allocated sites and only a limited number of local builders with the ability to venture the scale of development proposed. There is also a lack of interest in Ceredigion from volume builders. An investigation (March 2015) into the relationship between permissions and completions has been undertaken. Whilst the investigation has found a high consents to completions ratio, this is comparative to other adjoining rural authorities in West Wales region and is a symptom of the wider market and current economic conditions. The LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary. The number of pre-application discussions should lead to an increase in the number of applications on allocated sites in the next monitoring year. This will of course take a few years to translate into housing completions. The performance has increased since last year and although the targets have not been met, they show a positive step in the right direction.</p>				
<p>Conclusions</p> <p>The performance has increased since last year and although the targets have not been met, they show a positive step in the right direction. Further work is needed during the coming year and the following one to facilitate another increase in allocation site commitment and delivery – this will be a key objective set for the new Housing Delivery Post – with improvements expected to be seen over the next 18 months. .</p>				

Monitoring Reference: AMRH08 (Statutory Indicator) Aspect Monitored: Housing Development in the Right Locations Policies Monitored: S01 - S03 Level: Core Frequency: Annually Source: CCC (through the Joint Housing Land Availability Study)				
Target	Indicators	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
90 – 100% of requirement for USC and RSC residential development to be met on allocated sites, with the exception of Aberystwyth where 80-90% should be met on allocated sites, post LDP adoption.	1. Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (ha and units post LDP adoption). 2. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (ha and units post LDP adoption).	Where the percentages fall below the target for 2 consecutive years for any given Settlement Group an analysis of possible drivers will be undertaken, to understand and to action appropriate measures to reverse the trend.	Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres is as follows: <ul style="list-style-type: none"> • Units: 68 units, representing 21.5% of units permitted in the Service Centres since adoption. • Area: 1.83 ha, representing 3.6% of land area permitted in the Service Centres since adoption. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres is as follows:	0

			<ul style="list-style-type: none"> • Units: 18 units, representing 11% of units completed in the Service Centres since adoption. • Area: 0.55 ha representing 9% of land area completed in the Service Centres since adoption. 	
<p>Analysis</p> <p>The results are extremely modest by comparison with the target; however, the LDP has only been adopted for two years. The results are showing significant improvements towards the target from last year for the development permitted. Whilst the results are significantly below the target for the development completed, this is reflective of the low numbers of completions across the County including within the Service Centres. It should also be noted that this indicator deals only with post adoption permissions and that a number of allocated sites do contain planning permissions approved prior to LDP adoption. Those permitted or granted a resolution to approve prior to adoption are H0301, H0802 and H1502.</p>				
<p>Conclusions</p> <p>No cause for concern at present. Whilst the results are significantly below the target for the development completed, this is reflective of the low numbers of completions across the County including within the Service Centres. Housing delivery actions to be put in place to see if delivery rates can be boosted (key role for Housing Delivery Officer during later part of 2014/15), which may start to influence results in the next AMR, though realistically it will be 2016/17 that we would expect to see a difference.</p>				

Monitoring Reference: AMRH09 (Statutory Indicator) Aspect Monitored: Housing Development on Previously Developed Land Policies Monitored: S01 - S03 Level: Core Frequency: Annually Source: CCC (through the Joint Housing Land Availability Study)				
Target	Indicators	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
5% of all residential development permitted and completed to be located on previously developed (brownfield) land.	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	If at least 4% of all residential development permitted and completed is not located on previously developed (brownfield) land then an investigation will be carried out into the causes of the shortfall in order to see whether the LA can address any barriers to it coming forward.	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted: 8.7ha (41%) Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed: 2.1ha (29%)	+
Analysis The amount of development permitted and completed on brownfield land is well in excess of the 4% target. – this is mostly accounted for by the conversion of existing properties to flats, with approximately half accounted for in Aberystwyth.				
Conclusions The targets are currently being comfortably met and there is no concern over the implementation of the policies.				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH10 (Statutory Indicator) Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Mandatory Frequency: Annually Source: CCC				
Target	Indicators	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
1,100 Affordable Homes Completed (70 per annum) by 2022	1. The number of net additional affordable and general market dwellings permitted since (1 st April) 2007. 2. The number of net additional affordable and general market dwellings completed since (1 st April) 2007.	Further investigation will be undertaken on this indicator if the outstanding consents/completions of units of affordable housing over a 2 year period fall below the annual required level. Critical to this investigation will be an understanding of the delivery of housing overall (see AMRH06 above). Response to this target may need to be undertaken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.	Since the 1 st April 2007 The number of net additional affordable and general market dwellings permitted and completed is as follows: Permitted Affordable Homes: 686 Total Homes: 3081 Completed Affordable Homes: 292 Total Homes: 1,546	0
Analysis The policy requirement for Affordable Housing is for 20% of all units to be affordable. As the above figures show the numbers permitted and completed of affordable homes are 686 AH permitted and 292 AH completed. General housing growth has slowed over recent years due the current economic climate and this impacts on the ability of the policy to deliver housing (including therefore AH). As the year on year number of general completions is down from the LDP				

target, so too are the AH completions. The target is for 70 AH completions per annum (based on general LDP delivery of 400 per annum). What these figures show is that 292 AH have been completed which averaged across 7 years equates to 42 AH completions per annum. This highlights that while the policy is achieving 20% AH of all housing, the annual AH completions target of 70 units will most likely not be met until the general housing completions rate improves. The policy itself is successfully achieving its ambition but external market forces are working against delivery of the identified target of 400 units per annum, impacting the AH target (70 AH pa).

Conclusions

The target of 70 units of AH completed per annum is not being met due to a general slowdown in the economy, experienced across the UK. However, of the units which are being permitted and completed, approximately 20% are Affordable. Therefore, there are no concerns over the implementation of the policy.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH11 Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: CCC				
Target	Indicators	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Since the adoption of the LDP, at least 20% of all permitted dwellings are affordable units	<ol style="list-style-type: none"> 1. The proportion of residential applications where a viability challenge is mounted. 2. The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges. 	<p>If more than 20% of sites permitted fail to deliver the required affordable housing in any given year of the Plan period, then an investigation will be triggered into the reasons why.</p> <p>If all sites deliver not less than 20% affordable housing in any given year of the Plan period, then an assessment will be conducted as to whether the affordable housing requirement of 20% is too low and should be revised upwards.</p> <p>This will be pursued by undertaking an updated viability exercise. The exercise will recommend a viable Affordable Housing % yield. A calculation will also need to be made by the District Valuer Service</p>	<p>22.3% of all residential development permitted during the LDP period have been affordable dwellings.</p> <p>The proportion of residential applications where a viability challenge is mounted: 12, which equates to approximately 3% of all residential permissions (371 units during monitoring period).</p> <p>The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges: 12, which equates to 100% residential applications where a viability challenge is mounted.</p>	+

		of the equivalent % Gross Development Value.		
<p>Analysis There have been 12 viability challenges to the affordable housing policy S05 which were on conversion, change of use and restoration applications. Of the viability challenges 100% were successful. It is acknowledged that conversions are costly to undertake, and therefore it is not surprising that the viability of these scheme was compromised. There have been no viability challenges on greenfield sites and given that viability challenges were only mounted on 3% of all residential permission, it is therefore not considered necessary to undertake an updated viability assessment at this time.</p> <p>Importantly, 22.3% of all residential development permitted during the LDP period (2007 to 2015) has been for affordable dwellings.</p>				
<p>Conclusions The targets are currently being met and there is no concern over the implementation of the LDP's policies.</p>				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH12 Aspect Monitored: Type of Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
<p>Since the start of the LDP period:</p> <p>9% of affordable units are discounted for sale at 70% market value</p> <p>32% of affordable units are discounted for sale at 50% market value (both for direct sale to occupants and to be made available to landlords for letting at Intermediate rents)</p> <p>59% of affordable housing units for social rents delivered by the private sector and Registered Social Landlords (RSLs).</p>	<p>Completions and Commitments by type</p>	<p>Where the proportion of completions or commitments of:</p> <p>Affordable units discounted for sale at 70% market value fall outside the range of 8-10% of the affordable housing permitted.</p> <p>Affordable units discounted for sale at 50% market value fall outside the range of 28-35%</p> <p>Affordable units conveyed at 35% market value to Registered Social Landlords for social rent fall outside the range of 53-66%</p> <p>It may be necessary to restrict/promote certain types of residential development to ensure the proportions more closely match</p>	<p>Since the start of the LDP period, Affordable Housing Completions and Commitments (units) by type were as follows:</p> <p>DFS 70% Completions: 150 (52% of all AH) Commitments: 366 (55% of all AH)</p> <p>DFS Other Completions: 0 Commitments: 2 (1% of all AH)</p> <p>DFS 50% / Intermediate Rent Completions: 2 (1% of all AH) Commitments: 5 (1% of all AH)</p> <p>Social Rent (conveyed to RSLs) Completions: 22 (8% of all AH)</p>	<p>0</p>

		<p>the needs identified. These actions will need to be taken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p>	<p>Commitments: 37 (6% of all AH) Social Rent (100% commissioned by RSLs): Completions 114 (39% of all AH) Commitments: 261 (39% of all AH)</p>	
<p>Analysis Although outside the tolerance ranges designed to trigger actions, the distribution pattern of completions and commitments for AH by type has not yet been affected in a significant way by the adopted LDP. This is particularly clear in relation to 'intermediate' AH (1% at present) especially as IR was not part of pre-LDP policy requirements (only DFS and SR). However this is the first year which DFS 50% dwellings have been approved and completed indicating that Intermediate tenures are being negotiated and that there is a need. The majority of AH completions and commitments have been commissioned by RSLs and are therefore likely to have benefited from Social Housing Grant support</p> <p>It should be noted that delivery of IR units may not be entirely reliant on new permission being granted. There is a mechanism within the revised s106 which allows the owner of the AH property to apply to the Council to change the nature of the AH from a DFS to an IR. Therefore some of the existing AH DFS stock could potentially become IR AH in the future.</p> <p>Conclusions The overall broad distribution of Affordable Housing is satisfactory The performance of policy is therefore not of significant concern at present. The delivery of intermediate tenures should be monitored closely in future years.</p>				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH13 (Statutory Indicator) Aspect Monitored: Housing Density Policies Monitored: LU06 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Complies or exceeds the density, as per Allocated Site Schedule or Settlement Group Statement	Average density of housing development permitted on allocated development plan sites	<p>If a site does not deliver its guide density, then an investigation will be triggered into whether or not additional land is needed to meet the housing provision allowed for in that SC.</p> <p>If sites within a Service Centre consistently fail to deliver the guide density, then an investigation into whether or not an adjustment to the overall guide density for sites within that Service Centre will be triggered.</p>	<p>The average density of housing development (which now benefit from planning permission since start of the plan period) on allocated LDP sites is 21 units per hectare.</p> <p>The average LDP guideline density on allocated LDP sites is 23 units per hectare.</p>	0
Analysis In terms of density, there have been 9 applications permitted on allocated sites (though 2 were for the same site so have been calculated together below) since the start of the plan period, the densities of some of which have varied from the LDP guideline densities. <ul style="list-style-type: none"> • 2 permissions have met the LDP's guide density; • 3 permissions have exceeded the LDP's guide density (20 to 35, 15 to 29, 18 to 33 units per hectare); and • 3permissions have failed to meet the LDP's guide density (35 to 20, 20 to 6 and 37 to 5 units per hectare). 				

Some of these applications represent only small sections of a whole allocation and therefore, when further applications are submitted for the remainder of these sites, the final site densities are likely to change and may more accurately match the LDP's guide densities. Significantly, the difference between the average permitted density (21 units per hectare) and the LDP's average guide density (20 units per hectare) is very close. Given the nature of the permitted applications, the fact that the majority relate to but a small section of overall allocated site area and the fact that there remains sufficient capacity (including contingency) in the settlement groups to meet the identified housing need, there is no concern over the 3 sites (one of which was granted before the adoption of the LDP and two of which was granted for only a small section of an allocated site) where the LDP's guide density has not been met.

Conclusions

Most permissions comply with or exceed the guide density as per Allocated Site Schedule or Settlement Group Statement. While 3 permissions fail to meet guide density and the average permitted density falls short of the LDP's average guide density, there are currently no concerns over the implementation of this policy.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH14 Aspect Monitored: Delivery of Housing Policies Monitored: LU05 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
A year on year decrease in the ratio of residential outstanding consents to completions, from a starting ratio of 6.5 outstanding consents to every 1 completion.	The ratio of permissions granted to completions for residential development “The ratio of outstanding permitted residential units to residential completions.”	If the ratio between residential outstanding consents and completions in a Settlement Group does not decrease year on year, it will be necessary to increase the use of shorter permissions, mandatory completion dates and completion notices. If long build times are indicative of reduced demand it may require the number of permissions granted to be decreased, as permissions should exist to meet the immediate needs.	The ratio of residential outstanding consents to residential completions at 2015: 12.3 outstanding consents to every 1 completion.	0
Analysis Average ratio of outstanding consents to completions over the county is significantly skewed by poor performance in some 9 Settlement Groups (Cardigan, Lampeter, Llanarth, Bow Street, New Quay, Aberporth/Parcllyn, Llanilar, Llandysul and Talybont) partly arising from infrastructure constraints which have recently been remedied, partly arising from landbanking in historically popular rural/coastal areas impacted by the recession and partly by developer commitments to one area in preference to another. If these settlements groups and the settlements groups with no completions are removed from the calculation, then the county wide ratio is 8.0 outstanding consents to every 1 completion. Moreover, LDP allocated sites, which are expected to contribute a significant proportion of planning completions by commercial developers, in the main are still subject to pre-application discussions and several whilst likely to deliver housing within 5 years will be subject to relatively long lead-in times because of the need for on-site infrastructure. There is also no difference between				

the performance of Service Centres and Linked Settlements and other locations, with a ratio of 12.3 outstanding consents to every 1 completion. In relation to all additional units permitted since LDP adoption, in respect of sites outside Service Centres, the LPA is issuing short permissions with completion dates as a means of promoting housing delivery.

The pattern of an increasing consents to completion ratio, rather than a decreasing consents to completion is reflect of the general low housing delivery levels across the UK and particularly in rural areas. It is clear that the authority is continuing to issue permissions indicating the Planning and the LDP strategy and policies are not acting as a barrier to delivery. In fact, the main barriers to delivery which were identified from engagement with development industry to inform the LHMA 2014 were access to finance and skilled labour. These barriers are outside of the control of the LDP, however, the LPA has recruited a Housing Delivery Officer to try to help developers overcome all barriers identified.

Conclusions

Disappointing performance against target but reasons for optimism that sufficient progress in problematic areas to expect a more positive outcome in future. Key role for Housing Development Officer in assisting to improve delivery over time.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH15 Aspect Monitored: Range of Housing Policies Monitored: LU02 Level: Local Frequency: Annually Source: CCC				
Target	Indicators	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Mix of housing type and bedrooms in line with Ceredigion's current LHNA report	<p>Number of Full or RM consents by housing type and bedroom number since adoption.</p> <p>Number of completions by housing type and bedroom number since adoption.</p>	<p>Where aggregated figures are contrary to the proportions set out in the LHNA.</p> <p>Collaborative action will be taken with the Council's Housing section, with the potential of increasing the focus on delivering more of the required dwelling type.</p>	See Appendix 8	0
Analysis <p>When comparing the no. of bedrooms of dwellings permitted and completed since adoption to the housing needs identified in the LHMA 2008, there appears to be an undersupply of 1, 4 & 5 bed accommodation, and oversupply of 2 & 3 bed accommodation. However, the LHMA is currently being updated and provisional results show that there is likely to continue to be an increased need for 3 bedroom housing during 2011-2016. Appendix 8 will be amended in next year's AMR to reflect the 2015 LHMA results following their final publication.</p> <p>Planning officers continue to work collaboratively with the Affordable Housing Officer and RSLs to ensure that the type of market and affordable housing secured on sites matches the needs of the local community.</p>				
Conclusions <p>The target is not currently being met however there are no concerns over the implementation of the policy. The target is due to be amended and reflected in next year's AMR – current performance appears to be in line with the emerging results of the 2015 LHMA.</p>				

The Economy

Monitoring Reference: AMRE01 (Statutory Indicator) Aspect Monitored: Employment Land Supply Policies Monitored: S01 – S04 and LU13 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
No net loss of employment land/floor space unless in accordance with Policy LU13.	Net economic land supply/development (ha/sq. m)	<p>If there is a net loss of 1 premises or area of land within use class B1, B2 or B8 that does not accord with Policy LU13 then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the indicator will be taken collaboratively with the Council's Economic Development Department and the Welsh Government DE&T.</p>	<p>Between 1st April 2014 – 31st March 2015, there has been a change in the area of land in employment use of:</p> <p>1.94ha</p>	+
Analysis Little economic development has occurred within the monitoring period; with a gross gain of around 2.72ha (4 permissions) in employment space countered by a gross loss of 0.78ha (4 permissions). It is however a positive that this has resulted in a modest net gain of 1.94ha in economic floor space.				
Conclusions The target is currently being met and there are no concerns over the implementation of the policies.				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE02 (Statutory Indicator) Aspect Monitored: Employment Land Supply Policies Monitored: S01 – S04 and LU13 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
66% of allocated land should be permitted or completed at time of adoption 83% of allocated sites should be permitted or completed by 2017 100% of allocated sites should be permitted or completed by 2022	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha). 2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha).	If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered. Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha): 75.1% (107.04Ha) 2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha): 58.1% (82.88Ha)	+
Analysis 75.1% of the LDP's sites are now committed for development, though as yet only 58.1% have been completed. Most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses. There are a further 2 years until the 2017 target must be met, however, this years' results indicate that meeting the target is achievable.				
Conclusions The targets are currently being met and there are no concerns over the implementation of the policies.				

Monitoring Reference: AMRE03 (Statutory Indicator) Aspect Monitored: Economic Development in the Right Locations Policies Monitored: S01 – S04 Level: Core Frequency: Annually Source: CCC				
Target	Indicators	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Up to 40% of economic development to be located on allocated sites.	1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units). 2. Amount of economic development completed on allocated sites as a % of total development completed (ha and units).	<p>If 35% or less of all economic development permitted and completed fails to be located on allocated sites for 2 consecutive years then an analysis will be carried out into the causes of the shortfall in order to see whether the LA can address any barriers to it coming forward.</p> <p>Due to the range of factors that can influence the uptake of employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.</p>	<p>Amount of economic development permitted on allocated sites as a % of total development completed since the start of the Plan period:</p> <p>Units: 52.2% (60 units)* Ha: 79.4% (38.11ha)</p> <p>Amount of economic development completed on allocated sites as a % of total development completed since the start of the Plan period:</p> <p>Units: 55.6% (40 units) Ha: 36.2% (3.48ha)</p> <p>*Does not include outline planning permissions</p>	+

Analysis

According to Ceredigion's economic needs assessment (DTZ, 2010); around 63% of the jobs projected to be created over the LDP period do not require an allocated employment site to operate. Consequently, it is expected that a high proportion of economic development will take place at off-site locations. However, for both permissions and completions, all targets for this indicator have been met, indicating that at present the LDP's allocated sites are operating as desired.

Conclusions

The targets are currently being met and there are no concerns over the implementation of the policies.

Monitoring Reference: AMRE04 (Statutory Indicator) Aspect Monitored: Economic Development on Previously Developed Land Policies Monitored: S01 – S04, LU11, LU12 and LU13 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
30% of all economic development permitted and completed be located on previously developed (brownfield) land	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	If at least 30% of all economic development permitted and completed is not located on previously developed (brownfield) land then an analysis will be carried out into the causes of the shortfall in order to see whether the LA can address any barriers to it coming forward.	Proportion of development within B1, B2, B8 and relevant Sui Generis use classes located on brownfield land, since the start of the LDP process: Permitted: 19.8% (9.52ha) Completed: 51.5% (4.94ha)	0
Analysis Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land. The fact that over half of all economic development completed within the LDP’s plan period has been on brownfield land is therefore positive. However, in terms of development permitted since 2007, the indicator’s target has not been met, falling over 10% short of the 30% threshold. The proportion of development permitted on brownfield land has made an improvement increasing from 17.5% to 19.8% since the last monitoring period indicating that the policy is being implemented successful. The proportion of development completed is more difficult to influence because a significant proportion of the development being completed would have been permitted prior to the adoption of the LDP, however the Target is being met and exceeded for the proportion of development completed at 51.5%				

An analysis of relevant planning applications indicates that the cause for this failure is the lack of delivery in relation to the outline permission for the Capel Bangor Business Park (A031074), which is allocated in the LDP as E0305. It is anticipated that this permission will expire during the next year. If the LPA do not receive a new planning application prior to the permission expiring, then this allocation's inclusion within the plan will have to be re-considered on grounds of deliverability. Should this permission not exist then the target of 30% would almost be met. However, the Capel Bangor Business Park is one of Ceredigion's strategic employment sites and its existence is important in facilitating Ceredigion's economic growth. Its site was identified as the only suitable location for a business park of this nature and its benefits have therefore been deemed to outweigh the loss of greenfield land.

It should also be noted, that as it is currently outline permission the area of 14.4ha it occupies is gross. This gross area would not therefore be entirely developed and open space would be required as part of its development. Consequently, its 14.4ha measured is greater than the area of greenfield land that would be lost

Consequently, it is considered that although the indicator's target is not being met in full with regard to permitted development, the reasons are clear and further dialogue will be instigated during the year to consider future deliverability of Capel Bangor. Therefore there are no concerns over the implementation of the policy as yet.

Conclusions

The first half of the indicator isn't currently being met while the second part is being met comfortably. There are currently no concerns about the implementation of the LDP's policies.

Monitoring Reference: AMRE05 (Statutory Indicator) Aspect Monitored: Town Centres Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21 and LU22 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
At least 80 % of all major office, retail and leisure development (development over 800 gross sq. m) to be in the Town Centres.	Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted in town centres expressed as a percentage of all the above major development permitted.	If less than 70% of major development (in relation to office, retail and leisure) occurs in town centres in 2 consecutive years, then an investigation will be triggered into the reasons why and whether or not the LA needs to remove any barriers, either through the LDP or other means, for it to come forward.	The amount of major development, permitted in town centres between 1 st April 2014 – 31 st March 2015 is as follows: Units: 0 %(0 units) Area: 0% (0 sq. m)	?
Analysis Between 1 st April 2014 – 31 st March 2015, there were no new units that constitute major development permitted in Town Centres in Ceredigion.				
Conclusions Due to the fact no applications were determined for this development type this year there are no results to report in relation to this AMR. Therefore there are no concerns over the implementation of the policies.				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE06 Aspect Monitored: Vitality of Rural Service Centres Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, and LU22 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Stable or increasing number of facilities in a Service Centre	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	Loss of any 1 of the 6 key facilities in any one Service Centre will trigger an investigation into the reasons why. However, as there are a number of factors that can affect the provision of facilities, any net loss would need to be taken into consideration in the wider context.	See Appendix 9.	+
Analysis <p>One of the main aims of focusing housing and economic growth in Rural Service Centres (RSCs) is that it helps maintain the sustainability of the services and facilities that are located there. In comparison to the baseline results of last year, in some RSCs there has been an increase in the number of food shops and in others there has been a decline. In the RSC of Pontarfynach, the food shop key facility appears to have been lost completely, however, on detailed analysis of the results, it has been identified that one premises was counted as a food shop in the 2013 baseline results although the analysis of the results this year has concluded that this premises is not primarily a food shop, although it is a café/restaurant and sells some welsh food gifts. This revised classification should therefore not trigger an investigation as it is only an amendment to the inaccurately reported baseline of 2013. There has been no complete loss of the food shop facility in all other RSCs.</p> <p>There has been no change in the number of post offices, petrol stations, public houses, village halls or primary schools in the RSCs and the provision is therefore considered to be stable.</p>				
Conclusions <p>There has been little change to provision of key facilities in the RSCs, there are therefore no major concerns regarding the implementation of the LDP policies at this point.</p>				

Monitoring Reference: AMRE07 Aspect Monitored: Retail Frontages Policies Monitored: S01 – S02, LU19 and LU21 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
<p>Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.</p> <p>Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.</p>	<p>Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.</p> <p>Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.</p>	<p>Where levels fall below the thresholds identified in Policy LU21 in 2 consecutive years an analysis will be instigated to understand and action where appropriate measures to limit further losses.</p>	<p>Surveyed March 2015</p> <p>Primary Retail Frontages (Policy requires 75% A1):</p> <p>Cardigan</p> <ul style="list-style-type: none"> • P0201 High Street West: 65.4% • P0202 High Street East: 76.0% • Combined: 70.6% <p>Aberystwyth:</p> <ul style="list-style-type: none"> • P0301 Great Darkgate Street North: 63.2% • P0302 Great Darkgate Street South: 81% • P0303 Owain Glyndwr Square North: 57.1% • P0304 Owain Glyndwr Square South: 70.0% 	0

			<ul style="list-style-type: none"> • P0305 Pier Street East: 50% • P0306 Pier Street West: 83.3% • P0307 Chalybeate Street West: 66.7% • P0308 Terrace Road West: 70% • P0309 Terrace Road East: 77.8% • Combined: 69.5% <p>Secondary Retail Frontages (Policy requires 50% A1):</p> <p>Cardigan</p> <ul style="list-style-type: none"> • S0201 High Street West: 42.9% • S0202 High Street East: 72.2% • S0205 Priory Court: 85.7% • S0206 Priory Street North: 45.5% • S0207 Priory Street South: 64.3% • S0209 Pendre: 71.4% • Combined: 62.8% <p>Aberystwyth</p> <ul style="list-style-type: none"> • S0301 Chalybeate Street East: 53.3% • S0302 Terrace 	
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			Road/Cambrian Place: 41.7% • S0303 Terrace Road South: 52.9% • S0305 Pier Street East: 44.4% • S0307 Pier Street West: 30% • S0308 Bridge Street West: 84.6% • S0309 Bridge Street East: 50.0% • Combined: 52.4%	
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Analysis

The state of Ceredigion’s Primary and Secondary retail frontages, which exist only in Aberystwyth and Cardigan, offer a varied picture. In Aberystwyth Primary Frontages, the proportion of retail uses varies from between 83.3% to 50%; while it’s Secondary Frontages vary between 84.6% and 30%. In Cardigan Primary Frontages, the proportion of retail uses varies from between 76% to 65.4%; while it’s Secondary Frontages vary between 85.7% and 42.9%.

There are however a number of individual retail frontages which have failed to meet the targets for 2 consecutive years.

In Cardigan, Primary Frontage P0201 failed to meet the target and the % fell in comparison to last year. In Aberystwyth, Primary Frontages P0301, P0304, P0305 and P0308 all failed to meet the target and the % fell in comparison to last year. Aberystwyth Primary Frontage P0303 stayed below target and the same as last year, and P0307 % improved from last year, but still did not meet the target.

In Cardigan, Secondary Frontages S0201 and S0206 continued to fail to meet the target, however S0206 stayed the same and S0201 improved in comparison to last year. In Aberystwyth, Secondary Frontages S0303, S0305 and S0307 all failed to meet the target for a second year, however, S0307 fell, S0305 stayed the same, and S0303 improved in comparison to last year.

It should be noted however, that when taken as a whole the situation is more positive, with Aberystwyth’s and Cardigan’s Primary Shopping Frontages only narrowly missing the 75% target at 69.5% and 70.6% respectively. Their Secondary Shopping Frontages exceed both exceed the 50% target, with Aberystwyth’s having 52.4% retail uses and Cardigan’s 62.8%. Because the overall combined results for Primary Retail Frontages have failed to meet the 75% target for 2 consecutive years, an analysis will be instigated to understand and action where appropriate measures to limit further losses. This analysis will be combined

with an update of the Retail Needs Assessment. Consideration will need to be given as to whether the retail frontages need to be amended and or the policy approach.

It is the aim of the LDP to maintain predominantly retail uses on these frontages, with 75% being the desirable proportion for the Primary Frontages and 50% on secondary frontages. It is however the case that many frontages fell below these targets prior to the adoption of the LDP and therefore Policy LU21 could not be used to prevent these changes. It's important therefore that post adoption a strong policy stance on applications in these areas needs to be maintained in order to address the issue, particularly where they propose a change of use to a non-retail function.

Conclusions

The Secondary Retail Frontage levels for Cardigan and Aberystwyth are overall stable or increasing. However, the overall Primary Retail Frontage levels for Cardigan and Aberystwyth have fallen slightly below the thresholds identified in Policy LU21 for 2 consecutive years, an analysis will therefore be instigated to understand and action where appropriate measures to limit further losses.

Quality of Life

Monitoring Reference: AMRQ01 (Statutory Indicator) Aspect Monitored: Loss of Open Space and Facilities Policies Monitored: LU22 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
No net loss of open space and recreational facilities to development which is on windfall and non-allocated land.	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land	The net loss of open space or recreational areas or facilities will trigger an investigation into the reasons why.	No Net loss of informal open space	+
Analysis There was no loss of open space recorded during the monitoring period which suggests that Policy LU22 is being implemented successfully.				
Conclusions The target is being met and there are therefore no concerns over policy implementation at this time.				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ02 (Statutory Indicator) Aspect Monitored: Loss of Greenfield Land Policies Monitored: S02 – S04 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
No more than: <ul style="list-style-type: none"> • 75% residential development; • 70% economic development; and • 15% of all other development permitted and completed on non-allocated land to be located on greenfield land.	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land	If more development is permitted and completed on greenfield land than the thresholds set out above then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.	Between 2007 and 2015, the following development took place on greenfield land. Residential Development (Target 75%) Permitted: 163.03ha (67%) Completed: 99.56ha (82%) Economic Development (Target 70%) Permitted: 4.76ha (52%) Completed: 1.8ha (42%) All Other Development (Target 15%) Permitted: 41.4ha (73%) Completed: 12.89ha (49%)	0

Analysis

Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land and the indicator's targets were designed to reflect this.

The results are mixed. The targets for economic development have been easily met, with only around 52% of development permitted and only around 42% completed, being located on greenfield land. To counter this, the target for other types of development has been significantly exceeded. However, in terms of permitted development, this is due to the granting of one large permission for one large retail and community development at Bathouse Farm, Cardigan (A100717) and in terms of completions, this is largely due to two large school developments at Synod Inn (A080200CD) and Brynhoffnant (A100731CD). Such developments are by their nature unusual events and therefore they are not considered to represent a threat to the long term achievement of the LDP's objectives.

The 75% threshold set for residential development has been met for development permitted at 67%, but exceeded for development completed, with 82% of completions being located on greenfield land. The difficulty with this indicator is that the LA has no control over the planning permissions once granted. Many of those permissions now being completed would have been granted prior to adoption of the LDP and therefore prior to the LPA being able to influence the location of development in favour of brownfield sites.

Consequently, it is considered that although one of the indicator's targets is not being met, and one of the targets is only part being met, the small nature of the difference in relation to the housing figure (particularly given the reasoning set out in previous para) and the community/economic benefit realised in relation to the 'other development' means that there is not a cause for concern at this point.

Conclusions

Despite some of the indicator's targets being missed, there are currently no concerns about the implementation of the LDP's policies. The Council's main focus will remain with permissions received and how they translate into completions more so than on completions which are largely outside the control of the LPA and largely permitted under a different set of planning policies to those set out in the LDP.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ03 Aspect Monitored: The Gain of Open Space Policies Monitored: LU24 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Provision of open space in line with Policy LU24	Relevant planning applications as captured by Policy LU24.	If less than 85% of sites deliver the open space required by Policy LU24 then an investigation into the barriers to deliverability of these aspects on site will be triggered.	50% of relevant planning applications have met the requirements of open space provision in line with Policy LU24	0
Analysis <p>At first glance, the fact that less than 85% of sites have delivered the open space required by Policy LU24 could be a concern and therefore requires investigation.</p> <p>Firstly, it should be noted that only 16 relevant applications were submitted during this AMR's time period and therefore given the small sample size, results may be highly variable. An analysis of the applications that failed to provide open space in line with LU24 reveals that 7 applications were negotiated prior to the LDP being adopted.</p> <p>A further permission (A130510, Land adj Glaslyn, Horeb, Llandysul) failed because the application was approved against officer recommendation. Officers had recommended that the application be refused on strategy grounds; therefore further negotiations on policies such as open space had not been conducted and were not put forward at by the committee who approved the application against the officer's recommendation.</p>				
Conclusions <p>Almost half of the relevant planning applications approved during the AMR's time period had already been permitted in principle and hence the LDP could not be applied. Therefore it is considered that whilst the target has not been met, there are justified reasons for this and there is no concern over the implementation of the policy.</p>				

Monitoring Reference: AMRQ04 Aspect Monitored: Environment and Local Biodiversity Policies Monitored: DM15, DM20 and DM22 Level: Local Frequency: Annually Source: CCC and Natural Resources Wales				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
To permit no more than 5% of development where there are predicted to be significant residual long term effects on the environment and local biodiversity	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINC and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or Ecosystem services and natural processes	If more than 10% of development permitted has a predicted significant long term residual effect on the above, then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.	Of the 689 applications permitted (other than adverts), 517 were believed to have potentially been relevant to ecology. Of that 517 a consultation and subsequent ecological response was provided for 209 of those applications. This noted whether there were predicted to be significant long term residual effects, after mitigation, compensation etc. None of the responses noted significant effects, but 2 applications (0.4%) were approved before a response was made which could have resulted in significant negative effects. In addition, although there were no significant impacts predicted on	0

			<p>the 209 responses, the Decision Notice for nearly 8% of the 209 approvals did not actually include all or some of the conditions, which were proposed by the ecologist in order to minimise impacts. Therefore, there is potential for these 8% to also have had a significant effect in the absence of the required conditions and thus the overall percentage of applications which could have a significant long term residual effect is actually 8.4%.</p>	
<p>Analysis</p> <p>As noted above 209 applications permitted out of 518 (excluding consents for adverts and other non-relevant applications) were subject to an ecological response. Of those 209 around 0.4% were permitted where either unknown or likely to have a significant effect. For example, one of the applications was approved before a survey was carried out (as the Ecologist response was missed and therefore the survey not requested). The target would therefore on first glance appear to be met.</p> <p>However, although there were no significant impacts predicted on the rest of the 209 approved applications, the Decision Notice for around 8% of 209 approvals did not actually include all or some of the conditions, which were proposed by the ecologist as necessary in order to minimise impacts. Therefore, there is potential for these applications to have had a significant effect and thus they should be included in the overall figure which could have had a significant effect, bringing that to a total of 8.4%. In addition, the likelihood of a significant effect for the applications where the Council ecologist view had not been sought, is unknown and cannot be quantified (that is the remaining 308).</p> <p>Although the number of applications responded to which may have an unknown/significant affect is just outside of the 5% target, it is below the 10% trigger. It is also a 14% improvement on last year and therefore shows that the modifications put in place regarding internal procedures and policy understanding amongst Officers has made a difference.</p>				

Although within the trigger, it seems prudent to continue with making improvements to ensure the incorporation of conditions. Further discussions have already been made in the last few months and further improvements have been made which should bring us within the 5%.

However, there are further concerns with regards to the 308 applications where ecology advice was not sought. Discussions on how best to consider these are required in order to ensure there are not significant effects occurring elsewhere.

Conclusions

The LPA have not achieved this indicator during 2015/16 But have not surpassed the trigger point. There has therefore been a significant improvement from last year's AMR, however this needs to continue.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ05 Aspect Monitored: Environmental Enhancements Policies Monitored: DM14, DM15, DM20 and DM22 Level: Local Frequency: Annually Source: CCC and Natural Resources Wales				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
At least 85% of development permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.	% of applications where enhancements for: <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes as required in accordance with Policies DM14, DM15, DM20 and DM22	If less than 80% of development permitted incorporates some kind of enhancement measure where, required by policy, then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.	Only 32% of relevant applications permitted have incorporated some sort of enhancement as a condition. Applications where an enhancement is not relevant e.g. BT utility boxes or where enhancements can be provided at Reserved Matters have not been counted.	
Analysis As indicated above, only 32% of applications have incorporated a condition which will lead to enhancements. Where there has been ecological input, this figure increase to 49%. However, this shows that over half of ecological responses in relation to enhancements are not being incorporated. there has been an 18% increase from last year's result but it is still a long way from the 85% target.				

Discussions previously have indicated that there are several reasons for the failure to meet this specific AMR:

- Perception that the enhancements don't apply to householders, although there is no such wording in DM15 or the other policies to exclude consideration in relation to householder applications. Some householders have objected to bat/bird bricks/boxes. Alternatives need to be suggested rather than no conditions going in at all;
- The format of the ecology response form used intentionally separates enhancements (for monitoring purposes) which is confusing for the Case Officer, it is not clear whether the conditions being suggested are compulsory;
- It is a new concept and there are questions raised by case officers with regards to enforceability; and
- Enhancements on wind turbine sites are very limited as bats and birds should not be encouraged on the site and therefore no enhancements are currently being proposed for turbine applications.

Many of these issues have now been addressed during the year but it will take time to see the changes come through – particularly as most were implemented half way through the year which is when the results of the AMR from last year were fully available and identified that action was needed. There has already been an improvement on last year and more recent changes in the last few months are thought to also be improving this issue. This includes moving the enhancements into the condition area, having more generic enhancement conditions and better dialogue with the officers.

In order to reach our target for 2015/16 it is therefore proposed that:

- Contact officers with details of the results of this year and reminder of discussions. Meet if necessary with DM Officers for further discussion.
- Further explanation of how to easily incorporate achievements is explained to Agents.

Conclusions

The LPA have not achieved this indicator during 2014/54, though some improvement has occurred in the later part of the monitoring period. Therefore further action is proposed to ensure that this is improved for 2015/16.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ06 Aspect Monitored: Infrastructure Policies Monitored: DM12 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (April 2014 – 31 st March 2015)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	<p>If any infrastructure issues that are insuperable within the plan period are identified then an investigation into potential solutions will be triggered.</p> <p>There are a number of factors that may affect the provision of sewage and water infrastructure. Therefore, if infrastructure provision is not improved, then actions will need to be taken collaboratively with utility service providers. This could include:</p> <ul style="list-style-type: none"> Evaluating whether inclusion in the next Asset Management Plan (AMP) round would be feasible if delivery of sites is to be ensured; Achieving certainty that slippages in the current AMP 	<p>Discussions with DC/WW are ongoing with regard to securing funding via the AMP programme.</p> <p>6 Service Centres are constrained in part by infrastructure issues (Sewage treatment and water supply):</p> <ul style="list-style-type: none"> Aberaeron (Llwyncelyn) Llanarth Llanon Llanrhystud Pontarfynach (Devil's Bridge) Pontrhydfendigaid <p>Currently DCWW have only received sign off for WwTW capacity improvements schemes within the first two years of the</p>	?

		<p>can be addressed;</p> <ul style="list-style-type: none"> Where viability issues exist in relation to sites where developer contributions were to be relied upon exploring the alternatives (AMP, other sites etc.); and <p>Where capacity issues cannot be overcome, considering the options for addressing future development needs within that particular Service Centre.</p>	<p>AMP6 programme, but none of Ceredigion's settlements are included in this first period.</p>	
<p>Analysis</p> <p>Discussions with DCWW are ongoing and to date have been positive about identifying allocated sites that are within USCs or RSCs. This has resulted in a reduction in the number of restrictions from the 9 Service Centres reported last year in the AMR to 6 in this year's report.</p> <p>Improvements to Aberporth Waste Water Treatment Works were completed in Autumn 2013 as part the AMP5 investment programme. As such there is sufficient capacity at the works to accommodate the growth set out in Ceredigion's LDP. This is an improvement therefore on that reported last year.</p> <p>DCWW identified that hydraulic restrictions that were in place in Bow Street and Penrhyncoch are no longer extant and further investigations in Talybont and Borth concluded that no upsizing/reinforcement was required to accommodate the growth proposed in the LDP. This is an improvement therefore on that reported last year.</p> <p>However, DCWW have only had sign off for the first two years of the WwTW as part of the AMP 6 bid which focuses on the LDP's Service Centres where infrastructure problems have been identified. None of the remaining 6 Service Centres listed above are programmed for this first phase and we will await the final sign off of the latter part of AMP6. If the Service Centres are not part of the final stage then they will be put forward to the AMP7 (2020-2025), if not included in the AMP6 then phasing development in the affected Service Centres may need to take place until AMP7 can be confirmed.</p>				
<p>Conclusions</p> <p>Engagement with DCWW is positive and it is understood that the AMP bid will, where possible, focus on those sites affected by infrastructure problems.</p>				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ07 (Statutory Indicator) Aspect Monitored: Reducing Flood Risk Policies Monitored: National Policy and DM11 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Zero planning permissions for development categorised under paragraph 5.1 of TAN 15 that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15 granted on C1 and C2 floodplain areas.	% of development categorised under paragraph 5.1 of TAN 15 permitted in C1 and C2 floodplain areas that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15.	<p>1 unit permitted for development categorised under paragraph 5.1 of TAN 15 that does not meet all of the tests set out under paragraph 6.2 i-v</p> <p>Where any planning applications for development categorised under paragraph 5.1 of TAN 15 that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15 are granted permission, they will be analysed in order to ascertain how a decision to approve was reached.</p>	<p>27 applications (either wholly or partially) were approved in the C2 flood zone.</p> <p>11 applications (either wholly or partially) were approved in the C1 flood zone.</p> <p>33 of these permissions met the TAN 15's tests.</p>	0
Analysis <p>27 applications were approved in the C2 flood zone and 5 had not shown that the TAN 15's tests had been met. However despite this no objections were received from Natural Resources Wales. Of the 5 applications, only 2 were for new residential development, and only 1 was a change of use to a dwelling house.</p> <p>11 applications were approved in the C1 flood zone. Only 1 application had not considered the TAN 15 tests however this was on a brownfield site for a car-parts distribution unit. NRW did not object to this application.</p>				

Action undertaken: Given recent staff changes, training of new DM officers was undertaken to show them how to undertake the relevant monitoring and checks required in order to report the AMR results. The importance of recording whether the TAN15 tests have been met was highlighted during this meeting.

However, in order to reach the indicator's target for 2015/16 it is therefore proposed that:

- A meeting is set up with the officers to discuss the importance of ensuring that any application to be approved on C1 or C2 to meet the tests as set out in TAN 15
- A meeting is set up with the Planning Committee to discuss the importance of ensuring that any application to be approved on C1 or C2 to meet the tests as set out in TAN 15
- If an application is granted in the C1 or C2 flood zone, justification must be given as to how it meets the TAN 15 tests individually. This appears in delegated reports and must also be reported in any decisions made by the Planning Committee.

Conclusions

The LPA only approved 3 applications for a residential units, the reason for which has since been investigated. In order to make improvements and to ensure consistency, action is proposed to ensure that this is improved for 2015/16. Though only 6 of the applications granted within the C1/2 flood zones have not shown how they meet the TAN 15's tests, none had objections from NRW. Decisions have been based on information received by NRW and where appropriate conditions have been applied to ensure the safety of inhabitants.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ08 (Statutory Indicator) Aspect Monitored: Installed MW capacity in SSA D Policies Monitored: National Policy and DM11 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
The installed MW capacity for renewable energy development is in line with WG requirements within SSA D.	The installed MW capacity of renewable energy development approved within SSA D	Actions in relation to this target will be taken in collaboration with the WG and reported annually.	No application received.	?
Analysis In order to connect to the National Grid, wind farm development SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. The Planning Authority (Powys) has refused wind farms which would have resulted in the new power lines being created. These refusals are currently the subject of a public inquiry and until the outcome of this inquiry is known and until, according to SSA D developers SSE, the future of renewable energy is clearer in Wales, further investment in SSA D is halted.				
Conclusions If an application for SSA D is not submitted the MW capacity of SSA D cannot be achieved this is completely outside the control or influence Ceredigion LA and the LDP.				

Monitoring Reference: AMRQ09 (Statutory Indicator) Aspect Monitored: Waste Policies Monitored: LU31 Level: Core Frequency: Annually Source: CCC and Natural Resources Wales				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities to serve more than one local authority area.	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.	If there is a change in circumstance that leads to a change in the area of land needed for any regional facilities to serve more than one local authority area or if there is a change that leads to the cessation of such a need (e.g. if the regional facilities needed to serve the Central Wales Waste Partnership are located outside Ceredigion), then an investigation will be triggered into the necessity of whether there should be a reduction in the land area allocated for waste.	To date the industry has not submitted any applications for any regional waste facilities in Ceredigion.	?
Analysis TAN 21 recognises that the Regional Waste Plans (which set the capacity requirements covered by this indicator) are outdated and should now be revoked. Land allocation E0301 had been made in order to meet the requirements of the RWP but the size of the allocation was based on the foreseeable potential land necessary to meet the requirements for a regional facility to meet the regional requirements of the Central Wales Waste Partnership area (Ceredigion and Powys) in the knowledge that given the very dispersed and low levels of waste generated across Ceredigion and Powys the waste industry would never consider rural west Wales to be a viable location for any regional facilities to serve the South West Wales Regional Waste Plan area. The capacity of E0301 remains appropriate for any foreseeable need for any regional treatment facility that might be needed in Ceredigion to serve the Central Wales Partnership				

Area, or as a component element of a broader long term Central and West Wales residual waste solution.

Along with Pembrokeshire County Council Ceredigion County Council recently entered a 15 year residual waste contract (with a 10 year opt out clause) which commenced on 1st March 2015 whereby all Ceredigion's residual waste will be processed at sites at Lampeter and Pembroke Port to remove recyclable materials, before being shredded, baled and wrapped at Pembroke Port to create a Refuse Derived Fuel (RDF), which will then be shipped to a high efficiency Energy from Waste power station in Sweden. The first shipment was scheduled to take place at the beginning of June 2015. However, this does not mean that the Glanyrafon site will not be required. The site may yet be needed for regional waste management and treatment facilities to reduce the volume of materials that have to be exported as residual waste; and to that end the site remains available.

Conclusions

It is too early to draw any conclusions as to whether the land allocated at Glanyrafon (E0301) will ever be required to provide a Regional Waste Facility, but it is important that it be retained as a reference site in the control of the authority to be preserved exclusively to meet any future requirements for regional waste facilities until such time as it can be shown that there is no need for it to be reserved for this purpose.

Monitoring Reference: AMRQ10 (Statutory Indicator) Aspect Monitored: Aggregates Policies Monitored: LU27 and LU30 Level: Core Frequency: Annually Sources: SWRAWP Annual Surveys & Reports				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement.	The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement.	<p>If the total level of permitted reserves, permitted output levels and actual output levels across all aggregate sites fall below the levels required to maintain an annual output level of 0.3mt/year (or fall below an annual rate that will enable the overall output target of 4.5Mt over the plan period to be met) then an investigation into the situation will be triggered to ascertain the reasons why.</p> <p>If the issue is inadequate permitted reserves then consideration of whether or not there is a need to make further allocations and or identify 'Preferred Areas' will be required.</p> <p>If the issue is permitted output levels, consideration will be given to</p>	There have been no planning applications for new, minerals sites, nor extensions to existing minerals sites.	0

		<p>whether or not there is scope to support applications to vary conditions limiting output levels. If the issue is actual output levels, then an investigation into whether or not this is simply a reflection of low demand, or whether or not the level of output is constrained by anything that might be addressed through the LDP.</p>		
<p>Analysis</p> <p>Statistics on aggregate sales and reserves in Wales are published in annual reports by the North and South Wales Regional Aggregate Working Parties (NW&SWRAWPs) but only in a collated form, which maintains commercial confidentiality. Historically the statistics for Ceredigion have been shown combined with those of the other former Dyfed authorities, creating some difficulty when it comes to providing information for the AMR in respect of monitoring the level of sales and reserves at the County level. However, the latest Annual Report, AM2013 published in December 2014, which covers the year 2013 does include some separate sales and landbank data figures for Ceredigion (present and past). NB Data for 2014 onwards is not yet available.</p> <p>Average annual sales of crushed rock in Ceredigion over the 3 year period 2011-2013 were 0.2Mt. Using this average as the basis for determining the remaining landbank for crushed rock in Ceredigion the landbank at the end of 2013 stood at 29 years. The authority is required to maintain a 10 year landbank of crushed rock aggregate over the plan period, so, there needs to be a ten year landbank in place in 2022 (i.e. it needs to extend to 2032). Based on the last 3 year average sales the 29 year landbank as at the end of 2013 would extend to the end of 2042. The use of a 3-year average sales figure for determining landbanks stems from Minerals Planning Policy Wales (MPPW) and Minerals Technical Advice Note 1: Aggregates (MTAN1), but use of a 10 year sales average is now advocated in the NW&SWRAWP Regional Technical Statement 1st Review 2014 (RTS 1st Review), as this is considered a more reliable indicator (particularly given the recent recession). Accordingly AM2013 also provides the landbank figures that derive from the use of 10-year average sales. This produces a 10 year average annual sales figure of 0.21Mta and a landbank figure of 28 years (which is broadly consistent with that provided using the 3-year sales average).</p> <p>Whether based on a 3-year or a 10-year sales average the landbank of reserves of crushed rock in Ceredigion at the end of 2013 was more than sufficient to meet the requirements of MPPW and MTAN1. Although there is no data available yet in respect of 2014 sales there has been nothing in the way of any major</p>				

infrastructure project within the Ceredigion area that might have led to any significant increase in sales since the end of 2013. Furthermore, even if there had been, then it is highly unlikely that it would have significantly changed the long-term position when averaged over 3 years and certainly not when averaged over 10 years. In conclusion there is no need to amend the LDP and allocate any sites for crushed rock aggregates in order to ensure that there are sufficient reserves to meet the requirements of MPPW and MTAN1.

The sales of sand and gravel in Ceredigion are not shown separately within the 2013 report. Instead they are collated with the figures from all the former Dyfed authorities and those of Neath Port Talbot. Average annual sales of sand and gravel across this South West Wales area for the 3 year period 2011 – 2013 were 0.27Mt. However separate landbank figures are provided for each of these authorities using the average sales of the previous three years (2011 – 2013) as the basis for determining the remaining landbank. And on this basis the sand and gravel landbank in Ceredigion stood at 12 years at end of 2013.

The authority is required to maintain a 7 year sand and gravel landbank over the plan period, so there needs to be a 7 year landbank in place in 2022 (i.e. it needs to extend to 2029). The 12 year landbank at the end of 2013 (based on the last 3 year average sales) would extend to the end of 2025. Average annual sales of sand and gravel in Ceredigion over the 10 year period 2011-2013 were 0.25Mt. This produces a landbank figure of 15 years, so on that basis the landbank would extend to the end of 2028. Using the 3-year average figure there would be a shortfall of four years in the landbank of reserves for sand and gravel required at the end of the plan period, whereas using the 10-year average it would be just one year. Either way, the level of sand and gravel reserves is such that further reserves might be required towards the end of the plan period. However, this is already addressed in the LDP by allocations for extensions to two of the sites existing sand and gravel sites (site references MNA0201 & MNA0701). Accordingly there is no need to amend the LDP and allocate any further sites for sand and gravel extraction in order to ensure that there are sufficient reserves to meet the requirements of MPPW and MTAN1.

The RTS (2008) apportioned a target level of aggregate mineral supply that each authority's LDP should be able to deliver. This was a combined crushed rock and sand and gravel figure, with no breakdown for each. For Ceredigion this was set at 0.3Mta. As indicated above the sales of sand and gravel for Ceredigion are not published alone but collated along with those of the other South West Wales authorities (listed above). However, a high proportion of the sand and gravel sales will have come from Ceredigion. Given that the 10-year average sales figures for crushed rock amounts to 0.21Mta that leaves 0.9MT as a target for sand and gravel production. Whether this target is being met is unclear. However, if the target is not being met then this is an issue of demand and supply, not a failure in the capacity of the authority to deliver, as there is more than sufficient capacity within the existing active mineral sites to meet the 0.3Mt annual output target for the plan period (and beyond if planning applications should be received and granted for the allocated sand and gravel sites).

Notwithstanding the 0.3Mta apportionment set for Ceredigion in the RTS (2008), the RTS 1st Review found that there was merit in adjusting the apportionments and allocations in some areas, thereby slightly modifying the future pattern of supply in order to improve sustainability and/or to avoid perpetuating unjustified inequalities in the historical pattern of supply between neighbouring authorities which share similar resources (and which tend to be perpetuated by the accepted methodology used for determining the landbanks). As a result the Review identified one area specifically (South west Wales), where apportionments and

allocations for sand and gravel ought only be given for a group of neighbouring authorities, pending further investigations that are needed through collaborative working at that level. For crushed rock the annualised apportionment continues to be set at the county level.

The South West Area grouping for sand and gravel apportionment comprises the area covered by the former Dyfed authorities (Carmarthenshire, Ceredigion, Pembrokeshire and the Pembrokeshire Coast National Park). One factor behind this decision is that historically Ceredigion has supplied vastly more sand and gravel when compared to Carmarthenshire for example, which relies heavily on the importation of marine sand and gravel in the south and upon the importation of sand extracted in Ceredigion and Pembrokeshire in the north and west. Yet there has been no pressure on Carmarthenshire to allocate any new sites because the authority has a 204 year landbank. However, this does not reflect a vast level of permitted reserves; rather it reflects a very low level of output from their existing site(s), such that the actual volume of permitted reserves in Carmarthenshire is far less than those in Ceredigion. Another factor is that although sand and gravel is extracted within the Pembrokeshire National, MPPW requires that there be a movement away from mineral extraction within the National parks, so over time one or more of the adjoining authorities will need make provision to supply the sand and gravel that is currently supplied from within the National parks.

The RTS 1st Review sets the annualised apportionment for crushed rock supply in Ceredigion at 0.2Mts. This compares with an average annual sales figure of 0.21Mta for the ten years up to the end of 2013, indicating that the apportionment level is being fully met. And there is more than sufficient capacity within the existing active mineral sites to meet the 0.2Mt annual output target for the rest of the plan period and beyond.

The RTS 1st Review now sets an annualised apportionment for the combined area covered by the former Dyfed authority of 0.33Mta. Ceredigion already contributes a significant proportion the sand and gravel that is supplied from within the Dyfed area and is presently the only authority with additional site allocations. The level of supply in Ceredigion is not constrained by the capacity to supply, but rather by the level of demand and there is more than sufficient capacity within the existing active mineral sites to enable Ceredigion to continue to provide a disproportionate share of the sand and gravel apportionment for the plan period.

The Minerals Policies in the LDP were written with the 0.3Mta RTS (2008) apportionment in mind. However, although this has now been superseded by the separate crushed rock apportionment at County level and the sand and gravel apportionment at County level set within the RTS 1st Review, the policies are delivering what is required and remain entirely appropriate.

Conclusions

Crushed rock output levels in Ceredigion accord with the RTS 1st Review apportionment set for Ceredigion; and Ceredigion's sand and gravel output levels make a significant contribution to the regional apportionment set for the former Dyfed authority area. The level of supply is governed by the level of demand and not constrained by the capacity of sites within Ceredigion to increase supply. The changes in apportionment from the RTS (2008) to the RTS 1st Review do not require any changes to be the LDP Policies, which remain capable of enabling the required apportionment to be met.

5. Monitoring Framework SA/SEA Indicators

- 5.0 Indicators, targets and trigger levels have been identified to assess the performance of policies and objectives. External influences which are outside the control of the Authority are also identified. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.
- 5.1 As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows:

Significance of performance	Description
+	Targets are being achieved.
?	No conclusion can be drawn at this stage.
0	Targets have not been achieved but no concerns over implementation of policy(s).
-	Targets are not being achieved and there are concerns over implementation of policy(s).

- 5.2 The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies.
- 5.3 The monitoring process is dependent upon a wide range of statistical information that is sourced from local authority and external sources. Whilst the council can control information that it supplies, there is a significant risk of change in respect of external data as that information is out of the control of the local planning authority. While carrying out the monitoring of the therefore LDP it was found that for various reasons certain d indicators needed to be added, removed or modified. One of three actions has therefore been taken:

- Amendment: The Indicator will be amended to re-align it with relevant data. The amendment will not seriously change the nature or scope of the Indicator/Factor, but will allow it to be considered against a different or amended data set.
- Replacement: The Indicator will no longer be used and be replaced by an indicator that monitors a similar issue to the original.
- Omission: The Indicator becomes obsolete and is omitted as there are no other similar factors or data sets available to monitor that issue. This is the last resort action and omitted Indicators will be reviewed yearly to identify whether new data sets have become available that could be used to monitor its policy.

5.4 Details explaining the change and the reasons for it may be found in Appendix 1.

Sustainability Objective: 1a Reduce greenhouse gas emissions in both existing and new development.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Annual emissions of basket greenhouse gases (by sector).	UK Government https://www.gov.uk/government/statistics/	Annually	Figures for 2014-2015 are not available. Emissions last recorded in 2013 as follows: <ul style="list-style-type: none"> • Industry & Commercial Electricity: 95.6 CO₂ (Kt) • Industry & Commercial Gas: 14.9 CO₂ (Kt) • Large Industrial Installations: 30.2 CO₂ (Kt) • Industrial & Commercial Other Fuels: 37.1 CO₂ (Kt) • Agricultural Combustion: 62.4 CO₂ (Kt) • Domestic Electricity: 78.3 CO₂ (Kt) • Domestic Gas: 22.2 CO₂ (Kt) • Domestic Other Fuels: 102.4 CO₂ (Kt) • Road Transport (A roads): 87.4 CO₂ (Kt) • Road Transport (Motorways): 0 CO₂ (Kt) • Road Transport (Minor roads): 61.4 CO₂ (Kt) 	?

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • Diesel Railways: 2.4 CO₂ (Kt) • Transport Other: 1.5 CO₂ (Kt) • LULUCF Net Emissions: -67.1 CO₂ (Kt) • Total for all sectors: 528.8 CO₂ (Kt) 	
Ceredigion's global ecological footprint.	Welsh Government https://statswales.wales.gov.uk Ecological and Carbon Footprints of Wales, Update to 2011, Stockholm Environment Institute and GHD, July 2015	Annually	<p>Newly release figures in 2015 indicate the following:</p> <p>Ecological Footprint of 3.59global hectares per capita (gha/c) (compared to a Welsh Ecological Footprint of 3.28 (gha/c))</p>	-
The installed MW capacity of renewable energy development approved.	Ceredigion County Council	Annually	<p>Permitted renewable energy equals 10636.152 MW, this can be broken down into the following categories:</p> <ul style="list-style-type: none"> • Wind: 0.385 MW • Solar: 7000.064 MW • Biomass/Anaerobic: 3636.510 MW • Hydro: 0.193 MW 	+
Average consumption of (i) Ordinary Domestic Electricity, (ii) Economy 7 Domestic Electricity, and (iii) Domestic Gas.	Neighbourhood Statistics http://www.neighbourhood.statistics.gov.uk/dissemination/	Annually	<p>Figures for 2014-2015 are not available. Consumption last recorded in 2011 as follows:</p> <ul style="list-style-type: none"> • Consumption of Ordinary 	?

		<p>Domestic Electricity: 92,371 MWh</p> <ul style="list-style-type: none"> • Consumption of Economy 7 Domestic Electricity: 73,135 MWh • Consumption of Domestic Gas: 107,871 MWh • Total Consumption of Domestic Electricity and Gas: 273,377 MWh 	
<p>Analysis</p> <p>The 10636.152MW figure for renewable energy capacity is only the figure for those schemes that required planning permission. It is considered the amount of energy generated within Ceredigion is actually much higher than this figure due to those technologies allowed under permitted development rights (which of course are not included in the above figure).</p> <p>Last year's AMR looked at baseline figures from 2011 in relation to annual greenhouse gas emissions. Data collected in 2013 details that whilst there has been some increase in some sectors, others have maintained a reduction in emissions. The 2011 data stated that there was a total emissions of 666 CO₂ (Kt) in Ceredigion. The 2013 data shows a reduction of 20.6% in the CO₂ (Kt) emissions released in Ceredigion.</p> <p>The 2015 figure for Ceredigion ecological footprint was higher than the Welsh Average; therefore there is a need to reduce the footprint. However, the ecological footprint of Ceredigion had reduced by its ecological footprint by 1.1 (gha/c), which matches the Wales average reducing by 1.1global hectares per capita (gha/c)). The rural nature of Ceredigion will affect the ecological footprint as access to public transport is limited and therefore there is a greater reliance on private transportation. However, the figure cited is 2015 is a new update on a figure which had not been updated since 2006.</p>			
<p>Conclusions</p> <p>Ceredigion is providing a level of renewable energy helping Wales meet its national renewable energy target and is actively seeking to reduce reliance on fossil fuel.</p>			

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.		
Indicator	Source	Frequency	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	Ceredigion County Council	Annually	Units: 0 Proportion: 0%	?
Number of commercial or other relevant developments (units and proportion) of 1,000m ² / 1ha or over that achieve BREEAM standard excellent.	Ceredigion County Council	Annually	Units: 1 Proportion:66%	+
<p>Analysis Achieving code level 4 is above national requirements; due to current economic conditions, that no dwellings have achieved a higher level is not unexpected.</p> <p>Reserved Matters Application A140552 for an Area School for Llandysul achieved BREEAM Standard Excellent. This represents 66% of all development subject to the BREEAM requirements. The other development constituted of two applications where a BREEAM Very Good standard was achieved.</p> <p>From the 1st August 2014 the Code for Sustainable Homes and BREEAM no longer applies to new development due to the devolution of Building Regulations to the Welsh Government. The results above show the number of units completed to meet Code for Sustainable Homes level 4 and BREEAM standard excellent because they were permitted and construction had begun prior to the removal of these policy requirements from the Planning System. This indicator will therefore be reviewed for next year's AMR.</p>				
<p>Conclusions No policy implications. LDP policies do not stipulate that new development has to be above that of national requirements, therefore a development achieving higher would only be a gain, not a requirement.</p>				

Sustainability Objective: 1c To reduce flood risk				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Amount of development (units and ha) permitted in C1 and C2 floodplain areas as defined by TAN 15.	Ceredigion County Council	Annually	5 residential units equating to 0.11ha of land identified as being permitted within C2 flood zone. 1 holiday unit, a 45 bedroom Hotel extension and a 7 bed HMO were also permitted in C2 flood zone. 5 residential units (0.07ha) were approved on the C1 flood zone (one unit was a replacement dwelling).	0
Amount of new residential development (units) permitted with SuDS.	Ceredigion County Council	Annually	75 Units have been permitted with SUDS.	+
Amount of new non-residential (units) development over 500m ² permitted with SuDS	Ceredigion County Council	Annually	5 units with floorspace of 500m ² or more have been permitted with SuDS.	+
<p>Analysis This analysis captures all sites that fall both wholly and partially within a flood zone. As a consequence, many sites actually have will very little of their area within these zones.</p> <p>8 residential applications in C1 or C2 show that TAN 15 tests have been met. 3 residential applications in the C2 zone did not justify how the TAN 15 tests had been met, however, NRW did not object.</p> <p>The implementation of SuDS is hindered by the fact that the Authority is still awaiting information on the official national standards any SuDS has to meet and</p>				

Monitoring Framework SA/SEA Indicators

the implementation of a SuDS Approving Body. Until this occurs it is very difficult to promote and require comprehensive SuDS.

Conclusions

Though none of the applications granted within the C2 flood zone have met TAN 15's tests, none had objections from NRW. Decisions have been based on information received by NRW and where appropriate conditions have been applied to ensure the safety of inhabitants.

SuDS implementation will improve once national standards are implemented and it is clear who the Approving Body will be.

Sustainability Objective: 2a Minimise contamination and safeguard soil quality and quantity.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of permitted applications have been on brownfield land: 27.9% (119.9ha)	+
Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of completed development has been on brownfield land: 25.4% (40.4ha)	+
Average density of housing development permitted on allocated development plan sites.	Ceredigion County Council (AMR Indicator H13)	Annually	The average density of housing development permitted on allocated LDP sites is 21 units per hectare. The average LDP guideline density on allocated LDP sites is 23 units per hectare.	+
<p>Analysis Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute a high proportion of total developable land. However a percentage of brownfield land has been developed and has made an improvement since last year for both permitted and completed development which is considered to be a positive outcome. The density of development on LDP allocated sites has increase from last year and is very close to the overall guideline density. (See analysis for H13)</p>				

Conclusions

Despite having only a low level of brownfield development, there are currently no concerns about the implementation of the LDP's policies as they encourage the use of brownfield development where appropriate and improvement since last year have been achieved.

Most permissions comply with or exceed the guide density as per Allocated Site Schedule or Settlement Group Statement. While 3 permissions fail to meet guide density and the average permitted density falls short of the LDP's average guide density, there are currently no concerns over the implementation of this policy.

Sustainability Objective: 2b To maintain and improve air quality across Ceredigion.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , Benzene, ozone)	Ceredigion County Council Air Quality Progress Report 2014	Annually	<p>NO₂: An annual mean standard in 2013 of 40µg/m³ was not exceeded at any of the key monitoring locations in Ceredigion in 2013. No mean monthly levels exceeded 60 µg/m³ – the level at which a risk that the 1-hour objective could have been exceeded existed. The highest monthly mean recorded was Thespian Street in Aberystwyth, at 38.16 µg/m³, which is still below the annual mean standard.</p> <p>Concentrations of nitrogen dioxide recorded in 2013 continue to comply with the First European Air Quality Daughter Directive to be achieved by the target objective date in 2010.</p> <p>PM₁₀ No new monitoring was undertaken in 2013. The previous data detailed the annual</p>	0

		<p>mean was between 7 and 9µg/m³ at key strategic monitoring locations in the three main towns in the county and at a rural monitoring location. This indicates that sulphur dioxide concentrations in the most important urban areas in Ceredigion are close to background levels.</p> <p>Benzene 3.25µg/m³ as a running annual mean for benzene was complied with at worst case locations in the three main towns in Ceredigion</p> <p>Ozone 100µg/m³, 8-hour standard should keep maximum ozone values below the level of around 200µg/m³ at which adverse effects, on otherwise healthy individuals, may occur. In 2013 the annual mean concentration of 52.66100µg/m³ was around 40% lower than the largest annual mean observed. The highest monthly concentration</p>	
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		<p>was recorded at 86.6100µg/m3.</p> <p>The indicative 8-hour Standard for Ozone has probably been breached at a number of locations in Ceredigion, including in some main towns and villages.</p>	
<p>Analysis</p> <p>Last year's AMR identified similar levels of air pollutants as this year, with all standards being complied with apart from ozone. No mean levels in relation to NO₂, PM₁₀ or Benzene were exceeded.</p> <p>Ozone is the only pollutant of those included in the National Air Quality Strategy that can be more problematic in rural than in urban areas. Because sunlight drives the reactions that produce ozone, it is understood why ozone is usually more of a problem in the summer and in the south of the country (rather than in the north). Highest levels are more likely to occur during hot sunny days and levels increase during periods following the heavy production, and poor dispersion, of traffic fumes that are necessary for the precursor photochemical reactions to take place. However, the highest level of Ozone reached in 2013 was still 40% lower than the highest level ever reached in Ceredigion.</p> <p>Conclusions</p> <p>Despite breaching the standard for ozone levels it is not considered that this has been caused by LDP policies. The Government accepts that ozone standards have been, and will continue to be, breached with exceedances occurring more often in the south of the UK and in rural areas rather than cities and large towns. Global warming could exacerbate this problem increasing public health and environmental concerns about ozone pollution.</p>			

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.		
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Bathing water quality	Natural Resources Wales	Annually	14 monitored beaches for 2014 have quality standards of: <ol style="list-style-type: none"> 1. Aberporth: Excellent 2. Aberystwyth North: Excellent 3. Aberystwyth South: Good 4. Borth: Excellent 5. Cilborth: Excellent 6. Clarach South: Good 7. Llangrannog: Excellent 8. Llanrhystud: Excellent 9. Mwnt: Excellent 10. New Quay Harbour: Excellent 11. New Quay North: Sufficient 12. Penbryn: Excellent 13. New Quay Traeth Gwyn: Excellent 14. Tresaith: Excellent 	+
<p>Analysis Water quality is tested 20 times during the bathing water season from 15 May to 30 September each year. These samples are analysed against the standards laid out in the European Bathing Water Directive. Therefore we will report on the previous year's annual standard. Only 14 beaches are now being surveyed as New Quay is no longer assessed.</p>				

There is a change in terminology from last year's AMR due to the changes in Bathing Water Directive. Last year all beaches were termed either Higher or Minimum. The new Directive classes the water bathing quality as Poor, Sufficient, Good and Excellent. As such, of the 14 beaches assessed in 2014 11 (78.6%) are assessed as having a standard of 'Excellent', 2 (14.3%) were assessed as 'Good' and one (7.1%) was assessed as 'Sufficient'. None of the beaches were assessed as 'Poor'.

Conclusions

92.9% of the assessed beaches within Ceredigion are measured as meeting a minimum of 'Excellent' or 'Good' standards of the European Bathing Water Directive. LDP policies help support this by seeking to ensure that development does not pollute water bodies.

Monitoring Framework SA/SEA Indicators

Sustainability Objective: 3a Make sustainable use of natural resources.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Total tonnage of Municipal waste and Performance against: Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). Target currently set at 52%	National Assembly of Wales Performance Indicators WMT10 (CCC)	Annually	Total Municipal waste for 2012/13 was 34,584.46 for 2013/14, it was 33,827.78 tonnes and for 2014/15 it was 34,102.56 tonnes. For the financial year 2014/15 overall the authority achieved 59.26% against the Local Authority Recycling target of 52%. The target was exceeded in each quarter: Q1: 62.38% Q2: 64.81% Q3: 55.62% Q4 54.08%	+
Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13, 11,140 tonnes for 2013/14 and 10.645 tonnes for 2014/15	Report of the Landfill Allowances Scheme (LAS) Wales 2013/14, (NRW, September 2014) (This is the most recently published reported performance data).	Annually	3063.51 tonnes of BMW was sent to landfill in the financial year 2014/15. This equates to 28.79% of allowance used. The total volume of all waste sent to landfill in 2014/15 was 5249.03 tonnes.	+

<p>Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.</p>	<p>Waste Returns (NRW) 2013 (latest data available)</p>	<p>Annually</p>	<p>Total HH/Ind/Comm waste output for facilities in Ceredigion for 2013 calendar year was 47,321.67 tonnes, of which; 17,318.28 tonnes was landfilled (all out of County); 13,802.39 tonnes was recovered; 13,243.65 tonnes was transferred and 2,475.71 tonnes was sent for treatment, and the fate of 481.64 tonnes is unknown.</p>	<p style="text-align: center;">+</p>
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Analysis

Last year it was reported that the authority was meeting its LART and *landfill diversion targets but there was no scope for complacency as further improvements were needed if the authority was to continue to meet or exceed the progressively demanding LART and Landfill Allowance targets, meet the requirements of the Waste Framework Directive, and fully contribute to the Welsh Government’s ambitious waste strategy as set out Towards Zero Waste and the supporting Sector Plans (in particular the CIM Sector Plan). To that end significant progress has been made in respect of the diversion of residual (mixed) waste from landfill. Ceredigion and Powys are still working together as the Central Wales Partnership to consider long-term solutions for residual waste, but in the meantime Ceredigion along with Pembrokeshire have become the first two authorities to let contracts under a waste framework agreement run by Pembrokeshire CC with support from a private consulting Company, under which all councils in Wales can buy waste disposal services from one of seven suppliers, consisting of two UK and five export solutions. Under the contract which commenced on 1st March 2015 all Ceredigion’s residual waste will be processed at sites at Lampeter and Pembroke Port to remove recyclable materials, before being shredded, baled and wrapped at Pembroke Port to create a Refuse Derived Fuel (RDF), which will then be shipped to a high efficiency Energy from Waste power station in Sweden. The first shipment was scheduled to take place at the beginning of June 2015. The contract is for 15 years with an opt-out option after 10 years. Accordingly moving forwards the authority can be confident that all landfill diversion targets will be met for the duration of the LDP

As indicated in last year’s AMR all the source segregated food waste collected by the authority in Ceredigion (and by Powys CC in Powys) is sent to an out of County AD facility, which contributes significantly to the authority’s current success in meeting both the LART and landfill diversion targets. This situation is unlikely to change in the foreseeable future as the contract does not expire until 2027.

Monitoring Framework SA/SEA Indicators

The authority is currently conducting a Waste Management Service review in accordance with the new Waste Management Strategy that was adopted in February 2014. The land allocated under E0301 has the capacity to meet any foreseeable future need for a regional residual waste treatment facility to serve the Central Wales Partnership Area, or alternatively to serve as a component element within a broader longer term Central and West Wales residual waste solution area. Whether or not the E0301 site is ever selected as a regional residual waste solution site the use, or continued availability of site E0301 should, when taken together with any other land that might become available for resource recovery and waste facilities under LDP's permissive waste policies enable Ceredigion to accommodate the full range of resource recovery and waste infrastructure that might be needed, whether it be for the municipal waste that the authority is responsible for or commercial and industrial waste that is managed by the private sector, sufficient to meet or exceed all present and foreseeable waste targets.

** Total Household/Industrial and Commercial waste includes Municipal waste.

Conclusions

There are currently no concerns about the LDP's effect of Ceredigion's capacity to keep within the Landfill Allowance Targets.

Sustainability Objective: 3b Build and maintain environmentally friendly, high quality services and infrastructure.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Ceredigion County Council (AMR Indicator Q06)	Annually	6 Service Centres constrained by infrastructure issues (Sewage treatment and/or water supply).	0
<p>Analysis</p> <p>During the LDP process, nine Service Centres were identified as being constrained and in need of funding through the Asset Management Plan (AMP) programme. Discussions with Dŵr Cymru/Welsh Water are ongoing with regard to securing this funding. Improvements to Aberporth Waste Water Treatment Works were completed in Autumn 2013 as part the AMP5 investment programme. As such there is sufficient capacity at the works to accommodate the growth set out in Ceredigion’s LDP.</p> <p>Following discussion with DCWW it has been identified that the hydraulic restrictions that were in place in Bow Street/Penrhyncoch are no longer extant, with only localised flooding incidents remaining. Furthermore, investigations have concluded that no upsizing/reinforcement of the water supply network is required in Talybont/Borth to accommodate the growth proposed in the LDP. Currently none of Ceredigion’s Service Centres are programmed for improvements under the AMP6’s first phase of WwTW capacity improvement schemes.</p> <p>There has been an improvement therefore since last year’s AMR with Service Centres that are constrained being reduced from 9 to 6.</p> <p>Conclusions</p> <p>Until the final sign off for the latter phase of AMP 6 bid is known it is not possible to conclude if funding to improve the Service Centres will become available. However further investigations and improvements of two areas have removed the restrictions on Borth, Talybont, Penrhyncoch and Bow Street.</p>				

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Sustainability Objective: 4a To value, conserve and enhance biodiversity.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
<p>% of development permitted where there are predicted to be significant residual long term effects on:</p> <ul style="list-style-type: none"> • LNRs, SINC's and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or • Ecosystem services and natural processes 	Ceredigion County Council and Natural Resources Wales	Annually	Of the 689 applications permitted (other than adverts), 517 were believed to have potentially been relevant to ecology. Of that 517 a consultation and subsequent ecological response was provided for 209 of those applications. This noted whether there were predicted to be significant long term residual effects, after mitigation, compensation etc. None of the responses noted significant effects, but 2 applications (0.4%) were approved before a response was made which could have resulted in significant negative effects. In addition, although there were no significant impacts predicted on the 209 responses, the Decision Notice for nearly 8% of the 209 approvals did not actually include all or some of the conditions, which were proposed by the ecologist in order to minimise	

			impacts. Therefore, there is potential for these 8% to also have had a significant effect in the absence of the required conditions and thus the overall percentage of applications which could have a significant long term residual effect is actually 8.4%.	
<p>% of applications where there are enhancements for:</p> <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes 	Ceredigion County Council and Natural Resources Wales	Annually	Only 32% of relevant applications permitted have incorporated some sort of enhancement as a condition. Applications where an enhancement is not relevant e.g. BT utility boxes or where enhancements can be provided at Reserved Matters have not been counted.	
Loss of priority habitat (ha) due to new development.	Ceredigion County Council	Annually	Of the 16 (8%) applications which may have resulted in a significant negative effect due to omission of conditions, one of these is likely to result in a net loss of priority habitats. This is around 1660m of species rich hedgerow. In addition, 1 of the 2 applications which were approved before an ecology response was made has resulted	

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			in the net loss of around 60m of hedgerow. Furthermore, the magnitude of loss is unknown with regards to the 89% of the applications approved (excluding adverts and other non-relevant applications) as no response has been made/requested of the Council Ecologist.	
Loss of sites (ha) that meet SINC criteria due to new development.	Ceredigion County Council	Annually	<p>As already noted 16 (8%) of applications approved were approved with the assumption that no significant effects had been predicted through an ecological response, but that conditions were needed in order to ensure there was no significant effect. As noted these conditions were (for whatever reason) omitted from the final Decision Notice.</p> <p>However, looking at the applications concerned, in this instance it is not likely to have led to a net loss of SINC habitat.</p> <p>With regards to 89% of applications approved (minus adverts and other non-relevant</p>	0

		<p>applications)), where the ecologists had not been asked to provide a response, it is unclear as to the magnitude, if any, of loss on SINC.</p>	
<p>Analysis</p> <p>Of the applications where ecologists are responding, applications where significant impacts are predicted or unknown are generally not getting approved, and therefore there would appear to be a good success rate for conserving biodiversity. However, 8% of the applications approved where the Council Ecologist had predicted no significant effect (provided that specific conditions were attached to the planning permission) did not have the relevant conditions attached, either in part or full. Although this is an improvement on 2013/14, further improvements will be sought to ensure the incorporation of conditions. Further discussions have already been made in the last few months and further improvements have been made which should bring us within the 5% by 2016/17 at the latest. However, 60% of applications approved (minus adverts) had no ecological input at all and therefore it is unknown what the impacts are from those developments. Discussions on how best to consider these are required in order to ensure there are not significant effects occurring elsewhere.</p> <p>As the likely impacts relate to mainly protected species, the impacts on Priority Habitats is a lot smaller, with the known impacts likely to be the removal of 1720m of hedge. There are no known impacts on sites which are likely to meet SINC criteria.</p> <p>The inclusion of enhancements within applications approved is just 32% (although an 18% increase on last year). This is a requirement of policies DM06, DM14, DM15, DM20 and DM22. Therefore this is a significant negative against this indicator as part of the objective is not being met sufficiently.</p>			
<p>Conclusions</p> <p>Part of the objective is being met through, in the most part, valuing and conserving biodiversity, although there are concerns over conditions recommended by the Council Ecologist not being taken forward into decision notices.</p> <p>Part of the objective is not being met sufficiently and therefore this will need to be addressed (see AMR Objective AMRQ04 and 05).</p>			

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Sustainability Objective: 5a To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage				
Indicator	Source	Frequency	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	Ceredigion County Council	Annually	Between 1 st April 2014 – 31 st March 2015: Residential Development Permitted: Hectares: 3.5 (5.3%) Units: 46 (18.5%) Residential Development Completed: Hectares: 1.9 (26.4%) Units: 33 (26.4%) Non-residential Development Permitted: Hectares: 12/6 (48.2%) Units: 8 (27.6%) Non-residential Development Completed: Hectares: 0.1 (2.1%) Units: 5 (14.3%)	+

<p>Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area with an overall evaluation of Outstanding.</p>	<p>Ceredigion County Council</p>	<p>Annually</p>	<p>Between 1st April 2014 – 31st March 2015:</p> <p>Residential Development Permitted: Hectares: 0 (0%) Units: 2 (0.8%)</p> <p>Residential Development Completed: Hectares: 0.1 (0.7%) Units: 1 (0.8%)</p> <p>Non-residential Development Permitted: Hectares: 0.2(0.7%) Units: 2 (6.9%)</p> <p>Non-residential Development Completed: Hectares: 0.02 (0.2%) Units: 2 (5.7%)</p>	<p>+</p>
<p>Analysis Ceredigion is home to a rich, diverse and highly valued landscape. Consequently, around 45% of its land area has been deemed of high enough quality to afford designation as part of Special Landscape Areas (SLAs), of which there are thirteen. It also has around 15% of its land identified as being of Outstanding value according to LANDMAP’s Visual and Sensory Methodological Chapter, making it of national or even international importance.</p> <p>It should be noted that neither the SLA designations nor the outstanding LANDMAP evaluations necessarily preclude development and that many forms of development will have no effect on landscape. It should also be noted that where development does occur within SLAs and other highly valued landscapes, then the policies of the LDP can be used to require a higher quality of design and landscaping.</p>				

Currently, both the residential and non-residential completions relate to permissions that were granted prior to the adoption of the LDP and so there is very little control to be gained over them. However, an analysis of the relevant planning applications reveals that around half (45.5%) of residential permissions within SLAs are within SLA7: The Teifi Valley. This is to be expected since the valley is not only one of Ceredigion's largest SLAs, but it is also its most populous, incorporating three Service Centres (Adpar, Tregaron and Cenarth). Almost half (43.7%) of the remaining permissions are located within SLA 8: Aeron Valley, again a relatively populous SLA, within significant development permitted in Felin-fach during the monitoring period. The remaining permissions are split between two other SLAs. In terms of non-residential development permitted, the land area developed is smaller and is more evenly spread over four of the thirteen SLAs. SLA 7: Teifi Valley takes the majority (around 98.4%), owing to development creating holiday accommodation. Given the distribution and small scale of the development within the SLAs therefore, it is clear that significantly negative effects on their character are unlikely.

Given that the land area receiving an overall evaluation of Outstanding according to LANDMAP's Visual and Sensory Methodological Chapter is smaller than the area covered by SLAs, it is unsurprising to see that the level of permissions and completions is much lower within these areas. This is partly because much of the most valued land is wild remote and thus unsuitable for most forms of development. Only one Service Centre, Aberaeron, falls within the a Special Landscape area. The policy approach in this area can therefore be considered to be operating successfully.

Conclusions

There are currently no concerns about the LDP's effect of Ceredigion's most highly valued landscapes.

Sustainability Objectives: 6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and 6b Build vibrant, safe and cohesive communities.				
Indicator	Source	Frequency	Performance (1 st April 2014 – 31 st March 2015)	
			Nature of performance	Significance
Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	Ceredigion County Council (AMR Indicator H10)	Annually	Since the adoption of the LDP, the following affordable homes have been committed: Permitted: 686 (22.3%) Completed: 292 (18.9%)	+
Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	Ceredigion County Council (AMR Indicator E06)	Annually	See Appendix 9.	?
Number of Lower Super Output Areas (LSOAs) in the most deprived 30%.	Welsh Government https://statswales.wales.gov.uk	Annually	According to the Welsh Index of Multiple Deprivation (WIMD) (2014), out of 46 LSOAs only 7 (12.5%) fell within the most deprived 30%. These were Capel Dewi (W01000522), Llandysul Town (W01000533), Aberporth 2 (W01000508), Aberystwyth Penparcau 2 (W01000516), Aberystwyth Penparcau 1 (W01000515), Aberteifi/Cardigan - Rhyd-y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi	?

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			(W01000511).	
Notifiable offences recorded by police by type.	Neighbourhood Statistics http://www.neighbourhood.statistics.gov.uk/dissemination/	Annually	<p>Statistics for notifiable offences for the year 2014-2015 are not available. The latest figures for April 2012-March 2013 are as follows:</p> <ul style="list-style-type: none"> • Violence with Injury (Offences): 261 • Violence without Injury (Includes Harassment and Assault) (Offences): 171 • Robbery (Offences): 6 • Theft from the Person (Offences): 5 • Criminal Damage and Arson (Offences): 434 • Domestic Burglary (Offences): 56 • Non Domestic Burglary (Offences): 90 • Vehicle Offences (Includes Theft of and from Vehicles) (Offences): 96 • Drug Offences (Offences): 440 • Sexual Offences (Offences): 47 	?
<p>Analysis In respect of Affordable Homes, the permitted and completed, the percentage is reasonably close to the target of general housing permissions/completions.</p>				

However, in terms of numbers of units, overall housing growth has slowed over recent years due the current economic climate and this has impacted on the ability of the policy to deliver housing to meet identified needs. As the year on year number of general completions is down from the LDP target, so too are the AH completions. The target is for 70 AH completions per annum (based on general LDP delivery of 400 per annum). What these figures show is that 292 AH have been completed which averaged across 7 years equates to 42 AH completions per annum. The annual AH completions target of 70 units will most likely not be met until the general housing completions rate improves. External market forces are working against delivery of the identified target of 400 units per annum, impacting in turn the AH target.

In respect of services and facilities in Service Centres, since the LDP has only been the basis for decision making since April 2013 it is too early to tell if this strategy is having an effect on retaining or enhancing them. In this report therefore, the results of this indicator provide a baseline for future monitoring and thus their significance is unknown.

In respect of the number of LSOAs in the most deprived 30%, last year's AMR identified that 4.3% of the LSOAs in Ceredigion fell within this bracket. However, this year 12.5% (7 in number) of Ceredigion's LSOAs were identified as falling within the most deprived 30% in Wales. Following the release of WIMD 2014 in July 2015 a notification was received from the Welsh Government stating that there had been errors in inputting data to the WIMD and as such a revision is necessary. Whilst no revision has yet been received, the Welsh Government has stated that over 90% of LSOAs will have a different rank once the errors are corrected. As such, the significance of this data cannot yet be accurately known until the release of WIMD revision.

With regards notifiable offences recorded by police by type, no update to this data has been provided and therefore will continue to be used as a baseline for future monitoring.

Conclusions

The AMR suggests that the proportion of Affordable Homes permitted and completed is making a positive contribution to the maintenance of the distinctive cultural identity of the County in a way that is responsive to a range of needs by enabling access to housing for local people in affordable housing need for both private and social housing sectors.

The AMR cannot draw any conclusions regarding the effects of the LDP at this point in respect of the objective to build vibrant, safe and cohesive communities.

Sustainability Objectives: 7a Promote and provide opportunities and services to maintain healthy communities.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	Ceredigion County Council	Annually	Owing to difficulties in accessing and processing this dataset it has not been possible to measure this indicator during this period. If this continues, then the LPA will consider whether other options exist to replace this particular measure in readiness for the 2016 AMR.	N/A
Proportion of new dwellings within 300m of their nearest natural green space.	Ceredigion County Council	Annually	All new dwellings are within 300m of their nearest natural greenspace according to NRW data on 'provisionally accessible natural greenspace'.	+
Amount of new open space facilities (ha) provided.	Ceredigion County Council (AMR Indicator Q01 & Q03)	Annually	Gain of 0.04 Ha formal open space facility within Aberystwyth USC.	+
<p>Analysis Many of the applications received during this monitoring period relate to sites already granted as outline under the Unitary Development Plan (UDP) and as such it has not been possible to require the development to provide open space in accordance with Policy LU24.</p> <p>Due to the rural nature of Ceredigion, all properties are within 300 meters of natural greenspace according to the NRW data on 'provisionally accessible natural greenspace'. Refinement of the information on natural greenspace from NRW needs to occur in order to provide a more precise answer in future plan periods.</p>				
<p>Conclusions The data reflects the fact that many of the applications received in some way related to permissions granted under the UDP. As the allocated sites within the LDP come forward the amount of new open space will increase.</p>				

Sustainability Objectives: 8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.				
Indicator	Source	Frequency	Performance (1st April 2013 – 31st March 2015)	
			Nature of performance	Significance
Tourist days and Tourist numbers by (i) Serviced Accommodation, (ii) Non-Serviced Accommodation, (iii) Staying with friends or relatives and (iv) Day Visitors.	Ceredigion County Council http://tourism.ceredigion.gov.uk/saesneg/more.htm	Annually	The following information is only available on a calendar year basis. This information is for the year 2013 (Latest information available): <ul style="list-style-type: none"> • 216,700 persons staying in Service Accommodation • 956,600 staying in Non-Serviced Accommodation • 117,400 staying with Friends or Relatives • 1.3 million day visitors 	0
<p>Analysis</p> <p>When compared with data from 2012, data from 2013 shows a decrease in the number of persons staying in almost all types of accommodation. The exception being staying with friends or relatives, which saw a slight increase. This is not unique to Ceredigion and is a situation repeated in a number of Ceredigion's neighbouring authorities.</p> <p>Comparison figure from mid and South Wales illustrated that the non-serviced sector (especially caravan and camping) performed very badly in 2013. The majority of tourism bedspaces are within this type of accommodation and therefore this can have a heightened effect on other aspects of the Ceredigion tourist economy.</p> <p>However, despite this drop in in visitor numbers, there was in fact a 0.3% increase in economic impact. As such, it is considered that the Plan has had little effect on tourist numbers and that overall the year by year changes are neutral.</p>				

Further analysis will be undertaken following the publication of the STEAM report expected in Autumn 2015.

Conclusions

Whilst there has been a notable drop in tourism numbers this does not appear to be Ceredigion specific. It is considered that the LDP policy which restricts the development of new caravan sites etc. will, in the long term, benefit Ceredigion by making it less reliant on one specific sector of accommodation.

Sustainability Objectives: 9a Increase opportunities to build the Ceredigion education and skills base.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Number and % of people aged 16-64 with at least an NVQ level 2 qualification or equivalent.	NOMIS Official Labour Market Statistics http://www.nomisweb.co.uk/	Annually	For the time period Jan 2014-Dec 2014 as follows:	?
Number and % of people aged 16-64 with at least an NVQ level 4 qualification or equivalent.	NOMIS Official Labour Market Statistics http://www.nomisweb.co.uk/	Annually	<ul style="list-style-type: none"> • NVQ4 and above: 16,300 (34.1%) • NVQ3 and above: 30,500 (63.6%) • NVQ2 and above: 39,100 (81.7%) • NVQ1 and above: 43,100 (89.8%) • Other qualifications: 1,500 (3.2%) • No qualifications: 3,300 (6.9%) 	?
Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.	Ceredigion County Council	2011-13 and 2021-23	<ul style="list-style-type: none"> • Walking <ul style="list-style-type: none"> o 30 min.: 71.6% o 60 min.: 4.1% o 90 min.: 6.5% o Over 90 min.: 17.8% • Public Transport <ul style="list-style-type: none"> o 30 min.: 86.1% o 60 min.: 8% o 90 min.: 2.2% o Over 90 min.: 2.8% • Car 	+

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			<ul style="list-style-type: none"> o 30 min.: 100% o 60 min.: 0% o 90 min.: 0% o Over 90 min.: 0% 	
<p>Analysis</p> <p>To a large extent these figures will be used as a baseline figure for future AMRs, particularly in relation to the distance from learning providers.</p> <p>Data on qualifications is however collected more frequently and can be compared with other national data. Comparison of the data against the Wales average demonstrates that Ceredigion is achieving higher levels of qualifications than the Wales Average. With 81.7% of the Ceredigion population having an NVQ Level 2 and above qualification compared with the Wales average of 72.5%. Only 6.9% of the Ceredigion population has no qualification whereas the Wales average is 10%.</p>				
<p>Conclusions</p> <p>The AMR cannot draw any conclusions regarding the effect of the LDP on access to learning providers and qualifications at this point. This is due to the fact that the figures quoted form baseline data which future AMRs will be assessed against.</p>				

Sustainability Objectives: 10a Promote the use of the Welsh language.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Number and % of persons age 3 and over who say they can speak Welsh by Census year.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	31 st March 2011: <ul style="list-style-type: none"> • All persons aged 3 and over: 73,847 • Persons who can speak Welsh: 34,964 • Persons who cannot speak Welsh: 38,883 • Percentage of people who say they can speak Welsh: 47% 	0
% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	Welsh Government https://statswales.wales.gov.uk	Annually	31 st December 2014, persons aged 3 and over: <ul style="list-style-type: none"> • All persons aged 3 and over: 74,500 • Persons who can speak Welsh: 39,900 • Persons who cannot speak Welsh: 34,600 • Percentage of people who say they can speak Welsh: 53.6% 	?
Number and % of Ceredigion pupils who speak Welsh at home.	Ceredigion County Council School Census	Annually	Data is for the academic year 2014-2015: <ul style="list-style-type: none"> • Speaks Welsh at home: 	?

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			<p>3,679 (38.3%)</p> <ul style="list-style-type: none"> • Does not speak Welsh at home: 4,142 (43.1%) • Not applicable (cannot speak Welsh): 1,781 (18.6%) 	
The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	Welsh Government https://statswales.gov.uk (National Strategic Indicators)	Annually	Data for year 2013/2014: 461 pupils were assessed in Welsh out of a total of 734 pupils (62.8%)	?
<p>Analysis</p> <p>Since the publication of the 2011 Census results the Welsh language has been the subject of considerable academic and political discussion. A significant element of this discourse is focused on the fact that between 2001 and 2011 Wales saw a drop in the number of Welsh speakers, from around 582,000 to around 562,000 individuals. According to the Census data Ceredigion also experienced a drop in both the number and proportion of those claiming to be able to speak Welsh, falling from around 38,000 (approx.52%) to around 35,000 (approx. 47%). Given the growth that occurred between 1991 and 2001 such a change in the number of speakers is particularly unwelcome. However, while the Census is designed to be a measure of the whole population and despite extensive efforts to ensure that each and every person and dwelling is counted, there is an element of uncertainty in the Census estimates. The Office for National Statistics (ONS) has provided a measure of this uncertainty for some of the key results in terms of confidence intervals, e.g. the overall the Census estimate for the England and Wales population had a 95 per cent confidence interval width of plus or minus 0.15 per cent (plus or minus 83,000 people). While there is no confidence interval provided for the Welsh language figures, small sample sizes result in wider intervals since there is naturally less certainty for smaller populations. Consequently, some caution should be applied when drawing conclusions from the language data, particularly when looking at smallest areas and especially when considering the relatively minor changes involved. However, the Census does provide the most reliable estimates for the population and its characteristics.</p> <p>It is useful to consider other sources of data and the AMR also takes note of the results of the ONS Annual Population Survey (APS). The APS estimates indicate that in December 2014 Ceredigion was home to some 39,600 persons over 3 years of age (approx. 53.4%) who could speak Welsh, which is around 6.5% higher than the March 2011 Census estimate. However, because the sample size in the APS is very much smaller, the APS figures should be treated with much more caution. They show considerable year-on-year variability in the number and proportion of speakers (for example, 57.1% at the end of 2011 and only 52.5% in 2012) which clearly demonstrates the volatility of estimates derived from small samples. No confidence intervals are provided with the data.</p>				

Finally, the AMR also considers education data taken from Ceredigion's annual School Census and the Welsh Government's National Strategic Indicators. The former indicates that the vast majority of pupils in Ceredigion schools are able to speak Welsh, with only 18.6%, which is up by 2.2% on last year, claiming to be unable to speak the language. The data from this Census is available as far back as the academic year 2009/10 and shows that since that time the number and proportion of pupils who speak Welsh at home has been relatively constant, varying between 3,914 (39.2%) in 2009/10 and 3,679 (38.3%) 2014/15. It is perhaps desirable to see this number and proportion increase, although this is beyond the remit of the LDP. It should be noted that the number and proportion of non-Welsh speakers also remains relatively constant, varying from 1,949 (19.5%) in to 2009/10 to 1,356 (14.2%) in 2012/13. The Welsh Government's Key Stage 3 data is published a year in arrears and therefore it is not yet known how the speakers recorded in Ceredigion's School Census translates into assessments, the National Strategic Indicator for the year 2013/2014 is available and states that over 62% of pupils in that educational cohort received a Teacher Assessment in Welsh (first language). This compares favourably to the Wales average of 17%.

Causally linking linguistic change and spatial planning is extremely difficult, and there is nothing in the way of substantive evidence to suggest that such a relationship exists in Ceredigion. Furthermore, in the case of the 2011 Census, the LDP was adopted after it was carried out and therefore it would not be possible to claim that the LDP has been a significant driver for change over the intercensal period. This is not; however, an argument for the Welsh language to be ignored as a material consideration and the AMR will continue to monitor linguistic changes over the Plan period. At this stage of the LDP, however, it is not possible to draw any conclusions regarding the LDP's effect on the Welsh language.

Conclusions

The AMR cannot draw any conclusions regarding the effect of the LDP on the Welsh language at this point.

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Sustainability Objectives:		11a Reduce the need to travel/transport and promote sustainable modes of transportation; and 11b Improve accessibility to services for communities, and connectivity for the sake of the economy.		
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) supermarket, (ii) post office and (iii) doctor surgery and/or hospital; by walking, car and public transport.	Ceredigion County Council	Annually	Supermarket <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> o 30 min.: 99.94% o 60 min.: 0.05% o 90 min.: 0% o Over 90 min.: 0.01% • Public Transport: <ul style="list-style-type: none"> o 30 min.: 64.06% o 60 min.: 9.61% o 90 min.: 2.50% o Over 90 min.: 23.83% • Walking: <ul style="list-style-type: none"> o 30 min.: 36.81% o 60 min.: 8.65% o 90 min.: 11.79% o Over 90 min.: 42.75% Post Office <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> o 30 min.: 99.99% o 60 min.: 0% o 90 min.: 0% o Over 90 min.: 0.01% 	?

			<ul style="list-style-type: none"> • Public Transport: <ul style="list-style-type: none"> o 30 min.: 76.42% o 60 min.: 4.52% o 90 min.: 0.50% o Over 90 min.: 18.56% • Walking: <ul style="list-style-type: none"> o 30 min.: 60.85% o 60 min.: 18.40% o 90 min.: 12.14% o Over 90 min.: 8.61% <p>Doctor surgery and/or hospital</p> <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> o 30 min.: 99.99% o 60 min.: 0% o 90 min.: 0% o Over 90 min.: 0.01% • Public Transport: <ul style="list-style-type: none"> o 30 min.: 70.51% o 60 min.: 7.51% o 90 min.: 1.09% o Over 90 min.: 20.89% • Walking: <ul style="list-style-type: none"> o 30 min.: 44.37% o 60 min.: 12.50% o 90 min.: 15.81% o Over 90 min.: 27.32% 	
Volume of road traffic.	Welsh Government https://statswales.wales.gov.uk	Annually	Figures for 2013-2014 are not available. Traffic volume was last	?

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			recorded in 2013 as follows: 0.7 Billion vehicle kilometres.	
The main mode of transport for traveling to work.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	31 st March 2011: <ul style="list-style-type: none"> • All categories: Method of travel to work (alternative): 57,405 • Work mainly at or from home: 6,780 (11.8%) • Underground, metro, light rail, tram: 32 (0.1%) • Train: 125 (0.2%) • Bus, minibus or coach: 910 (1.6%) • Taxi: 98 (0.2%) • Motorcycle, scooter or moped: 148 (0.3%) • Driving a car or van: 17,917 (31.2%) • Passenger in a car or van: 1,652 (2.9%) • Bicycle: 361 (0.6%) • On foot: 4,266 (7.4%) • Other method of travel to work: 157 (0.3%) • Not in employment: 24,959 (43.5%) 	?

<p>Number of car or vans per household.</p>	<p>Office of National Statistics http://www.ons.gov.uk/ons/index.html</p>	<p>2011-13 and 2021-23</p>	<p>31st March 2011:</p> <ul style="list-style-type: none"> • All households: 31,562 • Households with no cars or vans: 5,803 (18.4%) • Households with 1 car or van: 13,627 (43.2%) • Households with 2 cars or vans: 8,677 (27.5%) • Households with 3 cars or vans: 2,449 (7.8%) • Households with 4 or more cars or vans: 1,006 (3.2%) • Sum of all cars or vans: 42,905 	<p>?</p>
<p>Analysis</p> <p>Furthermore, the impact of new residential development as a proportion of existing housing stock dispersed across the County is likely to be largely imperceptible on a year by year basis and in respect of some of the data; causal relationship between journey times and residential development is not easily identifiable. Analysing the data over a longer time period may however offer some indication as to the effects of the LDP.</p> <p>In terms of travel times to key facilities, the results remain largely unchanged compared to last year for driving and walking given the low level of residential completions. The % over 90 mins from key facilities by public transport has increased due to changes in the public transport network and frequency of services; however, the majority remain within 30mins travel time.</p>				
<p>Conclusions</p> <p>The AMR cannot draw any conclusions regarding the effect of the LDP at this point. It is likely that a year by year 'no change' scenario will persist and that substantive effects will not be identifiable until later in the Plan period. Any significant changes should be the subject of analysis of potential causes beyond the impact of the LDP.</p>				

Monitoring Framework SA/SEA Indicators

Sustainability Objectives: 12a Encourage a vibrant and diversified economy.				
Indicator	Source	Frequency	Performance (1st April 2014 – 31st March 2015)	
			Nature of performance	Significance
Number and % of economically active people in employment	NOMIS Official Labour Market Statistics http://www.nomisweb.co.uk/	Annually	April 2014 to March 2015: <ul style="list-style-type: none"> • Economically Active: 35,100 (67.2%) • In employment: 33,700 (64.5%) • Employees: 25,300 (50.1%) • Self-employed: 8,100 (14%) • Unemployed (model-based): 1,700 (4.8%) 	+
Median gross weekly pay for residents within Ceredigion.	NOMIS Official Labour Market Statistics http://www.nomisweb.co.uk/	Annually	April 2014 to March 2015: <ul style="list-style-type: none"> • Full-time workers: £435.30 • Male full-time workers: £457.60 • Female full-time workers: £389.2 	+
Number of employees by broad economic sector.	Stats Wales: https://statswales.wales.gov.uk	Annually	Workplace employment by industry 2013 as follows: <ul style="list-style-type: none"> • Agriculture, forestry and fishing: 3,600 • Production: 2,000 • Construction: 2,300 • Wholesale, retail, transport, 	+

			<p>hotels and food: 9,100</p> <ul style="list-style-type: none"> • Information and communication: 400 • Finance and insurance activities: 400 • Real estate activities: 600 • Professional, scientific and technical activities; administrative and support service activities: 2,600 • Public administration, defence, education and health: 12,300 • Other service activities: 2,700 • All industries: 36,200 	
Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03)	Annually	Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units) = 52.2% (60 Units)	+
Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03)	Annually	Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units) = 55.6% (40 units)	+
Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	Ceredigion County Council	Annually	<p>Survey carried out February 2015:</p> <ul style="list-style-type: none"> • Aberaeron: 7.8% • Cardigan: 9.8% • Aberystwyth: 2.3% 	+

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • Lampeter: 3.9% • Llandysul: 14.3% • Tregaron: 16.7% 	
% of retail uses on primary retail frontage.	Ceredigion County Council (AMR Indicator E07)	Annually	<ul style="list-style-type: none"> • See AMR Indicator E07 results. 	0
% of retail uses on secondary retail frontage.	Ceredigion County Council (AMR Indicator E07)	Annually	See AMR Indicator E07 results.	+
Footfall levels in Aberystwyth.	Ceredigion County Council	Annually	<p>Footfall recorded Friday 14th November 2014, between 10am and 5pm:</p> <ul style="list-style-type: none"> • Great Darkgate Street: 2,513 • Sgwar Owain Glyndwr: 1,547 • Sgwar Owain Glyndwr: 1,322 • Terrace Road (North): 1,777 • Terrace Road (South): 1,883 • Chalybeate Street: 1,256 • Clock Tower - Bridge Street: 551 • Clock Tower - Upper Great Darkgate: 680 • Promenade - end of Terrace Road: 602 • Promenade - end of Terrace Road: 592 • Eastgate (Top): 406 • Pier St (Cardigan House): 733 • Total: 13,862 	?

Analysis

Despite there being fewer economically active persons in Ceredigion in 2015 than in 2007 (when the LDP period began), there has been a growth in the number and therefore proportion of people in employment. In 2007 there were some 32,000 (61.1%) persons in employment while in 2015 the number has grown to around 33,700 (64.5%). While the economic recession caused the numbers in employment to drop from a peak of 35,400 (69.6%) in 2010 to a nadir of 31,700 (61.3%) in 2011/2012, since then there has been a steady rise in numbers in employment. The proportion of economically active persons in employment may seem low, being lower than the Wales (69.3%) and UK (72.7%) average but Ceredigion has a relatively high student population, which in 2015 contributed to around 50.9% of those individuals not in employment.

The ONS Annual Survey of Hours and Earnings (ASHE) data shows that gross weekly pay for full time employees grew by an average of around 2.8% per annum over the period of 2007-2013 which is greater than the overall level in Wales (approx. 2.4%) and the UK (approx. 2.2%). Gross weekly pay for full time employees has increased by a further £20 in March 2015. However, given that the Ceredigion figures are derived from survey data for a small area, the change may be more the result of sample variability than evidence of an actual change in income (the coefficient of variation for the provisional 2013 data is between 5 and 10% for all employees and for men, and 10-15% for women). However, wages in Ceredigion are consistently lower than the Welsh and UK averages and the assumed growth is also below the average annual rate of inflation for this period, which according to the Consumer Price Index was just over 3%. There is also a significant discrepancy between the wages paid to male and female employees in terms of gross weekly pay. Between 2007 and 2013 male workers' pay appears to have increased by an average of around 3.2% while female workers' pay only achieved around 1.5%, but note the caution above concerning the reliability of the sample estimates. The data suggests that male workers gained levels of growth above the Welsh and UK averages (both around 2%) whilst growth in female workers pay was below both (both around 2.7%). During the period 2013-2015, there was a decrease in gross weekly pay for male workers and an increase for female workers suggesting a shift in the trend.

Data on employment by economic sector is available for 2013. In comparison to the 2012 data reported last year, there has been a decrease in employment for the Wholesale, retail, transport, hotels and food, and Professional, scientific and technical activities; administrative and support service activities sectors, but an increase in all other sectors with total employment in all industries increasing from 34,900 in 2012 to 36,200 in 2013.

In relation to the development of the LDP's allocated employment sites, 52.2% of their area is now committed for development, though as yet only 55.6% of the units have been completed. Most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses. This is a satisfactory situation at this point in the Plan period.

Shop vacancy rates are highly variable between Town Centres, with 9.8% of shops vacant in Cardigan and 7.8% in Aberaeron. The average shop vacancy rate

within Ceredigion's Town Centres is 9.1%. This is below UK vacancy average, which according to the Local Data Company (2014) was 13.9% in December 2013. Therefore, while there may be concern in town centres such as Cardigan and Tregaron, Ceredigion's other town centres are performing better than the national average and overall, the situation is an optimistic one, particularly as Aberystwyth, which is by far Ceredigion's largest shopping centre, has a vacancy rate of just 2.3%.

Ceredigion's Primary and Secondary retail frontages, which exist only in Aberystwyth and Cardigan, also offer a varied picture. In Aberystwyth Primary Frontages, the proportion of retail use varies from between 50% to 83.3%, while its Secondary Frontages vary from between 30% to 84.6%. In Cardigan Primary Frontages, the proportion of retail uses varies from between 65.4% to 76%, while its Secondary Frontages vary from between 42.9% to 85.7%. It is the aim of the LDP to maintain predominantly retail uses on these frontages, with 75% being the desirable proportion for the Primary Frontages. It is clear therefore that while in certain areas Plan Objectives are being met, in others they are failing. It is important therefore to maintain a strong policy stance on applications in these areas, particularly where they propose a change of use to a non-retail function.

Footfall surveys have been conducted in Aberystwyth annually since 2012. Since the first survey a small increase in footfall was recorded in the majority of locations within Aberystwyth. However, given the limited nature of the increase and the short period over which the survey has been conducted, it is not possible to draw any conclusions from this fact. It is likely therefore that this indicator will become more useful in the latter part of the Plan period, particularly following the development of large retail projects such as the proposed Tesco and Marks and Spencer on allocated site M0302 (Mill Street).

Conclusions

There are indications of an improving economy and job market within Ceredigion. However, it is too early to tell whether or not this is a long term trend and whether or not it is in any way causally linked to the implementation of LDP. Despite these uncertainties, there is no evidence to suggest that the LDP is having a negative effect on the local economy and therefore, within the context of the SA/SEA, the overall effect of the LDP does not raise any concerns at the present time.

6. Conclusions and Recommendations

6.1 Paragraph 4.43 of LDP Wales sets out seven questions that the AMR must seek to address. Whilst all of the issues are considered and addressed throughout this report as part of the analysis of the monitoring data, they are not set out specifically to directly address the particular questions. In order to ensure that the AMR complies with its statutory requirements, it is appropriate to set out the conclusion and recommendations to directly respond to the seven questions.

Does the basic Strategy remain sound?

6.2 The evidence collected through the AMR process indicates that:

- The development strategy for Ceredigion remains sound and requires no further intervention at this stage of the plan.

What impact the policies are having Globally, Nationally, Regionally and Locally?

6.3 The SEA identifies that globally there is a general positive change in the environment, and the LDP monitoring framework shows that the LDP is contributing to meeting sustainable development objectives. For example, since the start of the Plan period renewable energy projects with an installed capacity of over MW has been granted planning permission.

6.4 Nationally the LDP framework is delivering to meet national requirements and needs (for example through facilitating the delivery of housing and economic opportunities, including affordable housing).

6.5 The LDP is assisting in meeting regional objectives. For example, the role of Aberystwyth as a regional and national centre is being successfully promoted through the LDP which is achieving development commitments such as Mill Street Mixed use development.

6.6 Locally policy intervention and allocation delivery is assisting with regeneration and meeting local social and economic need. For example, the granting of permission for Allocated Site M0302: Mill Street Car Park for retail (with a residential element), will help bolster Aberystwyth's economy and contribute towards the regeneration of the town. Furthermore, since the start of the Plan period, over 650 affordable houses have been granted planning permission across the County. This bestows significant social benefits, bringing home ownership in reach of many households who would otherwise be excluded from the market.

Do any of the policies need changing to reflect changes in National Policy?

- 6.7 No significant changes in national policy or legislation during 2014-15 directly affect the implementation of the LDP. Therefore no changes are needed at this stage.
- 6.8 The Planning Act Wales in due course will have an impact particularly with regard to Development Management policies and is likely to be relevant when the plan comes up for its first review.
- 6.9 The Council has considered the implications regarding the application of the LDP with regards to TAN 20 and has decided to continue to implement Policy DM01 and has adopted Community and Linguistic Assessment Supplementary Planning Guidance to support this policy.

Are the policies and related targets being met or is progress being made towards meeting them (including the publication of SPG)?

6.10 These key findings are only based on a short monitoring period and therefore it is difficult to identify any specific trends. The findings will need to be compared with future monitoring data before any real firm conclusions can be drawn. However the conclusions for this monitoring report indicate that the plan policies are generally being met and that the plan is moving towards its related targets. In terms of LDP policy, 2 policies have been triggered for consideration, but all have mitigating circumstances and have not been triggered as a result of the policy failing.

6.11 The policies are:

- DM11 Designing for Climate change.
- DM15 Local Biodiversity Conservation

These two policies are further discussed under the next question.

6.12 It is also important to consider the implementation of the LDP Strategic Policies S01-S04 which are discussed further below.

6.13 The LDP allocations are progressing, some with permissions, some having just received permission and many others being the subject of pre application discussion. The LPA are actively discussing with landowners/developers the progressing of all allocated sites not only as part of the work required for the annual JHLAS but also through active dialogue at other times during the year. Where there are stumbling blocks identified as part of those discussions the LPA are attempting to help address those matters where it can and has recruited a Housing Delivery Officer to assist with this work, however as the post is only in place from September 2015 the potential increase in delivery is only really likely to start coming through properly in 2016/17, though it is

hoped that some improvement could occur late in 2015/16 period. The status of the LDP allocations is set out in Appendix 4.

- 6.14 Section 5 sets out the results of the SA/SEA monitoring process, which concludes that an overall positive effect has been realised. The only note of caution is that the findings of the SA/SEA monitoring reflect a short term position and a longer period will need to be considered for a real pattern to be confirmed.
- 6.15 During the year, 1 SPG was consulted upon (Community and the Welsh Language). 5 SPGs were adopted (The Built Environment, Nature conservation, Renewable Energy, Parking Standards and Transport Assessments) during the monitoring period. This now brings the total adopted SPGS to 10. The nature of the published Energy SPG has changed from that originally envisaged as a result of the Renewable Energy Audit not yet having completed and the need for an SPG in the interim to guide development in relation to wind and solar schemes due to the proliferation of applications currently being received. The need for an SPG on Planning Obligations is currently thought to no longer be necessary as Policy DM05 Sustainable Development and Planning Gain was significantly changed during the examination rendering the need for the SPG as unnecessary at present. For a full list of SPGs and status see Appendix 5.

Where progress has not been made, what are the reasons for this and what knock on effects does this have?

- 6.16 This is the second AMR to be prepared in respect of the Ceredigion LDP.
- 6.17 Section 4 provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering the Strategy during 2014/15. The findings are summarised in the following table and in Appendix 2:

LDP Monitoring Summary Table	
Policy*	Status
S01, S02, S03, S04, S05, , LU13, LU18, LU19, LU20, LU21, LU22, , DM20 DM22,	Policy is being met or exceeded. No intervention required.
S01, S02, S03, S04, S05, LU02, LU05, LU06, LU11, LU12, LU13, LU19, LU21, LU22, LU24, LU27, LU30, DM11, DM14, DM15, DM20, DM22	Policy is not delivering as anticipated but is delivering sufficiently and does not require intervention measures
SO2, SO4, DM11, , DM15	Policy is failing to deliver as anticipated and intervention measures should be considered.
S01, S02, S03, S04, S05, LU12, LU13, LU18, LU19,	No conclusion can be drawn at this stage.

Conclusions and Recommendations

LU20, LU21, LU22 , LU31, DM12	
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*Policies may appear in multiple categories if they are subject to more than one LDP monitoring indicator,

6.18 Two policies have been triggered for consideration, These policies are:

- DM11 Designing for Climate change. Triggered because development has been permitted, that although not objected to by NRW, hasn't been accompanied by a full justification in relation to each of the TAN 15 tests as required by National Guidance. Action for 2014/15 in order to ensure compliance with AMR target therefore must be to ensure that all applications granted in the flood plain have a minuted justification in relation to each of the individual tests set out in TAN 15.
- DM15 Local Biodiversity Conservation. Triggered because not all relevant applications have incorporated enhancement conditions. Action for 2015/16 in order to ensure compliance with AMR target therefore must be to ensure that further training is undertaken internally to improve general understanding as to the necessity of enhancements and that the necessary enhancements are attached to planning permissions where advised.

6.19 In respect of the strategic policies S01-S04, Indicator AMRH05 Settlement Strategy and Settlement Groups, the trigger notes that "Where the expected proportional growth is exceeded in the 'Linked Settlements and Other Locations', further residential development will be resisted in that Settlement Group, for the 'Linked Settlement and Other Locations', until outstanding permissions have either lapsed or been revoked and the commitments reflect or are working towards the proportional split as set out in Appendix 2 of the LDP". This trigger has now been reached for the following Settlement Groups. Accordingly no further development should be permitted in the Linked Settlements and Other Locations in those groups until the balance has readdressed itself. The Settlement Groups are:

- Aberaeron/Llwyncelyn,
- Newcastle Emlyn/Adpar,
- Lampeter,
- Llandysul,
- Cenarth,
- Llanilar,
- Llanon,
- Penrhyncoch

6.20 Furthermore, Indicator AMRH04 : Settlement Strategy and Development in Linked Settlements states that if the 12% cap is reached then no

further development will be permitted unless justified under Policy S04 in the individual Linked Settlements. The AMR shows that 42 have reached or exceeded that cap. The AMR also clarifies that most of these had reached that cap prior to adoption due to applications permitted under previous planning policy. What the LA can do however is ensure that no further development is permitted in the named 38 settlements unless or until they fall below the 12% cap due to lapses in existing consents, and to ensure that settlements that have not reached their 12% to date do not do so. The only exceptions here will be where applications are evidence based in relation to affordable housing needs or TAN 6. See Policy S04 for further detail on those exceptional circumstances (Criterion 2b).

- 6.21 The findings of the SA/SEA monitoring exercise are outlined in Section 5 of the AMR. The results indicate that overall, the plan is travelling in a positive direction.

Do any aspects of the LDP need adjusting or replacing because they are not working as intended or are not achieving the Objectives of the Strategy and/or Sustainable Development Objectives?

- 6.22 Whilst the LDP Strategy remains sound, the downturn in the economy has had a marked effect on house building rates. Looking at other AMRs all LA areas appear to be experiencing the same downturn in delivery. There is a considerable amount of land allocated in the LDP and also a considerable amount of planning permissions already in place (over at March 2015 – some of which would relate to allocated sites). The issue does not therefore appear to be as a result of lack of land availability or opportunities but more as a result of lack of demand. The lack of demand is unlikely to be as a result of a lack in need for housing, the need exists as evidenced in the Local Housing Market Assessment and the updated research that has been undertaken in order to update the LHMA before the end of 2015. The lack of delivery is therefore mainly due to the lack of ability to borrow/raise capital not only for the buyer but also for the developer to finance the scheme in the first place. There is also likely to be some element attributed to the fact that Ceredigion is reliant on small scale developers/builders to deliver its sites –often working on one site at a time and over a long period, with no interest expressed in the county from volume builders, therefore the rate of delivery will be slower. Through actively discussing with allocated site owners/developer and those with planning permissions already granted to find out what the barriers are in more detail the LPA aim to determine whether it is possible to improve the delivery rates in Ceredigion. There is very little it can do however in relation to the barrier relating to capital and borrowing, this is a national issue and requires intervention at that level if delivery is to improve not only in Ceredigion but across Wales and the UK. Availability of skilled labour in the construction industry has also been identified as a barrier to housing delivery in the updated work on the LHMA.

Conclusions and Recommendations

6.23 The delivery of SSA D is reliant on the relevant infrastructure being in place or to have been secured. The delivery of infrastructure is largely reliant on other schemes in the adjoining County of Powys being permitted. To date there have been a number of schemes refused in Powys which would have facilitated the delivery of this infrastructure – the outcome of appeals is awaited on a number of those schemes. The delivery of SSA D is therefore currently uncertain however it cannot be rectified by Ceredigion County Council.

6.24 The Council's programme of improving its education provision will include the requirement for new schools in some cases. It is acknowledged that some sites put forward may not meet the policies and Strategy of the LDP. Whilst a decision in respect of one site contrary to policy may be justified, that cannot be the case for the whole school programme. Therefore there needs to be a sustainable approach to education provision in the whole that is in line with the LDP. Ideally sites for new provision should be identified through the LDP review process, where this is not possible then the LDP review will need to consider any recent education developments or commitments and assess whether any elements of the Strategy need to be changed to facilitate and improve the economic and social sustainability of those locations.

If policies or proposals need changing, the suggested actions required to archive them.

6.25 No policies or proposals require changing at this stage in the plan process.

Conclusion

6.26 No policies or proposals require changing at this stage in the plan process.

Appendix 1: Changes to the Monitoring Framework

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
AMRH12: Type of Affordable Housing	Completions and Commitments by type	Change wording of target to: 59% of affordable housing units for social rents delivered by the private sector and Registered Social Landlords (RSLs).	The rules governing the types of housing provided by Registered Social Landlords are subject to change as are the financial and funding constraints within which they operate. The assumption made in the LDP was that any 'affordable' property transferred to a RSL should be deemed to be social housing and that completed dwellings made available at 35% market value would notionally be attractive to RSLs to rent at social rent. There are in fact many housing management options available to RSLs by which they might optimise the provision of affordable housing and the planning system cannot 'second guess' these nor should it constrain the RSLs. It is the LHA function and the RSLs' own governance rules that ensure that RSLs are making appropriate provision to meet social housing needs. The role of planning is to negotiate a contribution to social	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
			housing from the private sector and to clarify how many units are transferred to RSLs from private developers at a value that makes them attractive to the RSLs, making a contribution to provision to meet 59% of affordable need which is social housing need.	
AMRH14: Delivery of Housing	The ratio of permissions granted to completions for residential development.	Change indicator wording to: The ratio of outstanding permitted residential units to residential completions.”	The change in the wording was needed to match the indicator's target.	2013-2014
AMRE02: Employment Land Supply	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units): 75%	Change indicator wording to: 1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha): 75%	It is not possible to monitor the number of existing individual units on employment sites with a high enough degree of confidence to make this measurement possible.	2013-2014
AMRE06: Vitality of Rural Service Centres	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	Change indicator to: Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	The indicator is designed to measure the services provided in the Rural Service Centre. This amendment to wording clarifies that this is the case.	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
Sustainability Objective 1c: To reduce flood risk	Amount of new non-residential development (floorspace and proportion) permitted with SuDS.	Change indicator wording to: Amount of new non-residential development (units) over 500m ² permitted with SuDS.	Change was needed in order to make the indicator better reflect the LDP's policies.	2013-2014
Sustainability Objective 2b: To maintain and improve air quality across Ceredigion.	Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , SO ₂) by sector.	Change indicator wording to: Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , ozone).	The change was required because data was no longer available in a format that would allow the original indicator to be measured.	2013-2014
Sustainability Objective 2b: To maintain and improve air quality across Ceredigion.	Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , SO ₂) by sector.	Change source of data to; Ceredigion County Council Air Quality Progress Report	Change reflects the change of wording to the indicator.	2013-2014
Sustainability Objective 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Ecological status of waterbodies (WFD monitoring).	Delete indicator	The data is no longer reliably collected for Ceredigion. An alternative indicator is included, see below.	2013-2014
Sustainability Objective 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Number of substantiated water pollution incidents.	Delete indicator	The data is no longer reliably collected for Ceredigion. An alternative indicator is included, see below.	2013-2014
Sustainability Objective 2c Minimise the adverse	Number/Percentage of water resource zones meeting target headroom	Delete indicator	The data is no longer reliably collected for Ceredigion.	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
effects of land-use on inland and coastal water resources quantity and quality.	requirements.		An alternative indicator is included, see below.	
Sustainability Objective 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Bathing water quality	Add new indicator: Bathing water quality	Owing to the deletion of this objective's indicators it was necessary to find an alternative means of monitoring.	2013-2014
Sustainability Objective 3a: Make sustainable use of natural resources	Municipal waste produced/recycled/landfilled per annum	Replaced with (1): Total tonnage of Municipal waste and Performance against: Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). Target currently set at 52% And (2): Performance against Landfill	To align the indicator with National performance targets	2013 -2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
		Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13 & 11,140 tonnes for 2013/14		
Sustainability Objective 3a: Make sustainable use of natural resources	Industrial and commercial waste produced /recycled/landfilled per annum.	Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.	The change was necessary as there is a paucity of data for commercial and industrial, but data is available via the Waste Interrogator for household/industrial and commercial waste (albeit for 2012)	2013-2014
Sustainability Objective 4a: To value, conserve and enhance biodiversity.	Loss of priority habitat (ha) due to new development.	Change indicator wording to: Net loss of priority habitat (ha) due to new development.	The important figure is the net loss as compensation should counteract some (or all) of the total loss	2013-2014
Sustainability Objective 4a: To value, conserve and enhance biodiversity.	Loss of sites (ha) that meet SINC criteria due to new development.	Change indicator wording to: Net loss of sites (ha) that meet SINC criteria due to new development.	The important figure is the net loss as compensation should counteract some (or all) of the total loss	2013-2014
Sustainability Objective 4a: To value, conserve and enhance biodiversity.	Status of LBAP priority species and habitats.	Delete indicator	Data no longer available for Ceredigion. The report system (Biodiversity Action Reporting System) has changed and only records action being done for biodiversity not loss and gain. Formal	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
			reporting rounds are no longer carried out.	
Sustainability Objective 4a: To value, conserve and enhance biodiversity.	Achievement against national and LBAP targets.	Delete indicator	Data no longer available for Ceredigion. The report system (Biodiversity Action Reporting System) has changed and only records action being done for biodiversity not loss and gain. Formal reporting rounds are no longer carried out. In addition, the UK government no longer requires reporting to the targets.	2013-2014
Sustainability Objective 4a: To value, conserve and enhance biodiversity.	Levels of Atmospheric Deposition at European Sites	Delete indicator	Data no longer available for Ceredigion.	2013-2014
Sustainability Objective 5a: To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage	Amount of development (ha, units and proportion) permitted and completed within LANDMAP Aspect Areas with an overall evaluation of Outstanding.	Change indicator wording to: Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area with an overall evaluation of Outstanding.	It was found that considering all methodical chapters with an overall evaluation of Outstanding covered over 70% of the County and included a number of Service Centres including Aberystwyth, Cardigan, Lampeter and Aberaeron. This was therefore considered too large an area, incorporating too much urban land, to be a useful indicator. Therefore, narrowing the indicator down to the Visual and Sensory	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
			Methodological Chapter was considered the most appropriate alternative, particularly given the wide ranging factors that contribute to its evaluations.	
Sustainability Objectives 6a: Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected and 6b: Build vibrant, safe and cohesive communities.	Amount of affordable homes (units and proportion) built under Ceredigion County Council's Affordable Homes planning policy.	Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	The change makes the indicator a better measure of the LDP's affordable housing policy (S05).	2013-2014
Sustainability Objectives 6a: Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected and 6b: Build vibrant, safe and cohesive communities.	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	Change indicator to: Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	The indicator is designed to measure the services provided in the Rural Service Centre. This amendment to wording clarifies that this is the case.	2013-2014
Sustainability Objective 7a: Promote and provide opportunities and services to maintain healthy communities.	Proportion of dwellings within agreed walking/cycling distance of key health services.	Change indicator wording to: Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	It is necessary to be clear about what the agreed walking/cycling distance is.	2013-2014
Sustainability Objective	Proportion of dwellings not within	Change indicator wording to:	The wording of the original indicator	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
7a: Promote and provide opportunities and services to maintain healthy communities.	300m of their nearest natural green space.	Proportion of new dwellings within 300m of their nearest natural green space.	meant that it was not possible to draw meaningful conclusions from the data collected. The new wording means that the indicator is now focused on measuring plan implementation and is therefore far more relevant to the aims and objectives of the AMR.	
Sustainability Objective 9a: Increase opportunities to build the Ceredigion education and skills base.	Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.	Amend frequency of monitoring of indicator from "Annually" to "2011-13 and 2021-23"	Reflects the fact that the indicator is reliant of population data which is not collected on an annual basis.	2013-2014
Sustainability Objective: 10a: Promote the use of the Welsh language.	Number and % of families with school children where the Welsh language is the language of the home.	Change indicator wording to: Number and % of Ceredigion pupils who speak Welsh at home.	Change needed to better reflect the question contained within the school census.	2013-2014
Sustainability Objective 10a: Promote the use of the Welsh language.	N/A	Add new indicator: The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	The Welsh Government's National Strategic Indicators now record this information and it is deemed useful for the purposes of the LDP's SA/SEA monitoring to observe it.	2013-2014
Sustainability Objective 12a: Encourage a vibrant	Number and % of employees by sector.	Change indicator wording to:	The Stats Wales data is kept up to date more regularly than the NOMIS	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
and diversified economy		Number of employees by Agriculture, forestry and fishing broad economic sector. Change source to: https://statswales.wales.gov.uk	data. Stats Wales data does not include %.	
Sustainability Objective 12a: Encourage a vibrant and diversified economy	Footfall levels in Aberystwyth and Cardigan.	Change indicator wording to: Footfall levels in Aberystwyth.	Staffing constraints mean that a footfall survey in Cardigan has not been possible for this monitoring year and the situation is unlikely to change in near future.	2013-2014

Appendix 2 Summary of LDP Indicators

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH01	<ul style="list-style-type: none"> Overall population; HE and non-HE population; and Average net migration. 	Local	N/A	N/A							
AMRH02	From the date of adoption the ratio of both completions and commitments across the County as a whole to be moving towards the % split sought Countywide by the end of the plan period.	Local	0	0							
AMRH03	From the date of adoption, within individual Settlement Groups the ratio of both completions and commitments between Service Centre and 'Linked Settlements and Other Locations' is in line with or working towards the requirements set out in Appendix 2 of Volume 1 the LDP.	Local	0	0							
AMRH04	From 1st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	Local	0	0							
AMRH05	From the date of adoption, the type of development permitted.	Local	?	0							
AMRH06	Housing Land Supply as of 1 st April per annum.	Mandator y	+	0							
AMRH07	1. Amount of housing development granted planning permission on	Core	0	0							

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	<p>allocated sites as a % of LDP allocations (units and ha) as follows:</p> <p>i. At 31st of March 2015, 40%</p> <p>ii. At 31st of March 2017, 60%</p> <p>iii. At 31st of March 2019, 84%</p> <p>iv. At 31st of March 2021, 100%</p> <p>2. Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows:</p> <p>i. At 31st of March 2015, 20%</p> <p>ii. At 31st of March 2017, 40%</p> <p>iii. At 31st of March 2019, 64%</p> <p>At 31st of March 2021, 88%</p>										
AMRH08	<p>1. Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (ha and units post LDP adoption).</p> <p>2. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (ha and units post LDP adoption).</p>	Core	0	0							
AMRH09	1. Amount of new development (ha) permitted on previously developed	Core	+	+							

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.										
AMRH10	1. The number of net additional affordable and general market dwellings permitted since (1 st April) 2007. 2. The number of net additional affordable and general market dwellings completed since (1 st April) 2007.	Mandatory	0	0							
AMRH11	1. The proportion of residential applications where a viability challenge is mounted. 2. The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges.	Local	+	+							
AMRH12	Completions and Commitments by type	Local	?	0							
AMRH13	Average density of housing development permitted on allocated development plan sites	Core	0	0							

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH14	The ratio of outstanding permitted residential units to residential completions.	Local	0	0							
AMRH15	Number of Full or RM consents by housing type and bedroom number since adoption. Number of completions by housing type and bedroom number since adoption.	Local	0	0							
AMRE01	Net economic land supply/development (ha/sq. m)	Core	+	+							
AMRE02	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units). 2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	Core	+	+							
AMRE03	1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units). 2. Amount of economic development completed on allocated sites as a % of total development completed (ha and units).	Core	+	+							
AMRE04	1. Amount of new development (ha) permitted on previously developed	Core	0	0							

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.										
AMRE05	Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted in town centres expressed as a percentage of all the above major development permitted.	Core	+	?							
AMRE06	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	Local	?	+							
AMRE07	Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.	Local	0	0							
AMRQ01	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land	Core	0	+							

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRQ02	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land	Core	0	0							
AMRQ03	Relevant planning applications as captured by Policy LU24.	Local	0	0							
AMRQ04	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINC and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or Ecosystem services and natural processes	Local	+	0							
AMRQ05	% of applications where enhancements for: <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes as required in accordance with Policies DM14, DM15, DM20 and	Local	-	-							

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	DM22										
AMRQ06	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Local	?	?							
AMRQ07	% of development categorised under paragraph 5.1 of TAN 15 permitted in C1 and C2 floodplain areas that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15.	Core	-	0							
AMRQ08	The installed MW capacity of renewable energy development approved within SSA D	Core	0	?							
AMRQ09	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.	Core	?	?							
AMRQ10	The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement.	Core	0	0							

Appendix 3 Summary of Sustainability Indicators

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
1a Reduce greenhouse gas emissions in both existing and new development.	Annual emissions of basket greenhouse gases (by sector).	?	?							
	Ceredigion's global ecological footprint.	-	-							
	The installed MW capacity of renewable energy development approved.	+	+							
	Average consumption of (i) Ordinary Domestic Electricity, (ii) Economy 7 Domestic Electricity, and (iii) Domestic Gas.	?	?							
1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.	Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	0	?							
	Number of commercial or other relevant developments (units and proportion) of 1,000m ² / 1ha or over that achieve BREEAM standard excellent.	+	+							
1c To reduce flood risk	Amount of development (units and ha) permitted in C1 and C2 floodplain areas as defined by TAN 15.	0	0							
	Amount of new residential development (units and proportion) permitted with SuDS.	+	+							
	Amount of new non-residential (units) development over 500m ² permitted with SuDS	+	+							
2a Minimise contamination and safeguard soil quality and quantity	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	+	+							

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	+	+							
	Average density of housing development permitted on allocated development plan sites.	+	+							
2b To maintain and improve air quality across Ceredigion	Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , Benzene, ozone)	0	0							
2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Bathing water quality	+	+							
3a Make sustainable use of natural resources	Total tonnage of Municipal waste and Performance against: Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). Target currently set at 52%	+	+							
	Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13 & 11,140 tonnes for 2013/14	+	+							

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.	+	+							
3b Build and maintain environmentally friendly, high quality services and infrastructure	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	0	0							
4a To value, conserve and enhance biodiversity.	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINC's and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or • Ecosystem services and natural processes 	+	-							
	% of applications where there are enhancements for: <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes 	-	-							

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Loss of priority habitat (ha) due to new development.	-	-							
	Loss of sites (ha) that meet SINC criteria due to new development.	0	0							
5a To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage	Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	+	+							
	Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area with an overall evaluation of Outstanding.	+	+							
6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and 6b Build vibrant, safe and cohesive communities.	Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	+	+							
	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	?	?							
	Number of LSOAs in the most deprived 30%.	?	?							
	Notifiable offences recorded by police by type.	?	?							
7a Promote and provide opportunities and services to maintain healthy communities.	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.*	N/A	N/A							
	Proportion of new dwellings within 300m of their nearest natural green space.	+	+							

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Amount of new open space facilities (ha) provided.	+	+							
8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.	Tourist days and Tourist numbers by (i) Serviced Accommodation, (ii) Non-Serviced Accommodation, (iii) Staying with friends or relatives and (iv) Day Visitors.	0	0							
9a Increase opportunities to build the Ceredigion education and skills base.	Number and % of people aged 16-64 with at least an NVQ level 2 qualification or equivalent.	?	?							
	Number and % of people aged 16-64 with at least an NVQ level 4 qualification or equivalent.	+	?							
	Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.	+	+							
10a Promote the use of the Welsh language.	Number and % of persons age 3 and over who say they can speak Welsh by Census year.	0	0							
	% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	?	?							
	Number and % of Ceredigion pupils who speak Welsh at home.	?	?							
	The number and % of pupils receiving a Teacher Assessment in Welsh (first	?	?							

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	language) at the end of Key Stage 3.									
11a Reduce the need to travel/transport and promote sustainable modes of transportation; and 11b Improve accessibility to services for communities, and connectivity for the sake of economy.	Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) supermarket, (ii) post office and (iii) doctor surgery and/or hospital; by walking, car and public transport.	?	?							
	Volume of road traffic.	?	?							
	The main mode of transport for traveling to work.	?	?							
	Number of car or vans per household.	?	?							
12a Encourage a vibrant and diversified economy.	Number and % of economically active people in employment	+	+							
	Median gross weekly pay for residents within Ceredigion.	?	+							
	Number of employees by broad economic sector.	?	+							
	Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).	+	+							
	Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	+	+							
	Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	+	+							
	% of retail uses on primary retail frontage.	0	0							
	% of retail uses on secondary retail frontage.	0	+							

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Footfall levels in Aberystwyth.	?	?							

* Owing to IT issues it has not been possible to measure this indicator during this period. It will be taken up in the next monitoring period.

Appendix 4: Status of Allocated Sites

Housing

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0101	Cae Rhiwgoch, Aberaeron	1.78	19	Aberaeron (Llwynceilyn)	Discussion has commenced with regard to bringing this site forward.
H0102	Site adj to Llwynceilyn Primary Llwynceilyn	2.49	39	Aberaeron (Llwynceilyn)	LDP trajectory: 2013-17. Issues in regard to the WWTW. LPA have identified this as priority for the AMP 6 bid, which provided successful would see improvements scheduled during 2015-2020.
H0103	Land behind Ivy Dean Llwynceilyn	2.26	41	Aberaeron (Llwynceilyn)	Discussion has commenced with regard to bringing this site forward.
H0104	Land south of Maesypentre Llwynceilyn	0.44	9	Aberaeron (Llwynceilyn)	Part of site granted Full permission for 7 units.
H0201	Land at Stepside Farm, Gwbert Road (1)	2.76	78	Cardigan	LDP trajectory: 2013-2017. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market.
H0202	Land at Stepside Farm, Gwbert Road (2)	1.16	33	Cardigan	LDP trajectory: 2018-2022. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market.
H0203	Pentop Fields	0.64	19	Cardigan	LDP trajectory: 2013-2017. Site is part of an ongoing scheme. No other identified problems in terms of deliverability overall. Discussions with the site owner have indicated that development of the site will be

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
					forthcoming. Potential RSL interest.
H0204	Adj. to Roby Villa, St Dogmaels	0.63	16	Cardigan	Discussion has commenced with regard to bringing this site forward.
H0301	Maes Crugiau, Penparcau	1.50	53	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Full permission granted for 30 units. Construction underway.
H0302	Piercefield Lane, Penparcau	3.90	118	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Full permission granted for 49 units.
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2013-2017. No known issues with regard to deliverability. This site is owned by the Council and will come forward as soon as viable to do so.
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Planning application received September 2014 and currently awaiting determination.
H0305	Maesceinion, Waun Fawr	9.49	266	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Discussion has commenced with regard to bringing this site forward.
M0305 (part)	Llanbadarn Campus, Llanbadarn Fawr	10	450 Housing (See main entry in Mixed Use table below)	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2018 - 2022. This is part of a mixed use development with the housing element of the site to come forward after the employment uses on site have been secured.
H0306	Land at Southgate, Penparcau	5.40	189	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: Development to occur in 2 phases over last part of the plan period (2018-2022). Hydraulic restrictions exist in relation to sewage - can be addressed by private contributions. Major highway improvements required.
H0401	Land opposite Parc y Trap	2.69	35	Adpar	Extensive pre-application discussions have commenced with regard to bringing this site forward.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
					Negotiations with regards to the sale of Council owned land are currently being finalised and a planning application is expected imminently.
H0501	Former Lampeter Primary School	0.65	12	Lampeter	Discussion has commenced with regard to bringing this site forward.
H0502	Site rear of Ffynon Bedr	0.81	20	Lampeter	LDP trajectory: 2013-22: No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
H0503	Site on corner of Forest Road	0.57	9	Lampeter	No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
H0504	Forest Road	4.52	90	Lampeter	Discussion has commenced with regard to bringing this site forward.
H0505	Land adj Maes-yr-deri	4.20	105	Lampeter	LDP trajectory: 2013-2017 (52 units) 2018-2022 (53 units) No known issues with regard to deliverability. Extensive pre-application discussions with the site owner and agent have indicated that development of the site will be forthcoming.
H0601	Rear of the Beeches	4.85	126	Llandysul	Formal pre-application discussions have commenced with regard to bringing part of this site forward.
H0701	Land off Dewi Road	1.80	36	Tregaron	Permission agreed subject to signing of Section 106 agreement.
H0702	Land rear to Rhyd Y Fawnog	1.52	38	Tregaron	LDP trajectory: 2018-2022. No known issues with regard to deliverability. Discussions with the site owner have indicated that

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
					development of the site will be forthcoming.
M0701 (part)	Cylch Caron Project, rear of Talbot	2.1	20 Housing	Tregaron	LDP trajectory: 2013-17 Discussions are ongoing as to the delivery of the project and funding has been secured. Permission agreed subject to signing of Section 106 agreement.
H0801	Trenchard Estate south	0.25	10	Aberporth / Parcllyn	LDP trajectory: 2013-2017. Hydraulic restrictions and issues in relation to sewage and WWTW have been resolved by Foul Sewer upgrade completed as part of the AMP programme. Access adequate for the site: no longer needed to serve H0802 which is now subject to an alternative access.
H0802	Trenchard Estate west	1.15	21	Aberporth / Parcllyn	Permission granted for 21 units with detailed work on Reserved Matters underway.
H0803	Maeswerdd, Lon Ysgolig	0.79	15	Aberporth / Parcllyn	LDP trajectory: 2013-2017. The planning permission granted under the UDP which covered part of the allocation has expired. Landowner contacted by LPA to encourage release of the site.
H0804	Field next to Brynglas Estate	1.57	52	Aberporth / Parcllyn	LDP trajectory: 2018-2022. No clear indication that the developer is committed to early development of this site, therefore delivery is expected later the plan period.
H0805	Land at Plas Newydd South east off Parc Y Delyn	0.99	25	Aberporth / Parcllyn	LDP trajectory: 2018-2022 Issues in regard to the WWTW which will need to be addressed by private contributions. Access would require demolitions and site is actively farmed at present.
M0802	Sports and social club and playing	3.90	48 Housing	Aberporth / Parcllyn	LDP trajectory: 2018 - 2022 Proposal involves a relatively complex negotiation to

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
	fields		(See main entry in Mixed Use table below)		provide alternative sports/club facilities for which negotiations well advanced.
H0901	Land adjacent to Erw Las	1.85	56	Bow Street	LDP trajectory: 2018-2022. Hydraulic restrictions relating to sewage exited until improvements were made in the summer of 2014 allowing development to occur.
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street	LDP trajectory: 2013-2017. Hydraulic restrictions relating to sewage exited until improvements were made in the summer of 2014 allowing development to occur.
H1001	Land rear of Towyn Farm	6.98	134	New Quay	Discussion has commenced with regard to bringing this site forward.
H1101	Land off Spring Meadow Estate	0.37	7	Cenarth	Discussion has commenced with regard to bringing this site forward. A Planning application has been submitted by a Registered Social Landlord for 15 units.
H1102	Land at and n/ east of Tegfan	0.86	14	Cenarth	Discussion has commenced with regard to bringing this site forward.
H1103	North east Cenarth School	0.79	17	Cenarth	LDP trajectory: 2013-17. Site forms an extension to an existing development site. The landowner/developer has released the previous site on a piecemeal basis gradually over recent years, but policy now seeking better progress.
H1201	Site rear to Bryn Salem	0.54	10	Felinfach/Ystrad Aeron	Full permission for 23 dwellings granted. Site is currently under construction.
H1202	Cae'r Bont	8.22	90	Felinfach/Ystrad Aeron	Discussion has commenced with regard to bringing this

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
					site forward.
H1203	Land off B4342	1.57	24	Felinfach/Ystrad Aeron	trajectory: 2013-2017 Due to the size of the development coming forward in the Settlement as a whole issues with the network may have to be addressed through an AMP 6 bid, which if successful would occur during 2015-2020
H1301	Land rear of Brynawen	1.08	22	Llanarth	Outline permission granted for whole site.
H1302	Land adj to Vicarage	0.83	9	Llanarth	Full permission for 9 dwellings granted.
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth	LDP trajectory: 2007-2013 No known issues regarding deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
H1304	Alma Street	2.64	32	Llanarth	Discussion has commenced with regard to bringing this site forward.
H1401	Land Opposite Y Gorlan	3.34	84	Llanilar	LDP trajectory: 2013-2017 (42 units) &2018-2022 (42 units) Rate of development of existing consents in the settlement to be acceptable in terms of timing before this site is released.
H1501	Land rear or Pont Pen-lon	1.30	20	Llanon	LDP trajectory: 2013-2017 (10 units) &2018-2022 (10 units) Hydraulic restrictions exist in relation to WwTW at Llanrhystud - improvements to Sewage Pumping Stn Llanon would ensure same pass forward flow rate is maintained.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1502	Stad craig Ddu.	2.46	37	Llanon	0.82 ha of site granted full permission for 24 units. Construction underway.
H1503	Land rear of Cylch Peris	1.39	28	Llanon	LDP trajectory: 2018-2022 Hydraulic restrictions exist in relation to WwTW at Llanrhystud. Improvements to the Sewage Pumping Station at Llanon could be implemented to ensure the same pass forward flow rate is maintained.
H1601	Clos Alltfach	1.48	37	Llanrhystud	LDP trajectory: 2013-2017 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.
H1602	Pentref Uchaf	0.86	22	Llanrhystud	LDP trajectory: 2018-2022 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.
H1801	Land adjacent to Y Gelli	2.95	64	Penrhyncoch`	Outline permission granted subject to signing of Section 106 agreement.
H1901	Land adjacent to Heol Elennydd	2.87	37	Devil's Bridge	LDP trajectory:2013-2017 & 2018-2022 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.
H1902	Land adjacent to Pendre	0.67	9	Devil's Bridge	LDP trajectory:2013-2017 & 018-2022 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
					successful, occur 2015-22.
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid	Discussion has commenced with regard to bringing this site forward.
H2002	Land Adjacent to Rock House	0.77	19	Pontrhydfendigaid	LDP trajectory:2013-2017 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-20.
H2101	Y Dderwen	0.84	10	Talybont	Outline permission granted subject to signing of Section 106 agreement.
H2102	Maes y Deri	1.21	13	Talybont	LDP trajectory: 2013-2017 DCWW have confirmed that no upsizing of Talybont's water system is required to meet the growth identified in the LDP.
H2103	Glan Ceulan	1.07	20	Talybont	Discussion has commenced with regard to bringing this site forward.
H2104	Maes-y-Llan	1.4	42	Talybont	Discussion has commenced with regard to bringing this site forward.
H2201	Land adjoining Min-y-Graig	0.80	20	Borth	LDP trajectory:2013-2017 DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.
H2202	Land adjoining Borth County Primary School	2.04	51	Borth	LDP trajectory:2013-2017 DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.

Employment (including waste facilities)

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
E0201	Parc Teifi, Cardigan	11.71	3.4	High Quality	B1, B2 and B8	Cardigan	Majority of site complete.
E0202	Pentood Industrial Estate, Cardigan	9.30	N/A	Neighbourhood	B1, B2 and B8	Cardigan	Site complete.
E0301	Glanyrafon Industrial Estate Extension, includes waste allocation, Llanbadarn Fawr	7.25	7.25	Local	B2	Aberystwyth/ Llanbadarn Fawr/ Penparcau/Waunfawr	Part of site has permission for materials recycling facility. Currently being used for storage of rock salt. Remainder of site no permission.
E0302	Glanyrafon Industrial Estate, Llanbadarn Fawr	32.35	1.75	Local	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Permission granted for around 50% of 1.75ha of additional available land.
E0303	Llanbadarn Industrial Estate, Llanbadarn Fawr	2.34	N/A	Neighbourhood	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete.

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
E0304	Cefn Llan Science Park, Llanbadarn Fawr	2.70	N/A	High Quality	B1	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete.
E0305	Capel Bangor Business Park, Capel Bangor	16.88	9.7	Prestige	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Whole site currently benefits from planning permission for a business park.
E0501	Llambed Business Park	7.97	Gross: 8.39 Net: 3.32	Local	B1, B2 and B8	Lampeter	Over 50% of site complete.
E0502	Old Mart Site	1.07	1.07	Local	B1	Lampeter	Approx. 50% of site complete.
E0601	Llandysul Enterprise Park	6.43	1.6	High Quality	B1, B2 and B8	Llandysul	Approx. 50% of site complete
E0602	Horeb Business Park	5.13	3.2	High Quality	B1 and B2	Llandysul	Approx. 30% of site complete
E0801	Parc Aberporth, Blaenannerch	10.68	3.2	Prestige	B1, B2 and B8	Aberporth / Parc-Llyn	Approx. 70% of site complete
E1201	Aeron Valley Enterprise Park	16.21	N/A	Local	B1, B2 and B8	Felinfach/ Ystrad Aeron	Site complete.

Mixed Use Allocations:

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0201	Pwllhai, Cardigan	0.75	Employment (0.25ha of B1), Transport and Retail	Cardigan	No permission
M0301	Old Post Office, Aberystwyth	0.17	Retail and Housing	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	No permission
M0302	Mill Street Car Park, Aberystwyth	1.23	Retail, Transport and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Permission granted for retail and 10 residential units. Site under construction.
M0303	Park Avenue, Aberystwyth	3.67	Retail, Leisure and Recreation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Part of site has permission for Aldi store, hotel and car parking. Planning application submitted by Tai Ceredigion on part of site for 33 residential units.
M0304	Swyddfa'r Sir, Aberystwyth	0.79	Housing and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	Site has been sold to a developer by Ceredigion County Council.
M0305	Llanbadarn Campus, Llanbadarn Fawr	20.87	Employment (4.54ha of B1a and B1b), Education and Housing (See entry in housing table above)	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	No permission
M0306	Penglais Farm, Waunfawr	12.57	Student Accommodation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Permission granted. Development nearing completion.
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron	Permission agreed subject to signing of Section 106 agreement.
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parcllyn	Permission granted.

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0802	Social Club and playing fields	3.90	Community and Housing (See entry in Housing table above)	Aberporth / Parcllyn	No permission

Transport Infrastructure:

Site Reference	Name	Gross Area (ha)	RTP programme heading:	Settlement Group	Status
T0301	Rhydyfelin Park & Ride	1.94	Development of Park and Ride Initiatives	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	The transport land allocations for park and ride at Rhydyfelin and Bow Street reflect their ongoing inclusion in the 'refresh' of the Tracc RTP in the form of the Mid Wales LTP (draft due to be submitted to WG in January 2015)– for the Strategic Bus Corridor Infrastructure Improvements Capital Programme.
T0901	Bow Street Railway Station and Parking	3.12	Public Transport Interchanges (Bus and Rail)	Bow Street	The transport land allocations for park and ride at Rhydyfelin and Bow Street reflect their ongoing inclusion in the 'refresh' of the Tracc RTP in the form of the Mid Wales LTP (draft due to be submitted to WG in January 2015)– for the Strategic Bus Corridor Infrastructure Improvements Capital Programme. Funding awarded for Feasibility study for new railway station and associated infrastructure.
T2101	Dovey Junction Improvement access road	N/A Linear Allocation	Railway Station Improvements	Talybont	Development completed.

Mineral Resource:

Site Reference	Name	Area (ha)	Settlement Group	Status
MNA0201	Cardigan Sand and Gravel, Penyparc	12.79	Cardigan	No permission
MNA0701	Pant Quarry, Llanddewi Brefi	3.18	Tregaron	No permission

Appendix 5: List of Supplementary Planning Guidance

Name	Status
Aberystwyth Shopfront and Commercial Façade Design Guide	Adopted May 2013.
Open Space	Adopted 24 th April 2014.
Special Landscape Areas	Adopted 24 th April 2014.
Affordable Housing	Adopted 25 th September 2014.
Renewable Energy	Adopted 28 th January 2015
The Built Environment & Design	Adopted 28 th January 2015
Transport Assessment	Adopted 28 th January 2015
Car Parking Standard	Adopted 28 th January 2015
Nature Conservation	Adopted 28 th January 2015
Community and the Welsh Language	Consulted upon, Adopted 23 rd June 2015

Appendix 6 AMRH03: Settlement Strategy, Settlement Groups

Settlement Group		Total Requirement (FIXED)	% Split Requirement (FIXED)	Completions (01/04/2007 - 31/03/2015)	Outstanding Consent at 31/03/2015	Total Commitments at 31/03/2015	Total Commitments % Split at 31/03/2015	Completions % Split at 31/03/2015	
1	Aberaeron (Llwynceilyn)	Settlement Group	197	100%	69	58	127	100%	100%
		Service Centre	131	66.5%	35	17	52	40.9%	50.7%
		Other Locations	66	33.5%	34	41	75	59.1%	49.3%
2	Cardigan	Settlement Group	564	100%	242	215	457	100%	100%
		Service Centre	420	74.5%	184	152	336	73.5%	76.0%
		Other Locations	144	25.5%	58	63	121	26.5%	24.0%
3	Aberystwyth, Llanbadarn Fawr, Penparcau, Waun Fawr	Settlement Group	2058	100%	456	315	771	100%	100%
		Service Centre	1877	91.2%	384	252	636	82.5%	84.2%
		Other Locations	181	8.8%	72	63	135	17.5%	15.8%
4	Newcastle Emlyn (Adpar)	Settlement Group	142	100%	57	48	105	100%	100%
		Service Centre	54	38.0%	13	12	25	23.8%	22.8%
		Other Locations	88	62.0%	44	36	80	76.2%	77.2%
5	Lampeter	Settlement Group	352	100%	96	150	246	100%	100%
		Service Centre	231	65.6%	37	109	146	59.3%	38.5%
		Other Locations	121	34.4%	59	41	100	40.7%	61.5%
6	Llandysul	Settlement Group	442	100%	94	190	284	100%	100%
		Service Centre	226	51.1%	3	94	97	34.2%	3.2%

		Other Locations	216	48.9%	91	96	187	65.8%	96.8%
7	Tregaron	Settlement Group	176	100%	54	31	85	100%	100%
		Service Centre	102	58.0%	23	6	29	34.1%	42.6%
		Other Locations	74	42.0%	31	25	56	65.9%	57.4%
8	Aberporth / Parcllyn	Settlement Group	332	100%	80	83	163	100%	100%
		Service Centre	220	66.3%	32	33	65	39.9%	40.0%
		Other Locations	112	33.7%	48	50	98	60.1%	60.0%
9	Bow Street	Settlement Group	119	100%	11	47	58	100%	100%
		Service Centre	100	84.0%	6	30	36	62.1%	54.5%
		Other Locations	19	16.0%	5	17	22	37.9%	45.5%
10	New Quay	Settlement Group	233	100%	72	42	114	100%	100%
		Service Centre	151	64.8%	32	18	50	43.9%	44.4%
		Other Locations	82	35.2%	40	24	64	56.1%	55.6%
11	Cenarth	Settlement Group	65	100%	12	17	29	100%	100%
		Service Centre	49	75.4%	4	7	11	37.9%	33.3%
		Other Locations	16	24.6%	8	10	18	62.1%	66.7%
12	Felinfach / Ystrad Aeron	Settlement Group	177	100%	41	54	95	100%	100%
		Service Centre	112	63.3%	3	29	32	33.7%	7.3%
		Other Locations	65	36.7%	38	25	63	66.3%	92.7%
13	Llanarth	Settlement Group	115	100%	30	47	77	100%	100%
		Service Centre	77	67.0%	5	33	38	49.4%	16.7%
		Other Locations	38	33.0%	25	14	39	50.6%	83.3%
14	Llanilar	Settlement	179	100%	24	70	94	100%	100%

		Group							
		Service Centre	125	69.8%	5	43	48	51.1%	20.8%
		Other Locations	54	30.2%	19	27	46	48.9%	79.2%
15	Llanon	Settlement Group	147	100%	67	46	113	100%	100%
		Service Centre	108	73.5%	48	14	62	54.9%	71.6%
		Other Locations	39	26.5%	19	32	51	45.1%	28.4%
16	Llanrhystud	Settlement Group	123	100%	41	25	66	100%	100%
		Service Centre	97	78.9%	27	15	42	63.6%	65.9%
		Other Locations	26	21.1%	14	10	24	36.4%	34.1%
17	Llanybydder	Settlement Group	23	100%	5	5	10	100%	100%
		Service Centre	14	60.9%	0	0	0	0.0%	0.0%
		Other Locations	9	39.1%	5	5	10	100.0%	100.0%
18	Penrhyncoch	Settlement Group	120	100%	16	23	39	100%	100%
		Service Centre	105	87.5%	13	18	31	79.5%	81.3%
		Other Locations	15	12.5%	3	5	8	20.5%	18.8%
19	Devil's Bridge	Settlement Group	102	100%	24	21	45	100%	100%
		Service Centre	47	46.1%	0	0	0	0.0%	0.0%
		Other Locations	55	53.9%	24	21	45	100.0%	100.0%
20	Pontrhydfendigaid	Settlement Group	114	100%	25	22	47	100%	100%
		Service Centre	73	64.0%	9	6	15	31.9%	36.0%
		Other Locations	41	36.0%	16	16	32	68.1%	64.0%
21	Talybont	Settlement Group	131	100%	19	23	42	100%	100%
		Service Centre	84	64.1%	7	10	17	40.5%	36.8%

		Other Locations	47	35.9%	12	13	25	59.5%	63.2%
22	Borth	Settlement Group	89	100%	11	6	17	100%	100%
		Service Centre	75	84.3%	7	1	8	47.1%	63.6%
		Other Locations	14	15.7%	4	5	9	52.9%	36.4%

*Figures may not sum due to rounding.

Appendix 7: AMRH04 Settlement Strategy – Development in ‘Linked Settlements’

SG Number	Linked Settlement	Housing stock April 07	12% of 2007 housing stock	Outstanding Consents as of 31/03/2015	Completions at of April 2015	Losses from 2007 Housing Stock as of April 2015	Commitments	Remaining Units
1	Aberarth	118	14	8	1	0	10	4
1	Ciliau Aeron	91	11	6	8	0	14	-3
1	Ffos-y-Ffin	221	27	6	11	0	17	10
1	Pennant	71	9	6	5	0	11	-2
1 Total		501	60	26	25	0	57	9
2	Ferwig	56	7	2	11	0	13	-6
2	Gwbert	74	9	5	4	-1	8	1
2	Llangoedmor	48	6	6	1	0	7	-1
2	Llechryd	296	36	20	30	-1	49	-13
2	Penparc	226	27	16	5	0	21	6
2 Total		700	84	49	51	-2	98	-14
3	Blaenplwyf	78	9	0	6	0	6	3
3	Capel Bangor	155	19	3	4	0	7	12
3	Capel Seion	60	7	3	4	0	7	0
3	Commins Coch	178	21	2	2	-1	3	18
3	Goginan	89	11	1	0	0	1	10
3	Llanfarian	173	21	30	9	-1	38	-17
3	Llangorwen	60	7	0	0	0	0	7
3	Rhydyfelin	126	15	6	8	-1	13	2
3 Total		919	110	45	33	-3	75	35
4	Betws Ifan	35	4	2	5	0	7	-3
4	Beulah	78	9	5	7	0	12	-3
4	Brongest	33	4	1	4	0	5	-1

4	Bryngwyn	77	9	2	5	0	7	2
4	Cwm Cou	48	6	4	5	0	9	-3
4	Llandyfriog	57	7	1	0	0	1	6
4 Total		328	39	15	26	0	47	-2
5	Betws Bledws	31	4	0	0	0	0	4
5	Cellan/Fishers Arms	81	10	2	5	0	7	3
5	Cwrtnewydd	79	9	0	8	0	8	1
5	Drefach	53	6	5	3	0	8	-2
5	Gorsgoch	33	4	3	6	-1	8	-4
5	Llangybi	57	7	1	1	0	2	5
5	Llanwnnen	85	10	20	8	0	28	-18
5	Llwyn-y-groes	29	3	0	0	0	0	3
5	Silian	34	4	0	1	0	1	3
5 Total		482	58	31	32	-1	62	-4
6	Aberbanc	35	4	12	1	0	13	-9
6	Capel Dewi(SOUTH)	47	6	0	0	0	0	6
6	Coed y Bryn	36	4	2	3	0	5	-1
6	Croeslan	78	9	5	7	0	12	-3
6	Ffostrasol	74	9	4	10	0	14	-5
6	Henllan/Trebedw	95	11	16	2	0	18	-7
6	Horeb	27	3	5	3	0	8	-5
6	Maesymeillion	29	3	3	2	0	5	-2
6	Penrhiwllan	109	13	3	8	0	11	2
6	Pentrellwyn	38	5	0	1	0	1	4
6	Prengwyn	31	4	5	5	-1	9	-5
6	Rhydlewis/ Hawen	69	8	0	0	0	0	8
6	Rhydowen	52	6	2	4	0	6	0
6	Talgarreg	58	7	8	7	0	15	-8

6 Total		778	93	65	53	-1	117	-24
7	Bronnant	48	6	0	4	0	4	2
7	Llanddewi Brefi	165	20	8	9	0	17	3
7	Llangeitho	64	8	5	0	0	5	3
7 Total		277	33	13	13	0	26	7
8	Blaenannerch	69	8	1	3	0	4	4
8	Blaenporth	97	12	7	1	0	8	4
8	Brynhoffnant	48	6	0	0	0	0	6
8	Llangrannog	92	11	0	2	0	2	9
8	Pontgarreg	83	10	9	5	0	14	-4
8	Sarnau	56	7	6	5	0	11	-4
8	Tanygroes	76	9	4	6	0	10	-1
8	Tresaith	93	11	5	7	0	12	-1
8 Total		614	74	32	29	0	61	13
9	Llandre	184	22	16	4	0	20	2
9 Total		184	22	16	4	0	20	2
10	Caerwedros	61	7	5	3	0	8	-1
10	Cross Inn (Ceinewydd/New Quay)	112	13	12	21	0	33	-20
10	Maen-y-groes	59	7	2	1	0	3	4
10	Pentre'r Bryn	34	4	2	4	0	6	-2
10	Plwmp	41	5	0	3	0	3	2
10 Total		307	37	21	32	0	53	-16
11	Llandygwydd	43	5	1	2	0	3	2
11 Total		43	5	1	2	0	3	2
12	Cilcennin	86	10	5	4	0	9	1
12	Cribyn	104	12	2	15	0	17	-5
12	Dihewyd	56	7	3	3	0	6	1
12	Talsarn	43	5	6	0	0	6	-1

12 Total		289	35	16	22	0	38	-3
13	Derwen Gam/Oakford	33	4	0	2	0	2	2
13	Gilfachreda	88	11	1	2	0	3	8
13	Mydroilyn	66	8	2	5	0	7	1
13 Total		187	22	3	9	0	12	10
14	Cnwch Coch	31	4	3	0	0	3	1
14	Llanafan	82	10	4	3	0	7	3
14	Llanfihangel y Creuddyn	33	4	5	1	0	6	-2
14	Lledrod	53	6	0	0	0	0	6
14 Total		199	24	12	4	0	16	8
15	Bethania	39	5	1	2	0	3	2
15	Cross Inn (Llanon)	34	4	12	7	0	19	-15
15	Nebo	37	4	8	5	0	13	-9
15 Total		110	13	21	14	0	35	-22
16	Llangwyrfon	40	5	4	6	0	10	-5
16 Total		40	5	4	6	0	10	-5
17	Alltyblacca	60	7	5	2	0	7	0
17	Highmead	37	4	0	1	0	1	3
17 Total		97	12	5	3	0	8	4
18 Total		0	0	0	0	0	0	0
19	Ponterwyd	82	10	18	17	0	35	-25
19 Total		82	10	18	17	0	35	-25
20	Pont-rhyd-y-groes	77	9	5	0	0	5	4
20	Ysbyty Ystwyth	58	7	3	5	0	8	-1
20	Ystrad Meurig	28	3	3	2	-1	4	-1
20 Total		163	20	11	7	-1	17	3
21	Eglwysfach	37	4	0	2	0	2	2
21	Tre Taliesin	110	13	3	3	0	6	7

21	Tre'r Ddol	68	8	8	0	0	8	0
21 Total		215	26	11	5	0	16	10
22	Dol-y-bont	32	4	1	0	0	1	3
22	Ynyslas	54	6	1	2	0	3	3
22 Total		86	10	2	2	0	4	6
	Total	6601	792	418	389	-8	799	-7

* A negative value shows the number of units where the allowance has already been exceeded by.

Appendix 8: AMRH15 Range of Housing – Performance

Number of Full or RM consents by housing type and bedroom number since adoption (March 2007 – March 2015).

No. of Bedrooms	Housing Type			Flat	Total	%	Need according to LHNA 2008 %
	Change of use to Dwelling	Change of use to Flat	Dwelling				
Unknown	3	2	10	1	16	4.0	N/A
1	6	13	11	49	79	19.7	22
2	10	4	68	18	100	24.9	23
3	6	5	111	1	123	30.7	11
4	5	0	65	0	70	17.5	29
5+	1	0	11	1	13	3.2	15
Grand Total	31	24	276	70	401	100 %	100%

Number of completions by housing type and bedroom number since adoption (March 2007 – March 2015).

No. of Bedrooms	Housing Type			Flat	Total	%	Need according to LHNA 2008 %
	Change of use to Dwelling	Change of use to Flat	Dwelling				
Unknown	1	2	10	0	13	4.5	N/A
1	2	33	2	14	51	17.8	22
2	10	19	26	10	65	22.6	23
3	8	7	73	1	89	31.0	11
4	4	0	52	0	56	19.5	29
5+	2	0	11	0	13	4.5	15

Grand Total	27	61	174	25	287	100 %	100%
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Appendix 9: AMRE06 Vitality of Rural Service Centres 2015

SG Number	RSC Settlement Name	Food Shop	Post Office	Petrol Station	Public house	Village Hall	Primary school
8	Aberporth / Parclyn	2	2	0	1	3	1
9	Bow Street	1	1	0	1	1	1
10	Ceinewydd	2	1	0	7	2	1
11	Cenarth	1	0	1	0	0	1
12	Felin-fach / Ystrad Aeron	3	1	1	1	1	1
13	Llanarth	1	0	1	1	3	1
14	Llanilar	1	0	0	1	0	1
15	Llan-non	2	1	0	2	1	1
16	Llanrhystud	2	1	1	1	2	1
18	Penrhyn-coch	2	1	1	1	3	1
19	Pontarfynach	0	0	0	1	0	1
20	Pontrhydfendigaid	0	1	0	2	2	1
21	Tal-y-bont	2	0	1	2	1	1
22	Y Borth	2	2	0	3	2	1