

Ceredigion

Local Development Plan 2007-2022



Annual Monitoring Report 2016

Monitoring Period 1 April 2015 - 31 March 2016



Ceredigion County Council, October 2016



Contents

1. Executive Summary	1
2. Introduction	11
3. Contextual Changes	13
4. Monitoring Framework Local Development Plan	29
5. Monitoring Framework SA/SEA Indicators	105
6. Conclusions and Recommendations	161
Appendix 1: Changes to the Monitoring Framework (2015-2016)	169
Appendix 2 Summary of LDP Indicators	173
Appendix 3 Summary of Sustainability Indicators	183
Appendix 4: Status of Allocated Sites	191
Appendix 5: List of Supplementary Planning Guidance	207
Appendix 6 AMRH03: Settlement Strategy, Settlement Groups	209
Appendix 7: AMRH04 Settlement Strategy – Development in ‘Linked Settlements’	215
Appendix 8: AMRH15 Range of Housing – Performance	221
Appendix 9: AMRE06 Vitality of Rural Service Centres 2016	223

1. Executive Summary and Key Findings

- 1.1 The Council formally adopted the Ceredigion LDP on the 25th April 2013. This is the 3rd AMR and covers the period 1st April 2015 to 31st March 2016. The AMR should assess the extent to which the LDP strategies, Policies and sites are being delivered. The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from established trends identified in the 2nd and 3rd AMR.

National Policy, Legislation and External Considerations

- 1.2 National Policy and legislation published during the monitoring period includes the following:
- Well-being of Future Generations Act (2015)
 - Planning (Wales) Act (2015)
 - Environment (Wales) Act (2016)
 - Historic Environment (Wales) Act (2016)
 - Planning Policy Wales Edition 8 (January 2016)
 - Local Development Plan Manual Edition 2 (August 2015)
 - PPW Chapter 6: The Historic Environment Consultation Document (March 2016)
 - Revisions to Technical Advice Note 20 – Planning and the Welsh Language Consultation Document (January 2016)
 - Revision of Planning Policy Wales Chapter 10 Retail Centre Development and Technical Advice Note 4: Retail Centre Development (September 2015)
 - Practice Guidance: Planning for renewable and low carbon energy – a toolkit for Planners (September 2015)
 - CL-01-15 Updates to Technical Advice Note 11: Noise – Noise Action Plan (2013-18) Commitments
 - Technical Advice Note 12: Design (March 2016) and Guidance on Design and Access Statements and Site and context Analysis Guide: Capturing the value of a site (March 2016)
 - The Welsh National Marine Plan – Initial Draft (November 2015)
 - Energy Efficiency in Wales – A Strategy for the next ten years (2016 – 2026)
 - Water Strategy for Wales (August 2015)
- 1.3 Whilst it is recognized that both new legislation and national policy relevant to plan making has been introduced during the monitoring period, much of the detail including some TAN's and amendments to PPW are in draft form and are subject to change. Furthermore, it is anticipated that other relevant documents (including for example TAN 24 – the Historic Environment and TAN 20 – Planning for the Welsh Language) will be introduced during the next monitoring period.
- 1.4 It is noted however, that minor amendments to several plan polices including those that relate to Built Heritage, Welsh Language, Design and Retail may be required in the future, following the introduction of the national policy and guidance identified above. The Council will be best placed to consider any required changes to the LDP following the introduction of additional proposed

revisions to National Policy scheduled for 2016 – 2017. This position compliments the timing of the 4th AMR and statutory need for plan review in 2017.

- 1.5 In regard to National conditions, the downturn in the economy in recent years has had a marked effect on house building rates and therefore on the delivery of all housing, including affordable housing. Although the past year showed some signs of recovery, this may be further delayed due to uncertainty surrounding the decision for the UK to leave the European Union.
- 1.6 National Policy, Legislation and conditions have not resulted in any immediate significant changes in the context of the plan. Consequently there are no recommendations for action in respect of the LDP at this stage.

Regional and Local Considerations

- 1.7 Regional and Local Policy and conditions are considered in detail in Section 3. Policy of significance published during the monitoring period includes the Dwr Cymru Welsh Water Asset Management Plan (AMP) 6 and the Ceredigion Local Housing Market Assessment (LHMA) (January 2016).
- 1.8 The AMP shows a reduction in infrastructure issues for Ceredigion this year with only 4 service centres being partly constrained, compared to 9 at plan adoption in 2013. The LHMA (2016) updates the 2008 version and provides a comprehensive view of the local housing market and housing needs.
- 1.9 In regard to regional conditions, all neighbouring LPAs are well advanced with the preparation of their respective LDPs and none of those are considered to adversely affect the implementation of the Ceredigion LDP.
- 1.10 Further detailed census information has been published in the form of 2011-based Population and Household projections since the plan was adopted. The Council has considered these projections in the revised Local Housing Market Assessment (LHMA). The 2014-based population and household projections are expected in 2016/17 and it is considered prudent to wait for their release before considering in any detail the impact on the LDP and any changes needed.
- 1.11 Regional and Local Policy and conditions have not resulted in any significant changes in the context of the plan and consequently here are no recommendations for action in respect to the LDP at this stage.

LDP Policy Monitoring

- 1.12 The AMR 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. Detailed analysis and results are set out in Section 4.

The Settlement Strategy

- 1.13 The following table provides a summary of the performance of AMR Strategy Indicators.

Indicator	Performance		
	2014	2015	2016
AMRH01 – Population Change	N/A	N/A	N/A
AMRH02 – Settlement Strategy Countywide	0	0	-
AMRH03 – Settlement Strategy Settlement Groups	0	0	-
AMRH04 – Settlement Strategy – Development in ‘Linked Settlements’	0	0	-
AMRH05 – Settlement Strategy – Development in ‘Other Locations’	?	0	-

- 1.14 The Strategy of the LDP is to ensure a sustainable pattern of development by
- refocusing growth into Service Centres. The results highlight that Strategy targets are not being achieved and there are some concerns over the implementation of the Strategy.
- 1.15 AMR Indicator H02 identifies Countywide, from the previous AMR, total commitments in:
- Urban Service Centres have risen by 2% to 44% (Plan Period target 51%);
 - Rural Service Centres have risen by 2% to 18% (Plan Period target 24%);
 - Linked Settlements and Other Locations have fallen by 3% from 42% to 39% (Plan Period target 25%)
- 1.16 At this stage of the Plan period it is not expected that the % reflects plan period targets that set out in Appendix 2 of the LDP, however, three years from adoption only minor improvements in the proportional split of housing commitments have occurred. These fall short of the trajectory targets for 2015/16 across all settlement hierarchy tiers by between 4 and 6%.
- 1.17 AMR Indicator H03 considers the settlement strategy and seeks to move towards the % split identified for each of the 22 settlement groups in Appendix 2 of the LDP which supports the majority of housing development in service centres. It identifies 7 of 22 settlement groups did not achieve improvements in the % split for each settlement group from the previous monitoring period, 10 improved and 5 experienced no change in the proportional split of commitments. The following SGs did not achieve improvements this year, with too much growth in terms of commitments remaining in the Linked Settlements and Other Locations at the detriment of the Service Centres:
- Llandysul
 - Aberporth/Parcllyn
 - Bow Street
 - Llanarth
 - Llanilar
 - Llanon
 - Talybont

- 1.18 Of these groups however all except Aberporth/Parcllyn, Llanon, and Talybont experienced an improvement in the proportional split of completions. Bow street notably increased by more than 32%. The results indicate a small broad based improvement across Settlement Groups since the first monitoring period in 2014. Since this time 13 settlement groups have achieved improvements in the % split of commitments, and 8 have achieved an improvement in the % split of completions.
- 1.19 In regard to development in linked settlements, 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. AMR Indicator H04 indicates that of the 90 Linked Settlements across the 22 settlement groups:
- 35 LSs have exceeded 12% growth in terms of commitments; and
 - 10 LSs have reached the 12% growth limit in terms of commitments.
 - 4 LSs fell back within the 12% growth limit.
- 1.20 In only 3 of the Settlement Groups (Llanybydder, Llanrhystud and Pontarfynach), the 12% growth figure has been exceeded across all their LSs. Since the previous monitoring period the overall total number of Linked Settlements now at or exceeding their 12% cap has increased from 42 to 45, However, the target refers only to the total number of LS exceeding their 12% cap, which has decreased from 38 to 35 because the total number of Linked Settlements falling back into their 12% increased from 3 to 4, and 1 Linked Settlement moved out of capacity compared to 4 the previous year. This is an indication of permissions expiring.
- 1.21 AMR Indicator H05 indicates that 8 applications were permitted in the 'Other Locations' that do not accord with the LDP or national guidance. These were approved contrary to officer recommendation at Planning Committee. The Council must continue to ensure that permissions are restricted to that allowed under policy S04 (Affordable Housing and TAN 6) and that any deviations are fully justified by the council with appropriate planning reasons. 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. This position indicates a need for further training on the provision of reasons which reflect material planning considerations.
- 1.22 In summary, positive movements towards identified Strategy targets have been made, however the rate of progress is not as fast as anticipated to meet strategy targets countywide by the end of the plan period. The evidence triggers plan review and will inform completion of an LDP Review Report in 2017. The LDP review will need to consider the following:
- The soundness of the Strategy and the potential for rolling forward the plans strategy to be delivered over a longer period of time.
 - Further investigation of delegated and non-delegated planning application decisions by location. Investigation should consider the reasoning and justification behind planning permissions being approved contrary to the plan's strategy. A number of permissions continue to be permitted by the

Planning Committee, often on grounds that the lack of delivery on allocated sites means that further growth should be permitted in linked settlements and other locations to help sustain the house-building industry and to help improve overall housing delivery.

- Further investigation into the location of planning permissions granted.
- Further investigation including the lack of delivery of housing in service centres through an Allocated Sites Review.

Housing Delivery

1.23 The following table provides a summary of the performance of AMR Housing Delivery Indicators

Indicator	Performance		
	2014	2015	2016
AMRH06 – Housing Land Supply	+	0	-
AMRH07 – Delivery of Allocated Housing Sites	0	0	-
AMRH08 – Housing Development in the Right Locations	0	0	-
AMRH09 – Housing Development on Previously Developed Land	+	+	+
AMRH13 – Housing Density	0	0	+
AMRH14 – Delivery of Housing	0	0	0
AMRH15 – Range of Housing	0	0	0

*Bold indicates core indicators

1.24 AMR Indicator AMR H06 identifies a 3.4 year land supply for Ceredigion. Reasons that have contributed to the plan failing its target include the following:

- 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. A lack of demand for new build housing may also be attributed to lower population and household growth than planned for.
- The housing target for the plan is high; hence following the change in the land supply calculation methodology in 2014, our supply figure has dropped.
- 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.

1.25 AMR Indicators H07, H08 and H09 indicate the level of housing delivery continues to be below that which is required to meet the LDP Strategy. The appropriateness of the LDP’s housing strategy, policies and allocations will be considered as part of the statutory four year review of the LDP. This review will

enable appropriate consideration in light of any emerging research currently being undertaken to look at housing supply and demand in Ceredigion and across Wales. The LDP review will re-assess the deliverability of all current allocated sites.

- 1.26 The delivery of housing on allocated sites to date continues to be low. During the monitoring period, a number of allocated sites were brought forward by Registered Social Landlords, and local developers continued to build out sites in their ownership, albeit at a relatively slow pace. The slow pace of development is considered to be as a result of a combination of factors including; low demand due to low population growth; access to development finance, lack of major house-builders/developers, and lack of construction and development industry skills. Whilst some of the allocated sites continue to have infrastructure constraints, there is increasing concern that the lack of delivery may be due to development viability. A Strategic Viability Assessment has therefore been commissioned. The LPA continues to work with allocated site owners/developers to encourage early preparation for site delivery/land assembly by offering comprehensive pre-app advice and a free viability assessment tool. The Council is also concerned that the lack of delivery on allocated sites may be as a result of land-owner intentions and un-realistic land values being sought. As part of the JHLAS preparation this year, all allocated site owners were sent a developer intentions questionnaire in order to gather evidence of their future intentions for their sites. This work will continue and will be used to inform a review of all allocated sites. The outcomes of the review of allocated sites will inform the LDP review.
- 1.27 AMR Indicators H09, H13 and H14 indicate that identified targets are being achieved or where they are not there are no concerns over the implementation of the policy in relation to Housing development on Previously Developed Land, Housing Density, and Delivery of Housing.
- 1.28 AMR Indicator H15 has been updated to reflect needs identified in the latest LHMA. Whilst the identified target is not being met Policy LU02 is still considered to be fit for purpose.
- 1.29 In summary, Housing supply and delivery of housing in general and in the right locations indicators are not meeting identified targets, this is not a locally specific issue but is consistent with the national picture. A 4 year statutory plan review will need to consider the following:
- The appropriateness of the LDP's housing strategy and policies.
 - An allocated site review
 - The Strategic Viability Assessment currently being prepared for Ceredigion
 - Emerging research currently being undertaken to look at housing supply and demand across Wales.

Affordable Housing (AH)

1.30 The following table provides a summary of the performance of AMR Affordable Housing Indicators.

Indicator	Performance		
	2014	2015	2016
AMRH10 – Affordable Housing	0	0	0
AMRH11- Affordable Housing	+	+	+
AMRH12 – Type of Affordable Housing	?	0	0

- 1.31 The target of 70 units of AH completed per annum was exceeded during the monitoring period. This suggests that affordable home completions are increasing and performed well this year. Of the total housing units which are being permitted and completed, approximately 24.2 % are Affordable and therefore the LDP target for 20% of all housing to be affordable is met. Whilst it is noted that the average annual completions since adoption is 42 affordable units this is not of significant concern at this stage and will continue to be monitored into the future.
- 1.32 The proportion of residential applications where there has been a successful viability challenge has also increased. Given an increasing number of viability challenges on small sites and viability concerns expressed by developers of large sites, the Council has recently commissioned a Strategic Viability Assessment.
- 1.33 The overall tenure mix of Affordable Housing is satisfactory. The performance of this aspect of the policy is therefore not of significant concern at present. Options for the delivery of a wider range of intermediate tenures is being investigated by the Council and RSLs and will be monitored closely in future years. New evidence including the LHMA (2016) and the Strategic Viability Assessment (currently being prepared) will provide an updated evidence base.
- 1.34 In summary, whilst affordable homes are increasing and performed well this year, the average annual rate of progress is not as fast as anticipated to meet the identified targets countywide by the end of the plan period. The LHMA (2016) and the Strategic Viability Assessment (currently being prepared) provide new evidence and will inform the LDP review and could result in changes to Policy S05.

Economy and Retail

1.35 The following table provides a summary of the performance of AMR Economy and Retail Indicators.

Indicator	Performance		
	2014	2015	2016
AMRE01 – Employment Land Supply	+	+	+
AMRE02 – Delivery of Allocated Employment Sites	+	+	+
AMRE03 – Economic Development in the Right Locations	+	+	+
AMRE04 – Economic Development on Previously Developed Land	0	0	+
AMRE05 – Town Centres	+	?	?
AMRE06 – Vitality of Rural Service Centres	?	+	+
AMRE07 – Retail Frontages	0	0	+

*Bold indicates core indicators

- 1.36 Economy and Retail Targets are being achieved and there are no significant concerns over the implementation of economic and retail policies. With regard to Town centres it is noted that 100% of major development during the monitoring period was located outside town centres and therefore whilst the identified target is not being met, the major developments that were permitted were considered appropriate and justified by material planning considerations. Therefore there are no concerns over the appropriateness of policies at present. Further, whilst there was limited economic development on allocated sites during the monitoring period, the indicator target at this point has been met. The Council is in the process of updating its economic evidence base which will include an employment land review and needs assessment to consider the delivery of existing employment allocations and the economic land supply needs into the future.

Quality of Life

- 1.37 The following table provides a summary of the performance of AMR Quality of Life Indicators

AMR Indicator	Performance		
	2014	2015	2016
AMRQ01 – Loss of Open Space and Facilities	0	+	+
AMRQ02 – Loss of Greenfield Land	0	0	0
AMRQ03 – The Gain of Open Space	0	0	0
AMRQ04 – Environment and Local Biodiversity	+	0	-
AMRQ05 – Environmental Enhancements	-	-	0
AMRQ06 – Infrastructure	?	?	+
AMRQ07 – Reducing Flood Risk	-	0	+
AMRQ08 – Installed MW Capacity in SSA D	0	?	0
AMRQ09 – Waste	?	?	?
AMRQ10 - Aggregates	0	0	0

*Bold indicates core indicators

- 1.38 The majority of Quality of Life indicators are being achieved or where they have not been achieved there are no concerns over the implementation of policies. In regards to open space, there was no net loss of open space during the monitoring period. At first glance it would appear that Indicator AMRQ03 has not been met in relation to open space creation, 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.
- 1.39 Residential and Economic Permissions targets in relation to loss of greenfield land were met and other development permissions significantly exceeded the target this year and in previous years. Notwithstanding, an analysis of the other developments suggests that they are appropriate in scale and their given locations. Therefore there are currently no concerns about the implementation of these LDP's policies.
- 1.40 There is still some concern regarding Environment and Biodiversity Indicators. In regard to AMRQ04 and AMRQ05 whilst some identified targets are not being met there has been a 20% increase in the taking up of ecological enhancements from last year's result. Further changes to the LPA's internal procedures are being looked at to ensure that these indicators continue to improve into the future. Infrastructure and flood risk indicators achieved identified targets and renewable energy installed MW capacity, Waste and Aggregate indicators are analysed in Section 4 but warrant no significant policy concerns at this stage.

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

- 1.41 The SEA Directive 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. A summary of the performance of SA Objectives and indicators is provided in Appendix 3. Any changes to the framework are included in Appendix 1. In conclusion, the SEA/SA monitoring indicates a positive change to the environment thus far in the plan period..

Conclusion and Recommendations

- 1.42 The findings of this year's AMR trigger plan review and will inform completion of an LDP Review report in 2017.
- 1.43 The Review will need to consider:
- The overall soundness of the Strategy and the potential for rolling forward the plan's strategy to be delivered over a longer period of time
 - The amount, supply, location of and deliverability of all allocated sites.
 - The status of settlements.
 - The need to revise certain policies to accord with new and emerging national policy and guidance.
 - Infrastructure (particularly Transport & Sewerage) capacity to enable sites to come forward.

1.44 This LDP review will enable the appropriate consideration of these issues in light of updated evidence including:

- The Ceredigion Local Housing Market Assessment (2016)
- An updated Strategic Housing Viability Study
- An updated Economic Needs Assessment
- A Renewable Energy Assessment
- Regional Retail Capacity Study
- An updated Gypsy and Traveller Accommodation Assessment
- A Service Centre Status and Allocated Sites Review
- 2014 based Population and Household Projections

2. Introduction

- 2.1 The Ceredigion Local Development Plan 2007 - 2022 was formally adopted by Ceredigion County Council on 25th April 2013. This is the 3rd Annual Monitoring Report and covers the period 1st April 2015 – 31st March 2016 with referrals to earlier parts of the plan period where indicators dictate this to be necessary. The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from established trends identified. It seeks to assess the extent to which the LDP strategies, policies and key sites are being delivered. The AMR was considered and agreed at Cabinet and also at Council on the 18th and 20th of October 2016 respectfully.
- 2.2 The Monitoring framework for this AMR forms part of the adopted LDP. Section 9 and Appendix 3 of Volume 1 of the LDP sets out the monitoring targets and indicators used as a basis for AMR's. Consideration has been given to The Town and Country Planning (Local Development Plan) (Wales) Regulations (2005) (Regulation 37) and core indicators identified in the Local Development Plan Manual, Edition 2 (August 2015). Subsequent changes to the LDP monitoring framework are provided in Appendix 1.
- 2.3 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) monitoring framework. Section 5 of this report includes monitoring the SA/SEA for the period 1st April 2015 – 31st March 2016. It is considered that no substantial issues of concern have arisen during the monitoring period to materially change the Sustainability Appraisal.

3. Contextual Changes

- 3.1 The following section considers contextual changes that have, or could have, an influence on the implementation of the LDP including National, Regional and Local policy and conditions.

National Legislation, Policy and Guidance

Well-being of Future Generations Act (2015)

- 3.2 The Well-being of Future Generations Act received royal assent on 29th April 2015. The Act seeks to improve the social, economic, environmental and cultural well-being of Wales. It sets a framework within which specified Welsh public authorities will seek to ensure the needs of the present are met without compromising the ability of future generations to meet their own needs (the sustainable development principle). The Act requires Local Authorities and Public Service Boards to prepare well-being assessments and well-being plans. The LDP strategy will need to have regard to these when published.

Planning (Wales) Act (2015)

- 3.3 The Planning (Wales) Act (2015) received royal assent on 6th July 2015. The Act sets out a series of legislative changes to deliver reform of the planning system in Wales, to ensure that it is fair, resilient and enables development. The act is complemented by existing and proposed changes to secondary legislation, policy and guidance.
- 3.4 The Act strengthens the plan led approach by introducing a legal basis for the preparation of a National Development Framework and Strategic Development Plans. The National Development Framework will replace the current Wales Spatial Plan and set out the Welsh Government's land use priorities and providing a national land use framework for Strategic and Local Development Plans. The Act also seeks to improve resilience by allowing Welsh Ministers to direct Local Planning Authorities to work together and for local planning authorities to be merged. The act will support delivery of required homes, jobs and infrastructure, provide opportunities to protect and enhance our most important built and natural environments and support the use of the Welsh Language.
- 3.5 In regard to the Welsh Language, Section 11 of the Act makes it mandatory for all local planning authorities to consider the effect of their Local Development Plans on the Welsh language, by undertaking an appropriate assessment as part of the Sustainability Appraisal of the plan. It also requires local planning authorities to keep evidence relating to the use of the Welsh language in the area up-to-date. Section 31 clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. The provision does not apportion any additional weight to the Welsh language in comparison to other material considerations. Whether or not the Welsh language is a material consideration in any planning application remains entirely at the discretion of the decision maker. Further clarification and guidance on the implementation of this provision of the Act is expected in the publication of a revised TAN: 20 later

this year. The implications of this provision will be considered during the LDP review.

Environment (Wales) Act (2016)

- 3.6 The Environment (Wales) Act (2016) received royal assent on 21st March 2016. The act puts in place legislation needed to plan and manage Wales' natural resources in a more proactive, sustainable and joined-up way. It enables us to:
- Approach environmental challenges presented and focus on the opportunities our resources provide;
 - Establish statutory emission reduction targets and carbon budgeting to support their delivery;
 - Improve waste management processes; and
 - Clarify the law for environmental regulatory regimes including shellfisheries management, marine licencing, flood risk management and land drainage.
- 3.7 The LDP currently includes provisions to protect and manage natural resources and the introduction of this Act does not trigger any need to amend the existing provisions.

Historic Environment (Wales) Act (2016)

- 3.8 The Historic Environment (Wales) Act 2016 received Royal Assent on 21st March 2016. The Act forms part of a suite of legislation, policy, advice and guidance that makes important improvements to the existing systems for the protection and sustainable management of the Welsh historic environment. During 2016 and 2017 a phased programme of consultation and implementation of the provisions within the Historic Environment (Wales) Act 2016 and the associated policy, advice and guidance is expected. The LDP currently includes provisions to protect and manage the historic environment and the introduction of this Act does not trigger any need to amend the existing provisions.

Planning Policy Wales Edition 8 (January 2016)

- 3.9 Edition 8 of Planning Policy Wales (PPW) was published on 4th January 2016. This edition of PPW incorporates changes to describe the provisions of the Well-being of Future Generations (Wales) Act 2015 and the Welsh language provisions of the Planning (Wales) Act 2015 and incorporates Welsh Government's planning policy for minerals development.
- 3.10 Chapter 2 – Local Development Plan's includes more detail on the preparation of LDPs including Plan preparation and the Welsh Government's role in the process. This update includes amendments to the tests of soundness used to determine whether a plan is 'sound' during independent examination. These will be considered as part of the LDP review process and include:
- Does the plan fit? (i.e. is it clear that the LDP is consistent with other plans?);
 - Is the plan appropriate? (i.e. is the plan appropriate for the area in light of the evidence?); and
 - Will the plan deliver? (i.e. is it likely to be effective?).

- 3.11 Chapter 4 – Planning for Sustainability has been amended to include information on the provisions of the Well-being of Future Generations (Wales) Act, including the sustainable development principle. In doing so it illustrates how the Welsh Government’s planning policy objectives link to the seven well-being goals. The Welsh language section of Chapter 4 has also been updated to reflect the provisions set out in sections 11 and 31 of the Planning (Wales) Act 2015.
- 3.12 Finally, a new Chapter 14 – Minerals has been included. This new chapter integrates into PPW the Welsh Government’s planning policies for minerals development which were previously set out in *Minerals Planning Policy Wales (2001)*.
- 3.13 Other minor factual and contextual changes have also been included such as including reference to the development of the Welsh National Marine Plan, the Active Travel (Wales) Act (2015).

Local Development Plan Manual Edition 2 (August 2015)

- 3.14 The Local Development Plan Manual is a reference document for practitioners implementing or contributing to Local Development Plan preparation and provides practical and technical advice on how to prepare or revise an LDP. Edition 2, proposes a more integrated approach to incorporating sustainability appraisal, explains changes relating to candidate and alternative site procedures and to the tests of soundness, and expands the advice on plan review and revision or replacement.
- 3.15 The Manual is non-statutory and does not constitute national policy. It should be considered alongside Planning Policy Wales Chapter 2 – Local Development Plans and read in conjunction with relevant legislation and National Policy. It reflects examination guidance issued by the Planning Inspectorate Wales. The Manual provides useful guidance in setting out the LDP Review process and expected timescales for replacement plan preparation.

PPW Chapter 6: The Historic Environment Consultation Document (March 2016)

- 3.16 Draft revisions of Chapter 6 of PPW set the framework within which all of these future changes introduced by the Historic Environment (Wales) Act (2016) can be properly considered. As relevant provisions within the Act come into force and the complementary advice and guidance is issued chapter 6 of PPW will need to be further updated. These changes will be minor and will not affect the fundamental policy principles of the document but will provide additional signposting to guidance and updated information. The revision of chapter 6 of PPW is needed to fully reflect the Welsh Government’s objectives for a well-protected and accessible historic environment that contributes to quality of life and place. In particular the chapter needs to account for Cadw’s *Conservation Principles* for the sustainable management of the historic environment and reflects how the historic environment contributes to the Welsh Government’s seven well-being goals for a sustainable Wales as set out in the Well-being of Future Generations (Wales) Act 2015. Central to this is the protection and

enhancement of historic assets, including full understanding of the nature and significance of historic assets and recognition of the benefits that they can deliver and their role in a vibrant culture and economy. Council responded to this consultation document and the introduction of this chapter later this year will inform the LDP Review in 2017.

Revisions to Technical Advice Note 20 – Planning and the Welsh Language Consultation Document (January 2016)

- 3.17 This consultation seeks views on revisions to Technical Advice Note 20 – Planning and the Welsh Language. The revisions are intended to assist local planning authorities with implementing the provisions of the Planning (Wales) Act. Planning Policy Wales has been updated to reflect and take account of the Planning (Wales) Act 2015; with the revised Chapter 4 setting out the Welsh Government’s planning policy on the Welsh language. The Planning Act introduces, for the first time, legislative provision for the Welsh language in the planning system. Taken together, Sections 11 and 31 ensure that the Welsh language is given consistent and appropriate consideration in both the preparation of development plans, and the making of planning decisions. These changes have triggered the need to update national planning guidance set out in Technical Advice Note 20: Planning and the Welsh language. The TAN provides advice to support the Planning Act and Planning Policy Wales in the consideration of Welsh Language in preparing Local Development Plans and dealing with Planning Applications. Council responded to this consultation document and the introduction of this TAN later this year will inform the LDP Review in 2017.

Revision of Planning Policy Wales Chapter 10 Retail Centre Development and Technical Advice Note 4: Retail Centre Development (September 2015)

- 3.18 The aim of the review is to update PPW Chapter 10 and TAN 4 so that it is in line with a Welsh Government objective to enhance the vitality, attractiveness and viability of established centres. The key changes proposed to PPW Chapter 10 are:
- Revised objectives for retail planning policy including the need for flexibility responding in responding to market changes;
 - Stronger emphasis on the need for retail policies to be framed by a retail strategy in LDP’s which is complemented by masterplans and place plans to assist in the delivery of the strategy;
 - The requirement for LDP’s to set-out a locally-derived hierarchy of centres;
 - Clearer guidance on the uses subject to the sequential test; and
 - Revised policies for dealing with new uses and centres undergoing change and a consistent approach to terminology.
- 3.19 TAN 4’s revision is comprehensive and in its draft form now reflects and supports the guidance set out in the updated draft of PPW Chapter 10. TAN 4 provides further technical advice on the following topic areas:
- Retailing objectives;
 - Centre hierarchies;

- Retail strategies, masterplans and place plans;
- Retail needs tests;
- The sequential test;
- Retail frontages;
- Changes of use and development management;
- Local Development Orders; and
- Monitoring indicators

3.20 Council responded to this consultation document and the introduction of this chapter and TAN later this year will inform the LDP Review in 2017.

Practice Guidance: Planning for Renewable and Low Carbon Energy – A Toolkit for Planners (September 2015)

3.21 The toolkit offers a methodology for local planning authorities to develop a robust evidence base to assess the potential for renewable and low carbon energy generation in their area. The information can underpin renewable energy and low carbon energy policies in local development plans.

3.22 The toolkit includes a section on how to assess the potential for renewable energy developments and provides advice on how to translate renewable energy assessments into policies. Active template spreadsheets are also provided which enable local planning authorities to enter information and calculate specific energy data referenced in the toolkits. A Renewable Energy Assessment is currently being prepared in house to identify opportunities for more renewable energy generation schemes. The assessment will include Renewable Energy Targets and potentially Renewable Energy Allocations if sites can be identified as being capable of accommodating more than 5 installed megawatt capacity. This assessment will inform the LDP review.

CL-01-15 Updates to Technical Advice Note 11: Noise – Noise Action Plan (2013-18) Commitments

3.23 This clarification letter seeks to factually update TAN 11 in light of changes to supporting legislation and revised and amended British Standards. The changes include particular reference to the environmental permitting regime and the revised *British Standard BS 4142:2014, Methods for rating and assessing industrial and commercial sound* (October 2014).

Technical Advice Note 12: Design (March 2016) and Guidance on Design and Access Statements and Site and context Analysis Guide: Capturing the value of a site (March 2016)

3.24 TAN 12 has been updated to reflect amendments to the requirements for Design and Access Statements. The amendments to the Town and Country Planning (Development Management Procedure) (Wales) Order, reduce the number of planning applications which require a Design and Access Statement and simplify their statutory content. The requirement to submit a Design and Access Statements with a planning application now only applies to the majority of “major” development and development in conservation areas or World Heritage Sites where the proposed development consists of one or more dwellings or the creation of floorspace of 100sq. metres or more. TAN 12 has

also been updated to consider crime reduction, Building for Life 12 Wales, Active travel and Energy Hierarchy guidance for new development. It is noted that the Part 8.66 of the LDP requires a Design and Access Statement as part of all development proposals. This matter will be considered as part of the LDP review but is not considered significant enough to warrant an immediate change to the LDP or SPG.

- 3.25 In addition, Guidance on Design and Access Statements (DAS) and Site and Context Analysis have also been produced. The guidance on DAS includes requirements for, role of, and required content and procedures. The guidance on Site and Context Analysis is useful for Local Planning Authorities in preparing or commissioning design or development briefs, undertaking pre-application discussions and assessing planning applications.

The Welsh National Marine Plan – Initial Draft (November 2015)

- 3.26 The Welsh National Marine Plan is being developed to provide clarity and optimise opportunities for the sustainable development of our seas. The purpose of the Plan is to manage marine activities in a sustainable way, taking into account; economic, social and environmental priorities.

Energy Efficiency in Wales – A Strategy for the next ten years (2016 – 2026)

- 3.27 This strategy considers the Welsh Government's role in energy efficiency as well as the role of other organisations, businesses and householders. It highlights the need to facilitate renewable and low carbon energy development through the planning system and to ensure that Local Planning Authorities plan positively for renewable and low carbon developments by including appropriate spatial policies in Local Development Plans.

Water Strategy for Wales (August 2015)

- 3.28 This strategy sets out the Welsh Government's strategic direction for water policy over the next 20 years and beyond. It seeks to ensure that Wales continues to have a thriving water environment which is sustainably managed to support healthy communities, flourishing businesses and the environment.

Conclusion

- 3.29 Significant legislative change has been introduced during the monitoring period. The Wellbeing and Future Generations, Planning, Historic Environment and Environment Acts form the basis of a new Welsh Legislative framework. Other Strategic National Strategy documents relating to Energy Efficiency, Water and the Marine environment have also been introduced. National Policy and supportive guidance including PPW and the LDP Manual have also been updated. In regard to the LDP manual it is noted that the Section 9 – Monitoring has been updated. This update has been considered in the preparation of this report and the AMR monitoring framework has been amended to reflect this.
- 3.30 TAN 11 – Noise has and TAN 12 – Design have also been updated to reflect changes to supporting legislation and revised British Standards and amendments to the requirements for DAS. Revisions to TAN 20 – Planning and the Welsh Language and TAN 4 – Retail Centre Development, PPW Chapter 6:

The Historic Environment and PPW Chapter 10 – Retail Centre Development have also been proposed in draft form.

- 3.31 Whilst it is recognized that both new legislation and national policy relevant to plan making has been introduced during the monitoring period, much of the detail including some TAN's and amendments to PPW are in draft form and are subject to change. Further it is anticipated that other relevant documents (including for example TAN 24 – the Historic Environment) will be introduced during the next monitoring period. National Legislation and Policy introduced this year have not resulted in any significant changes in the context of the plan. Consequently there are no recommendations for action in respect of the LDP at this stage.
- 3.32 It is noted however, that minor amendments to several plan polices including those that relate to Built Heritage, Welsh Language, Design and Retail may be required following the introduction of these national policy and guidance amendments in the future. The Council will be best placed to consider any required changes to the LDP following the introduction of additional proposed revisions to National Policy scheduled for 2016 – 2017. This position compliments the timing of the 4th AMR and statutory need for plan review in 2017.

National Conditions

Housing

- 3.33 There has been a sustained increase in the number of new dwellings started in Wales in recent years. During 2014-2015 numbers increased by 20% from the previous year. There has also been an increase in the number of new dwellings completed annually over the last 2 years. During the October to December quarter 2015-16 a total of 1,976 new dwellings were completed, which is 13% more than the same quarter for the previous year. The private sector continued to account for the majority of new house building activity, at 84% of all new dwellings completed during October to December 2015-16. This national improvement was also reflected at the local level in Ceredigion.

Economy

- 3.34 In March 2016, the Labour Force Survey indicated that there were around 1.454 million people in employment in Wales. This represents 72.6% of people aged 16-64. This shows an improvement on recent years when people in employment numbered 1.373 million (2015) and 1.364 million (2014). Similarly, the number of people who were economically inactive has fallen from 454,000 this year from 468,000 in 2015.
<https://www.nomisweb.co.uk/reports/lmp/por/2013265930/report.aspx> The public sector is a significant employer in Wales with 26.7% of people in employment being employed in the Public Sector (2016), compared to 27.9% (2015) and 29.5% (2014). Whilst percentages have declined slightly in recent years there have been no significant shifts in workforce jobs by industry since the plan's adoption in 2013.

- 3.35 According to Welsh Government Statistics on Workplace employment by Industry in Wales, 2001 to 2014, 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 According to the Welsh Retail Consortium – Springboard Footfall and Vacancy Monitor, 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 then subsequent increases, over and above those experienced throughout the UK have been realised and significant improvement in footfall levels across Wales have been achieved since July 2013.
- 3.38 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.
- 3.39 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. The Economic Needs Assessment will be updated in the coming months whereby land allocations and economic land supply needs will be reviewed; this update will inform the LDP review in 2017.

Regional Policy and Conditions

West of Wales Shoreline Management Plan 2 (June 2012)

- 3.40 The West of Wales Shoreline Management Plan 2 was approved following adoption of the LDP. The Plan 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). Whilst no immediate action is required in relation to the LDP any future review will need to take into account the contents and recommendations of the SMP2.

Dwr Cymru Welsh Water Asset Management Plan 6

- 3.41 DCWW’s Asset Management Plan (AMP) 6 governs water and sewerage improvements up until and including 2020 has recently been updated. The AMP shows a reduction in infrastructure issues for Ceredigion this year. Only 4

Service centres are partly constrained, compared to 6 in 2015 and 9 in 2014. The four service centres that are constrained in part include Llwyncelyn, Llanon, Llanrhystud, and Pontarfynach.

- 3.42 Identified constraints will inform Welsh Water's submission to industry regulators for AMP7 (2020-2025). Prior to regulatory investment, development can come forward in the short term should developers fund improvements themselves. Infrastructure constraints information will be taken into consideration when the allocated sites and status of service centres are reviewed as part of the LDP review process. This will ensure that allocations remain appropriate moving forward, that phasing of growth over the plan period is appropriate and Settlement Group Statements remain accurate.

The Mid Wales Joint Local Transport Plan (2015)

- 3.43 The Mid Wales Joint Local Transport Plan 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.

Adjoining Local Planning Authorities and Areas

- 3.44 In relation to neighbouring LPA's Pembrokeshire and Carmarthenshire County Councils adopted LDP's in 2013 and 2014 respectively. Pembrokeshire Coast National Park adopted their LDP in 2010 and have recently published a review report which concludes that a full revision of their LDP is required. Other neighbouring LPA's are well advanced in the preparation of their LDP's. In accordance with their delivery agreements Powys County Council is scheduled to adopt an LDP in December 2016 and Gwynedd and Anglesey County Councils are due to adopt a joint LDP in February 2017. Ceredigion County Council participated all neighbouring plan making processes as did those Authorities in Ceredigion's LDP. There are no significant issues identified that would affect the delivery of the Ceredigion LDP.
- 3.45 It is noted that Section 14 of the Planning (Wales) Act 2015 which came into force in March 2016 for the first time gives power to Welsh Ministers to direct LPA's to prepare joint LDP's.

Conclusions in Relation to Regional Policy and Conditions

- 3.46 There are no regional policy and/or conditions that would instigate immediate change. The matters identified will be monitored over the coming year to see if this position changes and will be factored into the Plan Review in 2017.

Local Policy and Conditions

Ceredigion Local Housing Market Assessment (January 2016)

- 3.47 Since May 2013 the Welsh Minister has required Local Authorities to produce a Local Housing Market Assessment (LHMA) in order to strengthen their strategic housing role. In accordance with this requirement The Ceredigion LHMA (2016)

has recently been prepared and supersedes the previous LHMA published in 2011. The assessment considers trends and housing data available up to the end of 2015, but also looks ahead to the prospects for the local housing market and future issues and trends. It was produced collaboratively, with major contributions from CSC Research and Analysis, Planning Policy, Housing Strategy and Private Sector Housing sections. Key findings are summarized below:

- **Housing Requirement:** current evidence suggests a total requirement of around 2,060 new dwellings in the period 2011 to 2016. The basis of the currently available population and household forecasts, however, strongly suggest that this figure will need to be revised once data is available on trends in the period after the height of the financial crisis.
- **Housing Affordability:** Housing affordability continues to be a problem in Ceredigion. The housing needs assessment indicates that around 60% of new housing should be 'affordable housing', and that a higher proportion of affordable housing (67% of AH) should be provided by intermediate housing than indicated by previous needs studies. The proportion of affordable housing required, however, may reduce should there be a return to in-migration closer to the level seen before the financial crisis leading to an increase in demand for market housing.
- **Housing for an Ageing Population:** The provision of suitable housing being one of the central issues for well-being in later life, the certain rise in the numbers of older people provides a challenge for housing policy. The effects of population change will play out over decades to come, but public policy needs to act now to ensure that suitable housing will be available for the future.
- **Private Rental Sector in Aberystwyth:** Changes in the supply of university accommodation and in numbers of HE students have had the immediate effect of increasing the number of vacant properties in the Aberystwyth area. Housing policy and regulation will need to respond to the challenges this raises, should this prove to be more than a short-term blip.
- **Welfare reform:** The UK Government's continuing programme to reform the welfare system, especially the payment of housing benefit, will have effects on both individual households and on the housing market. To date the main effects or expected effects have been: a rise in demand for smaller properties in the social sector as a result of the 'bedroom tax'; a rise in demand for multiple-occupancy tenancies in the private rental sector as a result of changing the basis for payments to single person households; a reduction of the money available to benefit claimants in private tenancies as a result of a reduction in the level of Local Housing Allowance.

3.48 Whilst not a policy document, the LHMA seeks to provide policy makers with a comprehensive view of the local housing market to be used as a common evidence base. It will be used to inform the LDP review.

Ceredigion For All – Single Integrated Plan 2013 – 2017

3.49 Ceredigion for All 2013 – 2017 is a Single Integrated Plan prepared by the Ceredigion Local Service Board and executive groups, that outlines how the public, private and voluntary sectors of Ceredigion will come together to

improve the lives of its citizens. The Well-being of Future Generations (Wales) Act 2015 has been a standing item for all LSB meetings this year. The duty within the Act will be applied from the 1st of April 2016 including the requirement for a statutory Public Services Board to be established. The LSB has received numerous updates and has held discussions pertaining to the Act in preparation for the transition from being an LSB to a PSB. The LSB has responded to various consultations relating to the Act, namely The National conversation on the Wales We Want, the draft Statutory Guidance and the draft National Indicators.

- 3.50 A Mid and West Wales LSB Officer Network has been established and facilitated by Ceredigion. LSB officers from Carmarthenshire, Powys and Pembrokeshire have attended the meetings when arrangements regarding the Assessments of Local Well-being (ALWb) have been discussed. The Assessment must be published by May 2017 and will be the first main task to be undertaken by the PSB. The ALWb will provide the basis for the 5 year Local Well-being Plan that the PSB will need to prepare.

Population and Household Data

- 3.51 The LDP was based on population and household data, and population and household projections available at the time of its drafting. The LDP assumed 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 was expected to rise by around 5,600.
- 3.52 Since the adoption of the LDP, data from the 2011 Census has been published. The 2011 census indicated 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 implied a lower rate of change in household numbers when compared with 2001 Census than was assumed by the LDP.
- 3.53 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 Ceredigion Local Housing Market Assessment (January 2016).
- 3.54 Given the instability in the projections, it would be prudent to wait for the 2014-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 in 2017.

Housing Delivery

- 3.55 Housing delivery is down across Wales and is not an issue unique to Ceredigion. 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 1735 units (March 2016) have been completed which equates

to 29% of the total housing requirement. If outstanding consents are also taken into account (1513 as of March 2016 according to the Council's annual residential survey), the consents and completions (total commitments 3278 as of March 2016) show that 53% 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.

- 3.56 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 2016 Joint Housing Land Availability Study (JHLAS) past completion rates (2008-2016) indicate that future completions rates are likely to continue at a lower rate averaging 194 units per annum, compared to the expected average annual requirement figure of 400. Therefore on current predictions only an additional 2,913 dwellings would be delivered by 2022 compared to an anticipated delivery of 6,000 dwellings. This trend could be due to a number of factors including for example, subdued demand due to lower household formation rates.
- 3.57 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, JHLAS show a land supply of 3.7 years (2013/14) 3.9 years, (2014/15) and 3.4 years (2015/16).
- 3.58 The market is restricting housing delivery for a variety of reasons outside the control of the planning system including lack of development finance availability, mortgage availability and a skills shortage in the local development industry. It is worth noting here that the absence of volume developer interest in Ceredigion impacts on take up of land supply. Some engagement work with developers and site owners was undertaken by the Housing Delivery Officer; however following difficulties in recruiting to the position, the officer successfully recruited was only in post for four months. The issue of delivery appears to be one that most if not all 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.
- 3.59 An investigation into the relationship between permissions and completions was undertaken in 2015. Whilst the investigation has found a high consents to completions ratio, this is comparative to other adjoining rural authorities in the West Wales region and is a symptom of the wider market and current economic conditions. . Further work to assess the deliverability of allocated sites is required as part of an allocated sites review. Information on developer intentions was sought this year during the JHLAS preparation process. A response rate of 51% was achieved. This information will be factored into the allocated sites review. Some developers expressed concern in their responses over development viability, a Strategic Viability Assessment has therefore been commissioned, the outcomes of which will feed into the LDP Review

Affordable Housing

3.60 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 824 affordable homes and 3402 total homes) and affordable housing delivery (completions) are at a target percentage of general market housing built (nearly 22%) (382 affordable homes and 1762 total 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, however 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. This is an aspect of practical application of policy S05 which might be reviewed alongside an updated strategic viability assessment.

Schools

3.61 Ceredigion School Review Policy (December 2014) aims to build upon the principles set out in the previous policy (December 2012). It sets out review procedures and also states that in respect to any school should there be a decline in either pupil numbers, quality and standards of education, financial situation and/or building conditions of any school, the Local Authority reserves the right to recommend a school for review straight to the Ceredigion School Review Panel. There are six school catchment areas in Ceredigion and following the introduction of the Policy a Review of the Aberystwyth Area was undertaken in 2014 which resulted in the closure of two primary schools this year. A review of the Aeron Valley area is currently being undertaken. Whilst there are no immediate implications for the LDP school reviews will continue to be monitored into the future.

3.62 Two new schools are currently being constructed in the County. These include a new Llandysul through school and a new primary school in Drefach, near Lampeter. The Llandysul through school merges five schools – Ysgol Dyffryn Teifi, Aberbanc, Coedybryn, Llandysul and Pontsain to form the County's second 'all-through' school' and will accommodate 1,000 primary and secondary school pupils. Both these schools are due to open for the school year 2016/17. A Consideration of these new schools and implications for the LDP development strategy, if any will need to be considered as part of the LDP review.

Renewable Energy

3.63 No Renewable Energy Assessment (REA) was required of the LA prior to adoption of the LDP. However an REA is required as part of the first review of the Plan in accordance with Planning Policy Wales updates. Ceredigion have commenced the preparation of a REA which will inform the LDP review

process. The REA is being prepared in accordance with the Planning for Renewable and Low Carbon Energy Toolkit. It includes an assessment of district heat network potential.

- 3.64 In order to connect to the National Grid, new wind farm development in SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. A conjoined public inquiry into wind farm developments in Powys commenced in May 2013. In September 2015 the Department of Environment and Climate Change (DECC) refused planning consent for four major wind farm applications which would have supported proposed connection projects. The future of these Planning Applications remains unclear and some are currently being appealed. This has resulted in the suspension of proposed connection projects in Powys which are required to enable any renewable energy development to come forward within SSA D. This situation is outside the control or influence of Ceredigion Local Authority and the LDP, but will continue to be monitored.

The Economy

- 3.65 The Local Authority has been working in partnership with Powys County Council to develop The Growing Mid Wales Framework which is an investment framework to deliver economic benefits to the Mid Wales region. Included in the framework are actions for town centres such as the development of a Vale of Rheidol Railway museum, and the creation of a Veterinarian school as part of the Penglais Campus in Aberystwyth. There are also a number of planned transport infrastructure projects included in the framework. However the biggest potential challenge to the local economic circumstance of the county is Brexit and the exit of the UK from the EU and how this will affect existing EU nationals in Ceredigion. A large part of our agricultural and food production businesses in Ceredigion are reliant on EU labour. The uncertainty that remains following the EU referendum, may in the short term discourage EU migrants to the UK and in the medium term following the triggering of Article 50 reduce the supply of EU labour and / or force the return of many EU migrants out of the UK. This could have widespread implications for local businesses as they struggle to fill vacancies and consequently choose to relocate elsewhere.
- 3.66 Until these unknowns can be addressed the Growing Mid Wales framework seeks to diversify the economic base, support and strengthen the economic base, create new jobs and opportunities, develop workforce skills and improve communications accessibility and infrastructure.

Open Space Provision

- 3.67 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.
- 3.68 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. 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.

- 3.69 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.
- 3.70 Ceredigion County Council have completed their 2016 play space sufficiency assessment which has outlined a number of action points to further develop and support play space opportunities in the county. Whilst many of the trigger list are green there are still some amber and red triggers which the play space assessment will work on for the next assessment. However some improvements have been made since the last assessment with 8 new indicators in the green. This is as a result of work that is ongoing including the installation of smoke free zones signs on all play spaces throughout the county. The LDP supports the aims of the play space action plan through policy LU24 the provision of new open space and the subsequent Open Space SPG. We will consider the results of the Play Space Sufficiency Assessment for the Open Space Assessment as part of the LDP Review.

Inspector's Report

- 3.71 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 Llwyncelyn 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?
- 3.72 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

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

Contextual Changes

3.74 A number of local matters have been identified above as needing to be considered as part of any review into the Ceredigion LDP. The matters identified will continue to be monitored and will be addressed in the LDP review.

4. Monitoring Framework Local Development Plan

- 4.1 Indicators, targets and trigger levels have been identified to assess the performance of policies and objectives. 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.
- 4.2 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).

- 4.3 Consideration has been given to the relevant core indicators identified in the Welsh Government Local Development Plan Manual (August 2015). Statutory Indicators are shown in the monitoring tables through the inclusion of the wording “Statutory Indicator” next to the AMR reference.
- 4.4 The monitoring process is dependent upon a wide range of statistical information. Certain circumstances have led to changes to the original Monitoring Framework adopted as Appendix 3 of the LDP in April 2013. Any changes are detailed in Appendix 1 of the report. It is noted that some minor changes have been made to the monitoring framework this year to reflect Core and Core Output Indicators included in the LDP Manual (Edition 2) (August 2015) and to capture Sustainable Development Indicators already being monitored in the Development Management Quarterly Survey. These changes seek to avoid duplication of monitoring already being undertaken and ensure consistency whilst still capturing the intent of the Indicators as originally identified.

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 2015 – 31 st March 2016)	
			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 The 2011-based population and household projections indicate much lower levels of growth than projected in the 2008-based				

projections which the LDP dwelling requirement is based upon.

The final sessions of the LDP Examination acknowledged that projections change and 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).

The 2014 based population and household projections are expected in Autumn 2016 and Spring 2017 these will be considered by the 4th AMR and will inform the LDP Review.

Conclusions

This indicator is not due to be measured this monitoring year.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH02 Aspect Monitored: Settlement Strategy Countywide Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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	From the previous AMR, total commitments in: <ul style="list-style-type: none"> • USCs have risen by 2% to 44%; • RSCs have risen by 2% to 18%; • Linked Settlements and Other Locations have fallen by 3% from 42% to 39% From the previous AMR, total completions in: <ul style="list-style-type: none"> • USCs have fallen by 1% to 43% ; • RSCs have increased by 2% to 15%; 	-

		<p>possible to identify if there are geographical exceptions (for example, if all SGs are working towards the desired balance bar one or two exceptions) that are the cause of the balance not being met countywide.</p>	<ul style="list-style-type: none"> • Linked Settlements and Other Locations have remained at 43% <p>Note, percentages may not sum due to rounding.</p>	
<p>Analysis</p> <p>The Strategy of the LDP is to refocus growth into Service Centres. Since last year, In terms of the number of commitments, there has been a shift from Other locations to Service Centres in accordance with the strategy; however there has been no overall shift in terms of completions. 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 31/03/2016 is 47%: actual commitments fall short of target (44%), • RSC trajectory target for commitments to 31/03/2016 is 21%: actual commitments fall short of target (18%) , and • LS/OL trajectory target commitments to 31/03/2016 is 32%: actual commitments (39%) exceed target. <p>Since the LDP's adoption in 2013, the proportional split of housing commitments have moved in the right direction by 2% (USC's), 3% (RSC's) and 5% (LS/OL). Whilst the direction of movement is positive, the shift does not reflect the rate of growth identified by trajectory targets for this monitoring period. Commitment Trajectory targets for 2015/16 for USC: RSC: LS/OL are 47%:21%:34%. Actual commitments fall short of all these targets across all settlement group types by up to 6%.</p> <p>The proportional split of housing completions have also moved slightly since adoption, down 2% (USC's), up 2% (RSC's) and up 1% (OS/OL). It is considered more critical to see a positive shift in the movement of commitments rather than completions at this stage in the plan period as the LDP has only been influencing decision making since adoption in 2013. A number of permissions now moving to completion were approved prior to plan adoption when the strategy had no influence.</p> <p>There has been little variation in completions across USC's, RSC's, linked settlements and other locations since adoption. Completions in USC's rose by 1% during the previous monitoring period and decreased by 2% during this monitoring period prior to the 2% rise seen in 2013/2014. Completions in RSC's have risen for the first time during this monitoring period by 1% and stayed</p>				

the same in Linked Settlements and other locations. Completions are complicated by external factors outside the control of the LPA including 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, for example.

Three years from adoption, improvements in the proportional split of housing commitments have occurred. These fall short of the trajectory targets for 2015/2016 across all settlement group types by between 4 to 6%. The 'direction of travel' towards policy goals is positive however the rate of progress is not as fast as anticipated to meet the identified targets countywide by the end of the plan period. Assuming the plans strategy remains sound, the LDP review should therefore consider how far forward to roll the plan period.

The lack of delivery on allocated sites in service centres could be attributed to a number of factors which are explained in more detail in indicator H07.

Conclusions

Positive movement has occurred towards the identified targets. The rate of progress currently falls short of the trajectory targets identified for this monitoring period by 4 to 6% and it not as fast as anticipated to meet the identified targets countywide by the end of the plan period. The LDP review should consider reasons for the lack of delivery in Service Centres through an allocated sites review.

Monitoring Reference: AMRH03 Aspect Monitored: Settlement Strategy Settlement Groups Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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.	-
Analysis In relation to commitments, of the 22 settlement groups, 7 settlement groups did not achieve improvements in the proportional split, 10 improved and 5 experienced no change in the proportional split of commitments since the last monitoring period. Those that did not improve included, Llandysul, Aberporth/Parclyn, Bow Street, Llanarth, Llanilar, Llanon and Talybont. Of these groups however all except Aberporth/Parclyn, Llanon, and Talybont experienced an improvement in the proportional split of completions since the last monitoring period. Bow street notably increased by more than 32% since 2015.				

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 since the first monitoring period in 2014. Since this time 13 settlement groups have achieved improvements in the % split of commitments, and 8 have achieved an improvement in the % split of completions.

The 2015 AMR concluded in relation to this indicator that 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. This has been achieved this year with 7 settlement groups not moving towards the required balance. The strategy of the LDP is to refocus growth into Service Centres. The 'direction of travel' towards policy goals is positive however the rate of progress is not as fast as anticipated to meet the identified targets countywide by the end of the plan period. There are three settlement groups listed above of particular concern as they have not made improvements in terms of commitments or completions.

Conclusions

The results show that the number of Settlement Groups not moving towards the required balance is 8 which addresses the conclusion from the previous AMR. Positive movement towards identified targets since adoption is evident; however the rate of progress is not as fast as anticipated to meet the identified targets countywide by the end of the plan period. Further investigation of delegated and non-delegated planning application decisions by location will therefore be required to inform the LDP review.

Monitoring Reference: AMRH04 Aspect Monitored: Settlement Strategy – Development in ‘Linked Settlements’ Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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 1 st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	If the 12% is reached then no further development will be permitted unless justified under Policy S04.	From a total of 90 Linked Settlements, in 22 Settlement Groups, there are: <ul style="list-style-type: none"> • 35 LSs which have exceeded 12% growth in terms of commitments; and • 10 LSs which have reached the 12% growth limit in terms of commitments. • 4 LSs fell back within the 12% growth limit. In only 3 of the Settlement Groups, the 12% growth figure has been exceeded	-

			<p>across all their LSs. See Appendix 7 for full details.</p>	
<p>Analysis</p> <p>The LDP inherited planning approvals made under a previous plan regime; this accounts for the excessive growth in 35 Linked Settlements and 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 4 of the 37 Linked Settlements noted in the 2014/15 AMR fell back within their 12% as follows:</p> <ul style="list-style-type: none"> • Llangoedmor (no-longer exceeding, at capacity) • Tresaith (no-longer exceeding, at capacity). • Drefach (no longer exceeding, at capacity) • Ystrad Meurig (no longer exceeding, has capacity for 1) <p>Only 1 settlement (Mydroylin) moved out of capacity during the monitoring period.</p> <p>4 linked settlements improved on their previous position (coming back within their 12% growth). This is an improvement on 3 in the previous year. A further 4 actually exceeded their potential 12% growth. This is a decrease from 8 in 2014/15.</p> <p>The Council has therefore only failed to meet the action set out above for one linked settlement during the monitoring year. Whilst permissions were granted in a number of linked settlements where the capacity had been reached or exceeded, the number of expires out-weighed these permissions. The number of expiries could be a reflection of a number of actions the Council is undertaking in-line with Policy LU05; not to renew permissions, and to issue short permissions.</p> <p>Since the previous monitoring period the overall total number of Linked Settlements now at or exceeding their 12% cap has increased from 42 to 45, However, the target refers only to the total number of LS exceeding their 12% cap; which has decreased from 38 to 35 because the total number of Linked Settlements falling back into their 12% increased from 3 to 4, and 1 Linked Settlement moved out of capacity compared to 4 the previous year. Positive movement towards identified targets since adoption is evident; however the rate of progress is not as fast as anticipated to meet the identified targets countywide by the end of the plan period.</p>				

Conclusions

Positive movement towards identified targets since adoption is evident; however the rate of progress is not as fast as anticipated to meet the identified targets countywide by the end of the plan period. The Council must continue to implement policy LU05 by not renewing permissions in such locations and issuing short permissions where they are justified.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH05 Aspect Monitored: Settlement Strategy – Development in ‘Other Locations’ Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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 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>	The type of development permitted in other locations during the monitoring period is as follows: <ul style="list-style-type: none"> • 5 applications that accord with TAN 6 for Rural Enterprise Worker Dwellings, • 2 applications that accord with PPW 9.2.22 for Affordable Housing, • 3 applications were considered in accordance with the Unitary Development Plan, • 2 applications for replacement dwellings – 	-

			<p>therefore no net gain in units,</p> <ul style="list-style-type: none"> • 1 application was permitted in accordance with other material planning considerations • 8 applications which were approved contrary to officer 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 and will be considered as part of the review process. 	
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Analysis

13 Planning Applications for dwellings were approved in ‘other locations’ during the monitoring period in accordance with the LDP. These included applications in accordance with TAN 6 (5), PPW 9.2.22 (2), the UDP (3), replacement dwellings (2) and other material planning considerations (1).

In addition to the above, 8 Planning Applications equating to 11 dwellings were approved in ‘other locations’ during the monitoring period contrary to the LDP. These included Planning Applications for the reinstatement of an abandoned dwelling (1), TAN6 dwellings (2) and a mix of 5 open market and 3 affordable dwellings. Of the open market dwelling applications 2 included a 10% commuted sum for affordable housing and 2 were part of an application which also included 2 affordable dwellings. The

applications were recommended for refusal due to their being insufficient evidence to justify the development and therefore did not accord with local or national policy. Further training has been provided to members on TAN 6 tests and policy LU09 and they have been informed of the need to consider the evidence of need for affordable dwellings and for this to be provided prior to a decision being made at committee. These decisions were approved contrary to officer recommendation at Planning Committee and did not accord with the LDP, TAN 6, or PPW 9.2.22 (Affordable Housing).

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. In all for cases, justifications were minuted. There are no policy concerns arising from this indicator as the appropriate officer recommendations were put forward in all cases. 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) due to the potential risk of judicial review if non-material planning considerations are taken into account or if evidence of material considerations has not been provided for consideration. Further investigation of permissions granted in other locations will be undertaken to inform the LDP review.

Monitoring Reference: AMRH06 (Statutory Indicator) Aspect Monitored: Housing Land Supply Policies Monitored: S01 - S04 and LU05 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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 2016 JHLA Study Report published in July 2016 demonstrates a 3.4 year land supply for Ceredigion.	-
Analysis The 2016 JHLA Study report demonstrates a 3.4 year land supply and therefore the target is not being met. This land supply figure compares to 3.9 years (2015) and 3.7 years (2014). It is noted also that the 2015 figure was calculated based on 6 years of plan period remaining not 7 years and therefore this figure should have been reported as 3.9 years and not 3.3 last year. To summarise, the land supply figure has decreased since the last monitoring period and the target has not been met for any monitoring period since adoption. During the year, some engagement work with the developers and sites owners was undertaken by the Housing Delivery Officer; however following difficulties in recruiting to the position, the officer successfully recruited was only in post for four months. Further work to assess the deliverability of allocated sites is required as part of an allocated sites review. Information on developer intentions was sought this year during the JHLAS preparation process. A response rate of 51% was achieved. This information will be factored into the allocated sites review. Some developers expressed concern in their responses over				

development viability, a Strategic Viability Assessment has therefore been commissioned, the outcomes of which will feed into the LDP review.

Reasons that have contributed to the plan failing its target include the following:

- 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. A lack of demand for new build housing may also be attributed to lower population and household growth than planned for.
- The housing target for the plan is high; hence following the change in the calculation methodology in 2014, our supply figure has dropped.
- 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.

Whilst it is noted that the change to the residual methodology to calculate housing land supply coincided with the plans adoption, and that the majority of Local Authorities in Wales do not currently have a 5 year land supply, the figure for Ceredigion has remained below the identified target since 2014. Subsequently, the level of housing delivery continues to be below that which is required to meet the LDP Strategy. The appropriateness of the LDP's housing strategy, policies and allocations will be considered as part of the statutory four year review of the LDP. This review will enable appropriate consideration in light of any emerging research currently being undertaken to look at housing supply and demand across Wales.

Conclusions

The 5 year land supply target is not being met. The appropriateness of the LDP's housing strategy, policies and allocations will be considered as part of the statutory four year review of the LDP.

Monitoring Reference: AMRH07 (Statutory Indicator) Aspect Monitored: Delivery of Allocated Housing Sites Policies Monitored: S01 – S04 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2016)	
			Nature of performance	Significance
<p>40% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31st of March 2017.</p> <p>100% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31st of March 2022.</p>	<p>1. Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units and ha) as follows:</p> <ul style="list-style-type: none"> i. At 31st of March 2015, 40% ii. At 31st of March 2017, 60% iii. At 31st of March 2019, 84% iv. At 31st of March 2021, 100% <p>2. Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows:</p>	<p>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.</p>	<p>The amount of housing development granted planning permission on allocated sites is as follows:</p> <ul style="list-style-type: none"> • Units: 301 units, representing 8.8% of anticipated units on allocated sites. • Area: 10.44ha, representing 7.7% of total allocated site area. <p>Amount of housing development completed on allocated sites is as follows:</p>	

	<ul style="list-style-type: none"> i. At 31st of March 2015, 20% ii. At 31st of March 2017, 40% iii. At 31st of March 2019, 64% iv. At 31st of March 2021, 88% 		<ul style="list-style-type: none"> • Units: 64 units, representing 1.9% of anticipated units on allocated sites. • Area: 1.85ha, representing • 1.4% of total allocated site area. 	
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Analysis

The results reflect the fact that the LDP has only been adopted for three 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 into the relationship between permissions and completions was undertaken in March 2015 and will be updated again to inform the LDP Review. 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. We have had a number of RSL purchase allocated sites and some have commenced development for example an allocated site in Felinfach has been completed and a couple of allocated sites in Lampeter and Llandysul are in the process of being worked up by RSL's. However we have concerns that many local builders and developers feel our allocations are too big and they have difficulty securing finance, don't have the requisite business skills and/ or construction workers to manage allocations above a very small scale. Concerns regarding the local construction industry and the allocated site size are being considered through the preparation of a Strategic Viability Assessment.

The allocated site Developer Intentions Questionnaire as part of the JHLAS process has highlighted that whilst there are a number of sites where no works are planned, there are quite a few where the landowners are in active engagement with the LPA and/ or

seeking developers to take schemes forward, demonstrating a mixed picture. There have also been a number of windfall sites that have helped to deliver housing particularly in Aberystwyth and other urban service centres such as Lampeter and Cardigan, where conversions of older properties are resulting in a net gain of units. Small scale windfall development has also been a feature of our RSC's.

An Allocated Sites Review will consider deliverability and inform the LDP Review.

Conclusions

The performance has increased since last year and although the targets have not been met, they show a positive step in the right direction. It is considered that 40% by 2017 is unlikely to be achieved. This matter will be considered as part of the LDP review and a subsequent an allocated sites review.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH08 (Statutory Indicator) Aspect Monitored: Housing Development in the Right Locations Policies Monitored: S01 – S03 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))				
Target	Indicator	Trigger and Actions	Performance (24 th April 2013 – 31 st March 2016)	
			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.	<ol style="list-style-type: none"> 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: 224 units, representing 41% of units permitted in the Service Centres since adoption. • Area: 6.39 ha, representing 23% of land area permitted in the Service Centres since adoption. Amount of housing development completed on	

			<p>allocated sites as a % of total development completed in the Service Centres is as follows:</p> <ul style="list-style-type: none"> • Units: 55 units, representing 11% of units completed in the Service Centres since adoption. • Area: 9.95 ha representing 15.3% of land area completed in the Service Centres since adoption. 	
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Analysis

The results are modest by comparison with the target; however, the LDP has only been adopted for three years. The results are showing significant improvements towards the target from last year for the development permitted. Whilst the results are 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. Whilst our allocations may not be coming forward at the speed that would assist in turning around the balance, this is part of a broader pattern of development indicative of a slowdown in the development industry nationally. Locally we are seeing small windfall and infill development being targeted by small scale local developers who have expressed disinterest in some of the allocations due to the fact they consider them too large for their business model – concerns around this area are to be considered in the Strategic Viability Assessment.

During the monitoring period there has been an increase in the number of pre-application discussions for allocated sites. This suggests a forthcoming increase in permissions on allocated sites in future years.

Conclusions

The target has not been achieved since adoption although significant improvements have been realised during the monitoring period. The majority of development continues not to come forward on allocated sites; this indicates the need to review the Allocated Sites to inform the LDP Review.

Monitoring Reference: AMRH09 Aspect Monitored: Housing Development on Previously Developed Land Policies Monitored: S01 – S03 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			Nature of performance	Significance
5% of all residential development permitted and completed to be located on previously developed (brownfield) land.	<ol style="list-style-type: none"> 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.	<p>Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted: 2.5ha (12%).</p> <p>Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed: 1.8ha (18%).</p>	+

Analysis

The amount of development permitted and completed on brownfield land is in excess of the 5% target.

Conclusions

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

Monitoring Reference: AMRH10 (Statutory Indicator) Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2016)	
			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: 823 Total Homes: 3402 Completed Affordable Homes: 382 Total Homes: 1762	0

Analysis

The policy requirement for Affordable Housing is for 20% of all units to be affordable. As the above figures show, the numbers of permitted and completed affordable homes during the plan period are 823 and 382 respectively. This year 137 affordable homes were permitted and 90 were completed which equates to 43% (permitted) and 42% (completed). Therefore for this monitoring period the target for 70 AH completions per annum has been exceeded. The affordable housing completions for the monitoring period include two large affordable housing schemes of 20 to 30 units in both Bow Street and Felinfach as well as a number of affordable DFS to meet local needs, the majority of which were small-scale developments or self-builds which are helping to sustain the local building industry. A more detailed analysis of tenure mix is provided in AMRH12.

Whilst this is considered a considerable improvement to the previous monitoring period, completions averaged over the 9 years since adoption equates to 42 affordable homes completions per annum. This average suggests that the completions target for 2022 may not be met. Lack of delivery of Affordable Housing is linked to low delivery of general market housing and delivery of allocated sites..

Conclusions

The target of 70 units of AH completed per annum was exceeded during the monitoring period. Notwithstanding, the average annual completions since adoption are approximately 42 AH. Therefore whilst affordable home completions are increasing and performed well this year, on average the rate of progress is not as fast as anticipated to meet the identified targets countywide by the end of the plan period. The LDP review will need to consider the affordable housing targets in light of the Local Housing Market Assessment and following the publication of the updated Strategic Viability Assessment.

Monitoring Reference: AMRH11 Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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</p>	<p>24.2% of all residential development permitted during the LDP period has been affordable.</p> <p>The proportion of residential applications where a viability challenge was mounted during the monitoring period was 14, which equates to approximately 23% of all residential permissions during the monitoring period.</p> <p>The number of sites where the challenge was successful 14, which equates to 100% of all</p>	+

		<p>viability exercise. The exercise will recommend a viable Affordable Housing % yield. A calculation will also need to be made by the District Valuer Service of the equivalent % Gross Development Value.</p>	<p>challenges being successful.</p>	
<p>Analysis 24.2% of all residential development permitted during the LDP period has been affordable which meets the identified target. This figure compares to 22.3% (2015) and 20% (2014).</p> <p>There have been 14 viability challenges to the affordable housing policy S05. Of these all of the proposals were on conversion, change of use and restoration applications with the exception of 1 new build. No challenges have been received to date on sites of more than 1 new build unit. 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. In relation to the 1 new build proposal (A150379) this application was verified by the District Valuer who confirmed that the scheme was in negative profit on a commercial basis. In total, viability challenges were mounted on 23% of all residential permissions. Policy S05's affordable housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. Council have recently commissioned an updated viability assessment, which will consider the viability of small sites including conversions and changes of use in detail. This assessment will update the 2010 assessment and inform the LDP review process.</p>				
<p>Conclusions The target is currently being met and there is no concern over the implementation of the LDP's policies. However, given an increasing number of viability challenges on small sites and viability concerns expressed by developers of large sites, the Council has recently commissioned a Strategic Viability Assessment, the findings of which will inform the LDP review process.</p>				

Monitoring Reference: AMRH12 Aspect Monitored: Type of Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2016)	
			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</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>Since the start of the LDP period, Affordable Housing Completions and Commitments (units) by type were as follows:</p> <p>DFS 70% Completions: 175 (46% of all AH) Commitments: 388 (54% of all AH)</p> <p>DFS Other Completions: 2 (1% of all AH)</p> <p>DFS 50% / Intermediate Rent Completions: 2 (1% of all AH)</p>	<p>0</p>

Registered Social Landlords (RSLs).		It may be necessary to restrict/promote certain types of residential development to ensure the proportions more closely match the needs identified. These actions will need to be taken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.	<p>Commitments: 5 (1% of all AH)</p> <p>Social Rent (conveyed to RSLs) Completions: 22 (8% of all AH) Commitments: 37 (5% of all AH)</p> <p>Social Rent (100% commissioned by RSLs): Completions 180 (47% of all AH) Commitments: 294 (41% of all AH)</p> <p>Other (Combination of Mix Unknown): 2 applications (approximately 15 units)</p> <p>Note: 'Other' figures are not included in % calculations because the exact number is unknown at outline stage.</p>	
<p>Analysis Although outside the tolerance ranges designed to trigger actions, the distribution pattern of completions and commitments for AH</p>				

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). The majority of AH completions and commitments have been commissioned by RSLs and are therefore likely to have benefited from Social Housing Grant support. The mix of tenures is also more reflective of the needs identified in the LHMA (2016). This assessment identifies a greater need than the previous LHMA for intermediate tenures rather than social tenures suggested in the previous LHMA. Council and RSL's are currently considering more intermediate tenure options including shared ownership and shared equity models. The new tenure mixes will feed into the Strategic Viability Assessment currently being prepared.

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.

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. New evidence including the LHMA (2016) and the Strategic Viability Assessment (currently being prepared) provides an update to the LHMA (2008) and the 2010 Strategic Viability Assessment which were used to inform the LDP. This evidence will inform the LDP review and could result in changes to Policy S05.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH13 Aspect Monitored: Housing Density Policies Monitored: LU06 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2016)	
			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 23 units per hectare.</p> <p>The average LDP guideline density on allocated LDP sites is 23 units per hectare.</p>	+
Analysis In terms of density, there have been 12 applications permitted on 10 allocated sites since the start of the plan period, the densities of some of which have varied from the LDP guideline densities.				

- 2 permissions have met the LDP's guide density;
- 6 permissions have exceeded the LDP's guide density (and
- 4 permissions have failed to meet the LDP's guide density

The majority of applications relate only to part of an allocation and so whilst some exceed or are below the average unit density identified by the LDP, on balance, the average application density and the average site density are both approximately 23 units per hectare. Only a small percentage of the total planning applications approved did not meet the LDP density requirements. These applications represented only part of a whole allocation and were justified as appropriate in each case. At the stage when further applications are submitted for the remainder of these sites, the final site densities are likely to change and will undoubtedly more accurately match the LDP's guide densities.

Conclusions

The average density of residential development coming forward on allocated housing sites (23.16 dwellings per hectare) is consistent with the average LDP guideline density for allocated sites (23.60 dwellings per hectare). The average density of applications has improved over the monitoring period and is up from 21 units per hectare from 2014-2015. A positive movement suggests that the density guidelines included in the SGS and in policy LU05 are appropriate and achievable. 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: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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 2016: 7.1 outstanding consents to every 1 completion.	0
Analysis Average ratio across the County is 7.1 outstanding consents to every 1 completion. Completions are complicated by external factors outside the control of the LPA including 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, for example. This year's figure of 7.1 consents demonstrates a considerable improvement compared to 12.3 (2015) and 9.3 (2014). This ratio supports a year on year decrease in the ratio of residential outstanding consents to completions, although not quite achieving the target to move from 6.5 downwards.

Conclusions

The starting ratio of 6.5 outstanding consents to 1 completion was never achieved; however since adoption a year on year decrease towards this target has been achieved. This year's figure of 7.1 outstanding consents to 1 completion compares to 12.3 (2015) and 9.3 (2014). Further progress in this direction will be required in future years and closely monitored.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH15 Aspect Monitored: Range of Housing Policies Monitored: LU02 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2016)	
			Nature of performance	Significance
Mix of housing type and bedrooms in line with Ceredigion's current LHMA report.	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.	Where aggregated figures are contrary to the proportions set out in the LHMA. 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.	See Appendix 8.	0
Analysis The recently published LHMA (2016) provides an update to the 2008 version which was considered in previous AMR's. The LHMA (2016) identifies that there is an oversupply of 1, 2 and 4 or more bedroom dwellings and an undersupply of 3 bedroom dwellings for both consents and completions. This differs from the 2015 AMR which concluded that based on the need identified by the LHMA (2008) there appeared to be an undersupply of 1, 4 & 5 bed accommodation, and oversupply of 2 & 3 bed accommodation for both consents and completions. The Strategic Housing Partnership consider housing needs and whilst increased provision of 1 & 2 bedroom accommodation was being achieved in recent years in accordance with the LHMA (2008), the impact of welfare reforms coupled with elderly housing need is likely to create an increase in the need for even smaller accommodation in future years.				

Further, general market needs identifies a sustained and increasing need for 3 bed – family accommodation as family size in the county is not falling as quickly as previously thought.

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.

Conclusions

The target is not currently being met however there are no concerns over the implementation of the policy. In terms of dwelling sizes, Policy LU02 is still considered to be fit for purpose. The need for accommodation for elderly persons should be factored into the LDP review and may result in a change/addition to policy LU02 to address the issue of an aging population and emphasize the need for suitable accommodation as part of the housing mix on housing sites.

The Economy

Monitoring Reference: AMRE01 (Statutory Indicator) Aspect Monitored: Employment Land Supply Policies Monitored: S01 – S04 and LU13 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2014 – 31 st March 2016)	
			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>	Between 1 st April 2015 – 31 st March 2016, there has been a change in the floorspace in employment use of: +0.14 ha.	+

Analysis

Little economic development has occurred within the monitoring period; with a gross gain of around 0.14ha of floorspace (10 permissions) in employment space countered by a gross loss of 0.01ha (1 permission). The application which resulted in a loss related to a change of use of storage units to a holiday cottage, 2 storey rear extension, first floor extension and associated works the site formed part of an existing holiday accommodation centre and was therefore considered in accordance with both Policy LU13 and LU16.

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: Delivery of Allocated Employment Sites Policies Monitored: S01 – S04 and LU13 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2016)	
			Nature of performance	Significance
<p>66% of allocated land should be permitted or completed at time of adoption.</p> <p>83% of allocated sites should be permitted or completed by 2017.</p> <p>100% of allocated sites should be permitted or completed by 2022.</p>	<p>1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha).</p> <p>2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha).</p>	<p>If the allocated sites have not been taken up as estimated 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 annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.</p>	<p>1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha): 75.3% (107.26Ha).</p> <p>2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha): 58.1% (82.88Ha).</p>	+
Analysis 75.3% 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 is a further year				

until the 2017 target must be met; however, this years' results indicate that meeting the target is becoming less achievable. This is due to the general slowdown in the economy and the likely reduced overall requirement for employment land. As we enter into review we will be undertaking an Economic Needs Assessment whereby we will investigate the reasons for the lack of uptake of some employment allocations and consider what the demand is for future allocations in Ceredigion.

Conclusions

The targets are currently being met and there are no concerns over the implementation of the policies, however given the short timeframe until the uptake should be at 83%, the updated Economic evidence base will consider future employment land needs and review employment allocations to inform the LDP review.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE03 Aspect Monitored: Economic Development in the Right Locations Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2016)	
			Nature of performance	Significance
Up to 40% of economic development to be located on allocated sites.	<ol style="list-style-type: none"> 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</p>	<p>Amount of economic development permitted on allocated sites as a % of total development permitted since the start of the Plan period:</p> <p>Units: 52.6% (61 units)*.</p> <p>Ha: 71% (24.011ha).</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: 54.8.% (40 units)</p>	+

		and Welsh Government DE&T.	Ha: 36% (3.48ha) *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. An update of the economic needs assessment will consider the amount of employment land likely to be needed in the future.</p>				
<p>Conclusions The amount of allocated employment land is sufficient to cover the plan period. The targets are currently being met and there are no concerns over the implementation of the policies.</p>				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE04 Aspect Monitored: Economic Development on Previously Developed Land Policies Monitored: S01 – S04, LU11, LU12 and LU13 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2016)	
			Nature of performance	Significance
30% of all economic development permitted and completed be located on previously developed (brownfield) land.	<ol style="list-style-type: none"> 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: 30.6% (10.35ha) Completed: 51.9% (5.02ha)	+

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. In terms of development permitted since 2007, the indicator's target has also been met. The proportion of development permitted on brownfield land has made an improvement increasing from 19.8% to 30.6% since the last monitoring period indicating that the policy is being implemented successfully. 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 51.9%.

Conclusions

The indicator is being met. There are currently no concerns about the implementation of the LDP's policies.

Monitoring Framework Local Development Plan

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: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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 within and outside established town and district centre boundaries.	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 and outside established town and district boundaries between 1 st April 2015 – 31 st March 2016 is as follows: In town centres Units: 0 %(0 units) Area: 0% (0 sq. m) Outside established town and district centre boundaries Units: 100% (2 units) Area: 100% (3502 sq. m)	?

Analysis

Between 1st April 2015 – 31st March 2016, 100% of major developments permitted were located outside town centre boundaries. Two applications were permitted for major development during the monitoring period, one for a new area primary school in Drefach (1302 sq. m) and one for a material resource recovery building in Glanyrafon Industrial Estate (2200 sq. m).

The primary school permitted in Drefach seeks to amalgamate the existing primary schools in Cwrtwydd, Llanwnnen and Llanwenog and provide a new centrally located area primary school. None of the settlements in the catchment area which this new school will serve has a town centre boundary. Whilst the school is identified as a major development, it was proposed outside a town centre as this was considered the most appropriate location for the development. Given the travel to school time restrictions it would not have been possible to locate this school within the boundary of an established town centre and meet the identified local needs. The material resource recovery building in Glanyrafon was proposed to be located on site at the existing waste disposal facility in Aberystwyth. A town centre location for this type of development would have been inappropriate and the siting of this facility is appropriately located.

The identified target was exceeded during the 2013-2014 monitoring period (89.4%) and no new major development was approved in town centres during the 2014-2015 monitoring period. Whilst the target has not been met during this monitoring period, the major developments permitted outside town centres were considered to be necessary, appropriate and justified.

Conclusions

Whilst the target has not been met, the major developments permitted during the monitoring period outside town centre boundaries are considered appropriate and complied and justified by material planning considerations. Therefore, there are no concerns over the implementation of the policies at the present time.

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: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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.	+
<p>Analysis</p> <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. Since the LDP has only been adopted since April 2013 it is considered too early to tell if the strategy is having a significant effect on retaining or enhancing them at this stage.</p> <p>Results pertaining to the number of key facilities in Rural Service Centres since adoption have been fairly constant. Whilst it is noted that there has been minor variation in the number of some facility types including Public Houses and Village Halls for example, detailed analysis have identified minor errors in survey classifications and historic reporting. Therefore it is concluded that there is no significant net loss of key facilities in rural service centres and the provision in general has been stable.</p> <p>There has been no significant variation in the numbers and types of facilities in Rural Service Centres in recent years. The vitality of</p>				

Rural Service Centres in general will be considered as part of the LDP review next year. 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.

Conclusions

There has been little change to provision of key facilities in the RSCs since adoption, there are therefore no major concerns regarding the implementation of the LDP policies at this point.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE07 Aspect Monitored: Retail Frontages Policies Monitored: S01 – S02, LU19 and LU21 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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 2016.</p> <p>Primary Retail Frontages (Policy requires 75% A1):</p> <p>Cardigan</p> <ul style="list-style-type: none"> • P0201 High Street West: 76.0% • P0202 High Street East: 76.0% • Combined: 76.0% <p>Aberystwyth:</p> <ul style="list-style-type: none"> • P0301 Great Darkgate Street North: 63.2% • P0302 Great Darkgate Street South: 85.7% • P0303 Owain Glyndwr Square North: 57.1% 	+

			<ul style="list-style-type: none"> • P0304 Owain Glyndwr Square South: 80% • P0305 Pier Street East: 57.1% • P0306 Pier Street West: 83.3% • P0307 Chalybeate Street West: 66.7% • P0308 Terrace Road West: 88.9% • P0309 Terrace Road East: 80% • Combined: 74% <p>Secondary Retail Frontages (Policy requires 50% A1):</p> <p>Cardigan</p> <ul style="list-style-type: none"> • S0201 High Street West: 40% • S0202 High Street East: 72.2% • S0205 Priory Court: 90% • S0206 Priory Street North: 45.5% • S0207 Priory Street South: 42.9% 	
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			<ul style="list-style-type: none"> • S0209 Pendre : 71.4% • Combined: 61.8% <p>Aberystwyth</p> <ul style="list-style-type: none"> • S0301 Chalybeate Street East: 53.3% • S0302 Terrace Road/Cambrian Place: 26.7% • S0303 Terrace Road South: 61.5% • S0305 Pier Street East: 44.4% • S0307 Pier Street West: 30% • S0308 Bridge Street West: 84.6% • S0309 Bridge Street East: 66.7% • Combined: 51.9% 	
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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 88.9% to 57.1%; while it’s Secondary Frontages vary between 84.6% and 26.7%. In Cardigan Primary Frontages, the proportion of retail uses is 76% in both of the primary retail frontage areas while it’s Secondary Frontages vary between 90.9% and 40%.

Cumulatively the retail frontages are performing well however we acknowledge that a number of individual retail frontages have failed to meet the targets for 2 consecutive years, this is typical of the national picture and not in response to policy flaws. Given the

relatively small size/short length of some of the retail frontages, it should be recognised that a change of use for a single unit can have a significant impact on the % of A1 use being achieved in any single frontage.

In Cardigan P0201 now meets the target. In Aberystwyth P0304 now meets the target. Primary Frontages P0301, P0303, P0305 and P0307 all failed to meet the target; however they stayed the same as last year. In Cardigan, Secondary Frontages S0201, S0206 and S0207 do not meet the target, In Aberystwyth, Secondary Frontages S0302, S0305 and S0307 all failed to meet the target.

It should be noted however, that when taken as a whole the situation is more positive, with Aberystwyth's Shopping Frontages only narrowly missing the 75% target at 74% and Cardigan now exceeding the target at 76%. Their Secondary Shopping Frontages exceed both exceed the 50% target, with Aberystwyth's having 51.9% retail uses and Cardigan's 61.8%. The previous year's analysis identified that the targets were not met so an investigation was launched which revealed the preceding years data had been miscalculated – this was amended and showed in this year's monitoring the targets are being achieved or very narrowly missed. Therefore the targets have almost (0.1% out) been met or exceeded for all primary and secondary frontages and a review is not required. However at such time as review of the plan, consideration will be given to whether these frontages are appropriate and / or whether the targets are realistic and/ or whether a different measure would best show the performance of the primary and secondary frontages.

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 Primary and Secondary retail frontages for Aberystwyth and Cardigan have narrowly missed their target by 0.1% or been met or exceeded their target and therefore no major concerns over the policy are triggered at this time.

Quality of Life

Monitoring Reference: AMRQ01 Aspect Monitored: Loss of Open Space and Facilities Policies Monitored: LU22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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. It is noted that 0.94ha of open space was gained as a result of development granted planning permission. See Q03 for further information.				
Conclusions The target is being met and there are therefore no concerns over policy implementation at this time.				

Monitoring Reference: AMRQ02 Aspect Monitored: Loss of Greenfield Land Policies Monitored: S02 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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.	Since the start of the plan period, the 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 2016, the following development took place on greenfield land. Residential Development (Target 75%) Permitted: 170.29ha (60%) Completed: 84.36ha (83%) Economic Development (Target 70%) Permitted: 3.14ha (34%) Completed: 1.81ha (30%) All Other Development (Target 15%) Permitted: 32.91ha (43%) Completed: 12.66ha (53%)	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 75% threshold set for residential development has broadly been met for development permitted at 60%, but exceeded for development completed, with 83% 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.

The targets for economic development have been easily met, with only around 34% of development permitted and only around 30% completed, being located on greenfield land. To counter this, the target for other types of development has been exceeded. This is due to a few significant applications including a retail and community development, Cardigan and three school developments at Synod Inn, Brynhoffnant and Llanrhystud. 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 target for other development has been exceeded but given the community/economic benefit realised in relation to 'other development' it is not considered cause for concern. Finally, it is noted that the completions performance was reported incorrectly in the 2015 AMR which indicates a reduction in the completions figures for 2016. Now this error has been identified future monitoring periods will provide more certainty around true performance.

In summary then the majority of targets identified for this indicator are being met. Other development targets are not being met however they are not considered cause for concern at this stage.

Conclusions

Residential and Economic Permissions targets are being met. Other Development permissions have significantly exceeded the target this year and in previous years. Notwithstanding, an analysis of the other developments suggests that they are appropriate in scale and in their given locations and therefore there are currently no concerns about the implementation of the LDP's policies.

The completions targets are not being met for residential or other developments. Council's main focus will remain with permissions received and how they translate into permissions 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 Reference: AMRQ03 Aspect Monitored: The Gain of Open Space Policies Monitored: LU24 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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.	25% of relevant planning applications have met the requirements of open space provision in line with Policy LU24.	0
Analysis 8 relevant planning applications were received during the monitoring period, 75% of these did not meet the requirements of open space provision in line with LU24. An analysis of the applications that failed to provide open space in line with Policy LU24 revealed that 5 applications were negotiated prior to the LDP being adopted. A further permission (A140905, Land at Aberystwyth Town Football Club, Aberystwyth)) failed because the application was approved against officer recommendation. Notwithstanding, the proposed town centre residential development includes a communal courtyard and adjoins an established open space area (Football pitch), though this is not available for public use. In summary then, of the 75% of planning applications which did not meet the requirements of open space provision in line with Policy LU24, approximately 85% (5 applications) were negotiated prior to the LDP being adopted. A further 1 application included some communal open space and its town centre location provides direct access to the amenities available for public open space within the town centre and therefore all of these applications are considered appropriate.				

It is noted that the arrangements for managing open space in the county are constrained due to the reluctance of community councils to adopt open spaces and the lack of management companies available to run them. Therefore in any future review we will be seeking a mechanism (bearing in mind issues with pooled contributions) for contributions for developers to the upgrading and management of existing open space.

Conclusions

Of the 8 relevant planning applications, 5 of these had already been permitted in principle and hence the LDP could not be applied. The only other planning application that did not meet the open space requirements in line with Policy LU24 was a high density town centre development which included a communal open space area and also benefits from access to existing open space within the town centre. 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.

Monitoring Reference: AMRQ04 Aspect Monitored: Environment and Local Biodiversity Policies Monitored: DM15, DM20 and DM22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			Nature of performance	Significance
To permit no more than 5% of development where there are predicted to be significant residual long term or unknown 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'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.	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 549 applications permitted (other than adverts), 523 were believed to have potentially been relevant to ecology. Of that 523 a consultation and subsequent ecological response was provided for 227 of those applications. This noted whether there were predicted to be significant long term residual effects, after mitigation, compensation etc. Three (1.3%) of the responses noted significant effects yet were approved before a response was made which could have resulted in	

			<p>significant negative effects (5.7% in total). In addition, although there were no significant impacts predicted on the 213 responses, the Decision Notice for nearly 11.5% of the 227 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 11.5% 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 17.2%.</p>	
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Analysis

As noted above 227 applications permitted out of 523 (excluding consents for adverts and other non-relevant applications) were subject to an ecological response. Of those 227 around 5.7% 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 therefore has already not been met.

Furthermore, although there were no significant impacts predicted on the rest of the 227 approved applications, the Decision Notice for around 11.5% of 227 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 17.2%. 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 296).

Therefore the number of applications responded to which may have an unknown/significant effect is just outside of the 5% target and above the 10% trigger. Unfortunately this is an 8.8% reduction in compliance from last year and shows there are still issues that need to be addressed. Further concerns with regards to the 296 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 and have surpassed the trigger point. This failing is due to process and not policy wording and therefore whilst there are no concerns over the policy itself, concerns in relation to process remain.

Therefore, the following actions are proposed:

- Meeting with LPA Development Management Manager and Senior Officers. Many issues are repeated e.g. not including lighting condition and therefore these can be discussed.
- Follow up meeting with North and South team separately.
- Monthly/bi-monthly review of process to try and tackle issues quicker than yearly.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ05 Aspect Monitored: Environmental Enhancements Policies Monitored: DM14, DM15, DM20 and DM22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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 52% 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.	0
Analysis As indicated above, only 52% of applications have incorporated a condition which will lead to enhancements. Where there has been ecological input, this figure increases to 75%. There has been a 20% increase from last year's result which is still moving in the right direction, but it is still a long way from the 85% target. It is of significance however that the take up of ecological				

enhancements has significantly increased.

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 were 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 however further improvements are still required.

In order to reach our target for 2016/17 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 2015/16. Notwithstanding, there has been a 20% increase from last year's result which shows significant improvement. Therefore further action is proposed to ensure that this continues to improve in the future and therefore whilst targets are not being met, they should continue to be monitored closely to ensure further improvements.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ06 Aspect Monitored: Infrastructure Policies Monitored: DM12 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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 	<p>Discussions with DC/WW are ongoing with regard to securing funding via the AMP programme.</p> <p>4 Service Centres are constrained in part by infrastructure issues:</p> <ul style="list-style-type: none"> Aberaeron (Llwyncelyn) Llanon Llanrhystud Pontarfynach (Devil's Bridge) 	+

		<p>delivery of sites is to be ensured;</p> <ul style="list-style-type: none"> • Achieving certainty that slippages in the current AMP can be addressed; • Where viability issues exist in relation to sites where developer contributions were to be relied upon exploring the alternatives (AMP, other sites etc.); and • Where capacity issues cannot be overcome, considering the options for addressing future development needs within that particular Service Centre. 		
<p>Analysis</p> <p>Discussions with DCWW are ongoing. DCWW’s Asset Management Plan (AMP) 6 which governs water and sewerage improvements up until and including 2020 has recently been updated. The AMP shows a reduction in infrastructure issues this year. Only 4 Service centres are partly constrained, compared to 6 in 2015 and 9 in 2014. Of the four service centres that are constrained in part, the following is noted:</p> <ul style="list-style-type: none"> • Llwynceilyn WwTW has no capacity to accommodate further growth in Llwynceilyn (other than that with extant consent). • Llanrhystud WwTW has no capacity to accommodate growth proposed in Llanon and Llanrhystud (other than that with extant consent). • There is limited capacity to accept the proportion of growth proposed in Pontarfynach (Devil’s Bridge), but not the full amount. A developer funded feasibility study will identify the capacity available. 				

All three WwTW identified above will form part of Welsh Water's submission to industry regulators for AMP7 (2020-2025). Prior to regulatory investment can come forward in the short term should developers fund improvements themselves. Infrastructure constraints information highlighted above will be taken into consideration when the allocated sites and status of service centres are reviewed as part of the LDP review process. This will ensure that allocations remain appropriate moving forward, that phasing of growth over the plan period is appropriate and Settlement Group Statements remain accurate.

Conclusions

Engagement with DCWW is positive. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 4 as part of the LDP review process the feasibility of existing allocations (including the consideration of infrastructure constraints) identified above will be considered in further detail.

Monitoring Reference: AMRQ07 Aspect Monitored: Reducing Flood Risk Policies Monitored: National Policy and DM11 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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 iv 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>43 applications for development categorised under paragraph 5.1 were approved in the C2 flood zone.</p> <p>10 applications for development categorised under paragraph 5.1 were approved in the C1 flood zone.</p> <p>51 of these permissions met the TAN 15 tests.</p>	+

Analysis

43 relevant applications were approved in the C2 flood zone and 1 had not shown that the TAN 15 tests had been met. However despite this no objection was received from Natural Resources Wales.

10 relevant applications were approved in the C1 flood zone. Only 1 application had not shown that the TAN 15's tests had been met. This application was for a town centre residential development in Aberystwyth and NRW did not object to this application.

96% (53 relevant applications) received during the monitoring period met the TAN 15 tests. The other 4% (2 relevant applications) that did not show that the TAN 15 tests had been met were referred to Natural Resource Wales and no objection was received. This compares to 86% and 14% during the previous monitoring period.

Conclusions

Only a very small percentage of relevant planning applications did not meet the TAN 15 tests during the monitoring period. Of these, however no objection to the proposal was received by Natural Resources Wales. Decisions have been based on information received by NRW and where appropriate conditions have been applied to ensure the safety of inhabitants. This implies that TAN15 and Policy DM11 are being taken into consideration and complied with. There are therefore no concerns regarding policy implementation.

Monitoring Reference: AMRQ08 Aspect Monitored: Installed MW capacity in SSA D Policies Monitored: National Policy and DM11 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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.	0
Analysis In order to connect to the National Grid, new wind farm development in SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. A conjoined public inquiry into wind farm developments in Powys commenced in May 2013. In September 2015 the Department of Environment and Climate Change (DECC) refused planning consent for four major wind farm applications which would have supported proposed connection projects. The future of these Planning Applications remains unclear and some are currently being appealed. This has resulted in the suspension of proposed connection projects in Powys which are required to enable any renewable energy development to come forward within SSA D.				
Conclusions If an application for SSA D is not submitted the MW capacity of SSA D cannot be achieved. This situation is outside the control or influence of Ceredigion Local Authority and the LDP, but will continue to be monitored.				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ09 Aspect Monitored: Waste Policies Monitored: LU31 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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

During the monitoring period the authority dealt with a number of applications for on-farm anaerobic digestion facilities. Three were granted planning permission: Cwmporthman, Blaenporth, Cardigan (A150211), Llanfair Fach, Lampeter (A150264) and Rhosygadair, Blaenannerch, Cardigan (A150263); and three were determined to be permitted development with prior not required: Gwarcaeau, Cross Inn, Llanon (A150085), Pengallt, Coed y Bryn, Llandysul (A150996) and Pencefyn Drysgol, Tregaron (A150538). During this period construction commenced on an anaerobic digestion facility at Crugmore Farm, Penparc, Cardigan that had been granted planning permission in December 2013. This facility has a 1MW capacity and is permitted to accept farm slurry waste and commercial food waste sourced within the local area.

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.

Food waste collected by the Local Authority is currently used to generate biogas and produce electricity at the Cassington anaerobic digestion (AD) facility operated by Agrivert at Worton, Oxen in Oxfordshire. Agrivert recently obtained planning permission and funding for a new 40,000 tonne, 3.0MW AD facility at Stormy Down, Bridgend. Under Ceredigion's contract with Agrivert, if the Stormy Down site becomes operational Ceredigion's food waste will be taken there, rather than to the Cassington Plant.

Along with Pembrokeshire County Council, Ceredigion County Council entered a 15 year residual waste contract (with a 10 year opt out clause) on 1st March 2015 whereby all Ceredigion's residual waste is processed at sites at Lampeter in Ceredigion and Pembroke Port to remove recyclable materials, before being shredded, baled and wrapped at Pembroke Port to create a Refuse Derived Fuel (RDF), which is shipped to a high efficiency Energy from Waste power station in Sweden.

The current arrangements for dealing with food waste and residual waste do not mean that the Glanyrafon site will not be required. The site may still be needed for regional (Ceredigion and Powys) waste management and treatment facilities to drive the management of waste further up the waste hierarchy, whether that be (in descending order of priority) enabling further re-use, preparation for re-use, recycling or recovery of materials (or a combination of these) 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: AMRQ010 (Statutory Indicator). Aspect Monitored: Aggregates. Policies Monitored: LU27 and LU30 Level: Core. Frequency: Annually. Source: SWRAWP Annual Surveys & Reports.				
Target	Indicator	Trigger and Actions	Performance (1 st April 2015 – 31 st March 2016)	
			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</p>	<p>In 2014 sales of crushed rock aggregates were 0.11Mt i.e. 44% of the 0.2Mta target. The 10-year average sales figure for 2005-2014 was 0.21Mt i.e. 84% of the 0.2Mta target. However, the capacity of sites to supply (i.e. operational capacity and annual output levels permitted) exceeded 100% of the target.</p> <p>In 2014 sales of sand and gravel across the former Dyfed authority grouping were 0.2Mt i.e. 60.6% of the 0.33Mta target. The 10-year average sales</p>	0

		<p>further allocations and or identify 'Preferred Areas' will be required.</p> <p>If the issue is permitted output levels, consideration will be given to whether or not there is scope to support applications to vary conditions limiting output levels.</p> <p>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>figure for 2005-2014 was 0.25Mt i.e. 75.75% of the 0.33Mta target. However, across the authority grouping the capacity of sites to supply (i.e. operational capacity and annual output levels permitted) in 2015 exceeded 100% of the target.</p>	
<p>Analysis</p> <p>This analysis relies upon data contained within the latest draft version of the 2014 South Wales Regional Aggregate Working Party Annual Report (hereafter simply referred to as the 2014 Annual Report).</p> <p>The SWRAWP RTS 1st Review sets Ceredigion a crushed rock apportionment of 0.2Mta to run to the end of the Plan period plus ten years beyond (i.e. to 2032) and sets a land-won sand and gravel apportionment of 0.3Mta collectively across Ceredigion, Carmarthenshire, Pembrokeshire and the Pembrokeshire Coast National Park (PCNP) (i.e. the former Dyfed authorities) to run to</p>				

the end of the Plan period and seven years beyond (i.e. to 2029 for Ceredigion). The RTS Review does not indicate how the joint 0.33Mta sand and gravel apportionment should be split amongst the individual authorities.

In 2014 sales of crushed rock aggregates in Ceredigion were 0.16Mt, 80% of the target 0.2Mt apportionment. However, it is to be expected that sales will reflect fluctuations in demand; and despite the shortfall in 2014, the 10-year average sales figure reported in the 2014 Annual Report (0.21Mt) still remains slightly above the apportionment figure of 0.2Mta. Ceredigion had 5.69Mt of crushed rock reserves at the end of 2014, so if average sales were to progress at the apportioned rate of 0.2Mta, the reserves would last until 2043 i.e. far longer than the required Plan period plus 10 years beyond (i.e. to 2032).

In 2014 the total sales of land-won sand and gravel amongst the former Dyfed authorities was 0.20Mt (although the previous year it had been 0.28Mt) This is 60.6% of the target 0.33Mta apportionment. Although this was well short of the 0.33Mt jointly apportioned to the former Dyfed authorities, all demand for land won sand and gravel across the whole SWRAWP region was met by sites located within the former Dyfed area and all these sites were operating well within their operational capacity and well below their permitted annual output levels (which collectively exceeds the annual apportionment), indicating that the shortfall is again a demand issue, and not a failure of supply to meet demand. Across the former Dyfed area there is more than sufficient capacity to increase outputs to the jointly apportioned 0.33Mta if demand were ever to rise to that level, although if this were to occur the landbank position would reduce more rapidly, so this would need to be monitored closely. Ceredigion alone currently has the capacity (based on maximum permitted outputs set by planning conditions) to contribute 0.248MTa to the group apportionment (i.e. 75.15% of the group target of 0.33Mta).

NB Representatives of each of the former Dyfed authorities meet at least twice a year as The South West Wales Minerals Planning Group to discuss cross boundary minerals issues, including their shared apportionment.

Authorities are also required to maintain a 10 year landbank of crushed rock aggregate and a seven year landbank of sand and gravel aggregate throughout the plan period (MTAN1:Aggregates). For Ceredigion this means the crushed rock landbank needs to extend to 2032 and the sand and gravel landbank needs to extend to 2029. Based on the average annual sales of crushed rock for the ten year period 2005 – 2014 (the 2014 Annual Report) Ceredigion's crushed rock aggregate landbank at the end of 2014 stood at 27 years (extending to 2041) i.e. more than sufficient to meet the MTAN1 requirement; and Ceredigion's landbank of sand and gravel reserves stood at 14 years (extending to 2028), i.e. one year short of the level required. However, this shortfall had been

anticipated when the LDP was produced (indeed it had been expected to be slightly worse) so was addressed at that time through the allocation of two sites for extensions to existing sand and gravel sites (LDP site references MNA0201 & MNA0701). Together these contain sufficient reserves to extend Ceredigion's landbank by a number of years. Both of these allocations remain available. Additionally, in 2015 planning permission was granted for an extension to a sand and gravel site at Crug yr Eyr, and permission was also granted to regularise a sand and gravel site operating at Llechwedd Dderi, Cribyn, Lampeter, creating an additional 150 – 175,000t of sand and gravel reserves. Accordingly there is no need to amend the LDP to allocate any further sites for sand and gravel extraction in order to ensure that there are sufficient reserves to meet the landbank requirement set in MTAN1.

Conclusions

Ceredigion's crushed rock sites are more than capable of meeting the apportionment set for Ceredigion in the RTS1st Review, and Ceredigion's sand and gravel sites (in combination with those sites located elsewhere in Dyfed) are more than capable of meeting the required joint apportionment in any given year set collectively for the former Dyfed authorities. The authority already contributes a significant proportion of the sand and gravel that is supplied from within the Dyfed area and is the only authority within the grouping to have additional site allocations in its LDP.

At the end of 2014 (latest available data) Ceredigion's permitted reserves of crushed rock aggregates and permitted and allocated reserves extended well beyond the levels needed to meet the landbank requirements of MTAN1. Nothing is known to have occurred in 2015 to change that position, so there is no need to amend the Minerals Policies in the LDP, nor to allocate any further sites for land-won sand and gravel in order to provide the required landbank.

5. Monitoring Framework SA/SEA Indicators

- 5.1 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). This Section 5 includes monitoring the SA/SEA for the period 1st April 2015 – 31st March 2016. Indicators have been identified to assess the performance of Sustainability Objectives. 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.
- 5.2 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).

- 5.3 The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies.
- 5.4 The monitoring process is dependent upon a wide range of statistical information. Certain circumstances have lead to changes to the original Monitoring Framework. Any changes are detailed in Appendix 1 of the report.

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		1a Reduce greenhouse gas emissions in both existing and new development.		
Indicator	Source	Frequency	Performance (1st April 2015 – 31st March 2016)	
			Nature of performance	Significance
Annual emissions of basket greenhouse gases (by sector).	UK Government https://www.gov.uk/government/statistics/	As available.	Emissions were 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) 	?

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • Road Transport (Motorways): 0 CO2 (Kt) • Road Transport (Minor roads): 61.4 CO2 (Kt) • 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.	<p>Welsh Government https://statswales.wales.gov.uk</p> <p>Ecological and Carbon Footprints of Wales, Update to 2011, Stockholm Environment Institute and GHD, July 2015</p>	As available	<p>The latest figures from 2015 indicate the following:</p> <p>Ecological Footprint of 3.59 global hectares per capita (gha/c) (compared to a Welsh Ecological Footprint of 3.28 (gha/c))</p>	0
The installed MW capacity of renewable energy development approved.	Ceredigion County Council	Annually	<p>Permitted renewable energy equals 13.02MW. This can be broken down into the following categories:</p> <ul style="list-style-type: none"> • Wind: 3.35MW • Solar: 8.80MW • Biomass/Anaerobic: 	+

Monitoring Framework SA/SEA Indicators

			0.80MW • Hydro: 0.6MW	
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/	As Available	Consumption was last recorded in 2011 as follows: • Consumption of Ordinary Domestic Electricity: 92,371 MWh • 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 In 2011 total annual greenhouse emissions in Ceredigion were 666 CO₂ (Kt). Emissions last recorded in 2013 show a reduction of 20.6% in the CO₂ (Kt) emissions released in Ceredigion. Whilst some sectors have shown increased emissions since 2011 others have maintained a reduction in emissions.</p> <p>Ceredigion has reduced its ecological footprint by 1.1 (gha/c) since last recorded in 2006. The rural nature of Ceredigion will continue to effect its ecological footprint due to its rural nature and a combination of limited public transport and heavy reliance on private transport to access services. Access to public transport is limited and therefore there is a greater reliance on private transportation.</p> <p>The 13.02MW figure for renewable energy capacity is only the figure for those schemes granted planning permission during the</p>				

monitoring period. 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. A Renewable Energy Assessment is currently being prepared in house to identify opportunities for more renewable energy generation schemes. The assessment will provide Renewable Energy Targets and potentially identify Renewable Energy Allocations if sites can be identified as being capable of accommodating more than 5 installed megawatt capacity. This assessment will inform the LDP review process.

Conclusions

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.

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 (1st April 2015 – 31st March 2016)	
			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: 0 Proportion: 0%	?
<p>Analysis</p> <p>Prior to 2014 achieving Code for Sustainable Homes Level 4 and BREEAM standard 'excellent' was above the national requirements of Level 3 (Dwellings) and 'very good' (Commercial and other relevant developments).</p> <p>Since 2014, the Code for Sustainable Homes and BREEAM no longer applies to new development at all, due to the devolution of Building Regulations to the Welsh Government. It is therefore not surprising that no developments have achieved at least Code for Sustainable Homes Level 4 or BREEAM standard 'excellent' during this monitoring period.</p> <p>The Welsh Government is currently undertaking a Building Regulations Sustainability Review which considers incorporating aspects of the Sustainable Buildings National Planning Policy into the Building Regulations in Wales. Publication of approved documents and regulations being laid is timetabled for September 2016 and therefore this indicator should be reviewed as part of the 4th AMR and following the introduction of these changes.</p>				
<p>Conclusions</p> <p>No policy implications are identified for the monitoring period. This indicator will be reviewed as part of the 4th AMR to incorporate</p>				

any changes to relevant regulations expected in September 2016.				
Sustainability Objective: 1c To reduce flood risk				
Indicator	Source	Frequency	Performance (1 st April 2015 – 31 st March 2016)	
			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	25 residential units were equating to 0.29ha of land identified as being permitted within C2 flood zone. 4 holiday units, were also permitted in C2 flood zone. 42 residential units (1.82ha) were approved in the C1 flood zone	0
Amount of new residential development (units) permitted with SuDS.	Ceredigion County Council	Annually	118 units have been permitted with SuDS.	+
Amount of new non-residential (units) development over 500m ² permitted with SuDS	Ceredigion County Council	Annually	2 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>The majority of residential applications in the C1 and C2 zones have met the TAN 15 tests. 2 residential applications in the C2 zone</p>				

did not justify how the TAN 15 tests had been met, however, NRW did not object.

In January 2016, Recommended non-statutory standards for SUDS in Wales were introduced by the Welsh Government. The impact of this guidance will be considered as part of the 4th AMR.

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.

Sustainability Objective: 2a Minimise contamination and safeguard soil quality and quantity.				
Indicator	Source	Frequency	Performance (1st April 2015 – 31st March 2016)	
			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: 23.9% (84.1ha)	+
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: 24.8% (34.2ha)	+
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 23 units per hectare. The average LDP guideline density on allocated LDP sites is 23 units per hectare.	+

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 every year since adoption. AMR indicator H09 sets a target for residential development on previously developed land as 5%. This indicator shows that in excess of 20% of development is being secured and delivered on brownfield land for all types of development which is positive. The average density of development on LDP allocated sites has increased from 21 units per hectare (2014-2015) to 23 units per hectare this year. This is consistent with the LDP guideline density for allocated sites of 23 units per hectare. (See analysis for H13 for further information).

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.

The average density of development on LDP allocated sites (23 units per hectare) is consistent with the average LDP guideline density of 23 units per Hectare. There are no concerns over the implementation of the LDP Policy LU06: Housing Density.

Sustainability Objective:		2b To maintain and improve air quality across Ceredigion		
Indicator	Source	Frequency	Performance (1 st April 2015 – 31 st March 2016)	
			Nature of performance	Significance
Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , Benzene, ozone).	Ceredigion County Council Air Quality Progress Report 2015.	Annually	<p>NO₂: An annual mean standard in 2014 of 40µg/m³ was not exceeded at any of the key monitoring locations in Ceredigion. The highest monthly mean NO₂ was recorded at Thespian Street, Aberystwyth, at 39.5 µg/m³ which is still below the annual mean standard.</p> <p>Concentrations of NO₂ continue to comply with the First European Air Quality Daughter Directive.</p> <p>PM₁₀ No new monitoring of particulate pollution was undertaken in 2014. The previous data detailed the annual mean was between 7 and 9µg/m³ at key</p>	0

		<p>strategic monitoring locations in the three main towns in the county and at a rural monitoring location. This indicates that particle pollution levels in the most important urban areas of Ceredigion remain close to background levels.</p> <p>Benzene Mandatory (and long-term indicative) standards for benzene were complied with in Ceredigion in 2014 at all monitored 'hot spot' and kerb-side locations that are relevant to public exposure. The longer term indicative standard of 3.25µg/m³ is also complied with at worst case locations in Ceredigion's main towns.</p> <p>Ozone The indicative 8 hour standard for Ozone was probably breached at a</p>	
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		<p>number of village locations in Ceredigion in 2014 (and in previous years – particularly those with very hot summers).</p> <p>In 2013, with a relatively cool and wet summer, the annual mean concentration of 52.66µg/m³ was around 40% lower than the largest annual mean observed in 2003. In 2014, however, the annual mean ozone concentrations increased to 68.78µg/m³, around 70% of the 8-hour mean standard. The summer of 2014 was once again warm and dry enabling more ground level ozone to be produced.</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</p>			

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.

Conclusions

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.

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 2015 – 31st March 2016)	
			Nature of performance	Significance
Bathing water quality.	Natural Resources Wales http://environment.data.gov.uk/wales/bathing-waters/profiles/index.html	Annually	14 monitored beaches for 2015 have quality standards of: 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. New Quay Traeth Gwyn: Excellent 13. Penbryn: Excellent 14. Tresaith: Excellent	+

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. Of the 14 beaches assessed in 2015 11 (78.6%) were classified as 'Excellent', 2 (14.3%) as 'Good' and 1 (7.1%) as 'Sufficient'. No beaches were classified 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.

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	<p>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.</p> <p>For the financial year 2015/16 overall the authority achieved 63.38 of Municipal waste prepared for re-use, recycled /composted (or sent for Anaerobic Digestion (AD)), against an increased LART target of 58%.</p> <p>The target was exceeded in each quarter: Q1: 63.63% Q2: 69.07% Q3: 67.96% Q4 71.99%</p>	+
Performance against Landfill Allowance targets i.e. allowance	i. Waste Data Flow	Annually	In the financial year 2015/16 3202t of BMW	+

Monitoring Framework SA/SEA Indicators

<p>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.</p>	<p>ii. Report of the Landfill Allowances Scheme (LAS) Wales 2014/15, (NRW, October 2015) (This is the most recently published reported performance data).</p> <p>iii. National Assembly of Wales Performance Indicators WMT/0004a (CCC)</p>	<p>was sent to landfill (equating to 31.54% of the 2015/16 landfill allowance of 10,150t). (Source i.).</p> <p>The figure for 2014/15 reported in last year's AMR was 3063.51t (equating to 28.79% of the then higher allowance of 10,645t). (Source i.).</p> <p>NB. The above figures were provisional and reported subject to NRW verification. According to NRW Ceredigion's LAS Performance for 2014/15 was actually 2,919t (equating to 27.4% of the 10,645t allowance used). (Source ii.). The 2015/16 figures have yet to be verified.</p> <p>The total (unverified) volume of all waste collected by the authority</p>	
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			<p>sent to landfill in 2015/16 was 4,121.82t (Source iii.).</p> <p>The (unverified) figure reported in last year's AMR for 2014/15 was 5249.03t. (Source iii.).</p> <p>The NRW verified figure for 2014/15 is 5,156.47t. (Source ii.)</p>	
Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.	Waste Returns (NRW) 2013 (latest data available).	Annually	<p>Unfortunately data for the total tonnage of Household/Industrial and Commercial waste by fate is not available for the 2015/16 financial year, nor for the 2015 calendar year. Data is however available now for the 2014 calendar year.</p> <p>The total tonnage for the 2014 calendar year was 54,149.35t, of which 14,622.81t was landfilled (all landfilled out of County),</p>	+

		<p>20,048.7t was recovered, 12,004.62t was transferred, 6,473.3t was incinerated and 851.44t was sent for treatment. The fate of 148.48t is unknown. (Source i.).</p>	
<p>Analysis</p> <p>The year before last 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).</p> <p>Last year it was reported that significant progress had been made in respect of the diversion of residual (mixed) waste from landfill, that 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. Shipments of RDF to the power station in Sweden commenced in 2015. The contract is for 15 years with an opt-out option after 10 years. The facility exceeds the parameters needed for this solution to be considered a waste recovery operation, rather than a waste disposal operation. Accordingly moving forwards the authority can be confident that all landfill diversion targets will be met for the duration of the LDP and beyond.</p> <p>As indicated in last year’s (and the previous) AMR all the source segregated food waste collected by the authority in Ceredigion</p>			

(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.

During the 2015/16 financial year, Ceredigion continued to exceed its Local Authority Recycling Target (LART) and did so by an increased margin. There was a slight increase in BMW waste sent to landfill, but still only amounted to 31.54% of the 2015/16 landfill allowance limit of 10,150t set for 2015/16 under the Landfill Allowance Scheme. The authority significantly increased its recycling performance and reduced the volume of waste it sent to landfill to just 4,121.82t, although this figure is yet to be verified by NRW.

The total volume of waste (Household, Industrial and Commercial) (i.e. all waste generated in Ceredigion, not just the waste dealt with by the authority) was higher for 2014 (54,149.35t) than it had been for 2013 (47,321.67t), but the amount sent to landfill was encouragingly lower in 2014 (14,622.81t) than it had been for 2013 (17,318.28t), whilst the amount recovered was encouragingly greater (up from 13,802.39t in 2013 to 20,048.7t in 2014). With the contract for sending Ceredigion's residual waste for recovery having commenced in 2015 it is likely that this trend will have continued during the 2015/16 financial year.

It remains the case however that there is no room for complacency. The authority's waste management team is committed to meeting the progressively more challenging targets that lie ahead, and committed to driving the management of waste further up the waste hierarchy in line with the National Strategy 'Towards Zero Waste'. To that end, the throughout the 2015/16 financial year the authority continued to work on a Waste Management Service review in accordance with the new Waste Management Strategy that was adopted in February 2014. At the time of writing (June 2016) this work is still on-going.

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, or to exceed the Local Authority Recycling Targets (LART)

Sustainability Objective:		3b Build and maintain environmentally friendly, high quality services and infrastructure.		
Indicator	Source	Frequency	Performance (1st April 2015 – 31st March 2016)	
			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	4 Service Centres constrained by infrastructure issues (Sewage treatment and/or water supply).	+
<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 DCWW are ongoing. DCWW's Asset Management Plan (AMP) 6 which governs water and sewerage improvements up until and including 2020 has recently been updated. The AMP shows a reduction in infrastructure issues this year. Only 4 Service centres are partly constrained, compared to 6 in 2015 and 9 in 2014. Refer to AMRQ06 above for further details.</p> <p>Of the four service centres that are constrained in part, the following is noted:</p> <p>Llwynceilyn WwTW has no capacity to accommodate further growth in Llwynceilyn (other than that with extant consent).</p> <p>Llanrhystud WwTW has no capacity to accommodate growth proposed in Llanon and Llanrhystud (other than that with extant consent).</p> <p>There is limited capacity to accept the proportion of growth proposed in Pontarfynach (Devil's Bridge), but not the full amount. A developer funded feasibility study will identify the capacity available.</p> <p>The three WwTW identified as having limited capacity will form part of Welsh Water's submission to industry regulators for AMP7 (2020-2025). Prior to regulatory investment development can come forward in the short term should developers funds</p>				

improvements themselves.

Conclusions

Engagement with DCWW is positive. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 4 as part of the LDP review process the feasibility of existing allocations (including the consideration of infrastructure constraints) identified during the monitoring period will be considered in further detail.

Sustainability Objective:		4a To value, conserve and enhance biodiversity.		
Indicator	Source	Frequency	Performance (1st April 2015 – 31st March 2016)	
			Nature of performance	Significance
<p>% of development permitted where there are predicted to be significant residual long term or unknown 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	<p>Of the 549 applications permitted (other than adverts), 523 were believed to have potentially been relevant to ecology. Of that 523 a consultation and subsequent ecological response was provided for 227 of those applications. This noted whether there were predicted to be significant long term residual effects, after mitigation, compensation etc. Three of the responses noted significant effects/unknown (1.3%) yet were approved and 10 applications (4.4%) were approved before a response was made which could have resulted in significant negative effects. In addition, although there were no significant impacts</p>	-

Monitoring Framework SA/SEA Indicators

			<p>predicted for the 213 responses, the Decision Notice for nearly 11.5% of the 227 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 11.5% 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 17.2%.</p>	
<p>% of applications where there are enhancements for:</p> <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 	<p>Ceredigion County Council and Natural Resources Wales.</p>	<p>Annually</p>	<p>Only 52% 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</p>	<p>0</p>

processes			provided at Reserved Matters have not been counted.	
Loss of priority habitat (ha) due to new development.	Ceredigion County Council.	Annually	Of the 26 (11.5%) applications which may have resulted in a significant negative effect due to omission of conditions, 7 of these is likely to or could result in a net loss of priority habitats. This includes sites where hedgerows were not protected. There were also 4 applications for which approval was made before ecological response (either due to not being consulted or ecology were awaiting surveys) therefore the impacts for these are unknown. Furthermore, the magnitude of loss is unknown with regards to the 57% of the applications approved (excluding adverts and other non-relevant applications) as no response has been	

Monitoring Framework SA/SEA Indicators

			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 26 (11.5%) 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>This has lead to a potential loss of SINC habitat within 3 of those applications and another 3 where ecology were ecology were not consulted/did not respond as were awaiting surveys.</p>	
<p>Analysis 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, 11.5% of the applications approved where the Council Ecologist had predicted no significant effect (provided that specific conditions were</p>				

attached to the planning permission) did not have the relevant conditions attached, either in part or full. This is unfortunately a backward step from last year, likely to be due to high staff turnover during 2015/16. 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. However, 57% 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.

As the likely impacts relate to mainly protected species, the impacts on Priority Habitats is a lot smaller, with the known impacts relating to 11 applications (mainly hedgerows). There were also 6 applications approved where it is unknown whether they will impact habitats that meet SINC criteria.

The inclusion of enhancements within applications approved is just 52% (although this is a 20% 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.

Conclusions

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.

Part of the objective is not being met sufficiently and therefore this will need to be addressed (see AMR Objective AMRQ04).

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 (1st April 2015 – 31st March 2016)	
			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 2015 – 31 st March 2016: Residential Development Permitted: Hectares: 9.7 (34.3%) Units: 119 (41%) Residential Development Completed: Hectares: 0.3 (2.8%) Units: 24 (11.1%) Non-residential Development Permitted: Hectares: 5.0 (70.9%) Units: 10 (32.3%) Non-residential Development Completed: Hectares: 0.3 (28.7%) Units: 7 (31.8%)	+

<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 2015 – 31st March 2016:</p> <p>Residential Development Permitted: Hectares 24.4 (86.4%) Units: 272 (93.8%)</p> <p>Residential Development Completed: Hectares: 6.6 (65.9%) Units: 156 (72.2%)</p> <p>Non-residential Development Permitted: Hectares: 7.1 (100%) Units: 29 (93.5%)</p> <p>Non-residential Development Completed: Hectares: 0.6 (54.1%) Units: 15 (68.2%)</p>	<p style="text-align: center;">+</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</p>				

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.

An analysis of the relevant full and reserved matters planning applications reveals that in terms of hectarage the majority (58.9%) 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 it's most populous, incorporating three Service Centres (Adpar, Tregaron and Cenarth). During the monitoring period, two medium sized residential developments were approved in the SLA, one in Cenarth, and one on the edge of Lampeter. Almost a quarter (23.8% 5 units) of the remaining full and reserved matters permissions are located within SLA 5: North Ceredigion Uplands. The remaining permissions are split between four other SLAs. In terms of non-residential development permitted (full and reserved matters applications), the land area developed is smaller and is more evenly spread over five of the thirteen SLAs. However SLA 7: Teifi Valley takes the majority (around 61.4%), 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.

Conclusions

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

Sustainability Objective:		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 (1st April 2015 – 31st March 2016)	
			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 & H11).	Annually	Since the adoption of the LDP, the following affordable homes have been committed: Permitted: 823 (234.2%) Completed: 382 (21.7%)	+
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) (2015), 3 out of 46 LSOAs (6.5%) were identified as being within the most deprived 30%. These were, Aberystwyth Penparcau 1 (W01000515),	?

Monitoring Framework SA/SEA Indicators

			Aberteifi/Cardigan - Rhyd-y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).	
Notifiable offences recorded by police by type.	Neighbourhood Statistics http://www.neighbourhood.statistics.gov.uk/dissemination/	As Available	<p>Statistics for notifiable offences for the year 2015 - 2016 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</p> <p>In respect of Affordable Homes, the permitted and completed, the percentage is reasonably close to the target for permissions/completions. See AMR Indicator H10 for further details.</p> <p>In respect of services and facilities in Service Centres, there has been little variation in the numbers of key services and facilities in recent years and 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 a significant effect on retaining or enhancing them. See AMR Indicator E06 for further details.</p> <p>In respect of the number of LSOAs in the most deprived 30%, 3 LSOA's (6.5%) were identified in Ceredigion. This minor change in deprivation is not considered significant.</p> <p>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.</p>			
<p>Conclusions</p> <p>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.</p> <p>There has been little variation since adoption of the numbers of key services and facilities in Rural Service Centres, deprived LSOA's and there is no new information on notable offences to consider this monitoring period.</p> <p>The AMR cannot draw any major conclusions regarding the effects of the LDP at this point in respect of the objective to build vibrant, safe and cohesive communities but will continue to monitor against this objective.</p>			

Monitoring Framework SA/SEA Indicators

Sustainability Objective: 7a Promote and provide opportunities and services to maintain healthy communities.				
Indicator	Source	Frequency	Performance (1st April 2015 – 31st March 2016)	
			Nature of performance	Significance
Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	Ceredigion County Council.	Annually	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services: 10.6%	?
Proportion of new dwellings within 300m of their nearest natural green space.	Ceredigion County Council.	As Available.	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 0.94 Ha formal open space facility within Aberystwyth USC.	+
<p>Analysis</p> <p>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>The proportion of dwellings within proximity to key health services is 10.6%. This is due to the rural nature of the county and historic population distribution. Due to this indicator not being reported previously this will act as a baseline for future monitoring. It is hoped that results improve as more permissions are granted in accordance LDP strategy to ensure a sustainable pattern of development.</p>				

Due to the rural nature of Ceredigion, all properties are within 300 metres 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.

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.

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 2015 – 31st March 2016)	
			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://www.discoverceredigion.co.uk/English/footer/tradepartner/site/tourismreportstatistics/Pages/default.aspx	As Available	This information is for the 2014 calendar year and is the latest information available: <ul style="list-style-type: none"> • 189,100 persons staying in Serviced Accommodation • 936,700 stating in Non-Serviced Accommodation • 117,400 staying with Friends or Relatives • 1.45 million day visitors. 	0
<p>Analysis</p> <p>When compared with previous data there is a general decrease across all visitor types, with the exception of visitors staying with friends or relatives which remained the same, This trend is not unique to Ceredigion and is a situation repeated in a number of Ceredigion’s neighbouring authorities.</p> <p>The number of day visitors has risen by 7.9%, a significant increase/improvement on what has been seen in previous years. Additionally, total visitor numbers increased by 2.2%. Economic impact has also risen very slightly (0.1%). 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>				

Comparison figures 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.

The Council is currently undertaking a bedstock survey, the results of which will feed into the 2015 STEAM results. Further analysis will be undertaken following the publication of the STEAM report expected in Autumn 2016.

Conclusions

Whilst there has been a notable drop in numbers for staying visitors this does not appear to be Ceredigion specific. It is still 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. The suite of tourism policies in the LDP are considered to support the objective.

Monitoring Framework SA/SEA Indicators

Sustainability Objectives:		9a Increase opportunities to build the Ceredigion education and skills base.		
Indicator	Source	Frequency	Performance (1st April 2015 – 31st March 2016)	
			Nature of performance	Significance
Number and % of people aged 16-64 with NVQ qualifications.	NOMIS Official Labour Market Statistics. https://www.nomisweb.co.uk/reports/lmp/la/1946157390/report.aspx#tabquals	Annually.	For the time period Jan 2015-Dec 2015 as follows: <ul style="list-style-type: none"> • NVQ4 and above: 14,800(32%) • NVQ3 and above: 27,900(60.5%) • NVQ2 and above: 36,900(80%) • NVQ1 and above: 40,900 (88.7%) • Other qualifications: 2,000 (4.3%) • No qualifications: 3,300 (7.1%) 	?
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	i. Walking <ul style="list-style-type: none"> • 30 min.: 73% • 60 min.: 3.9% • 90 min.: 4.6% • Over 90 min.: 18.4% ii. Public Transport <ul style="list-style-type: none"> • 30 min.: 82% • 60 min.: 5.8% • 90 min.: 1.5% • Over 90 min.: 10.8% 	+

			iii. Car <ul style="list-style-type: none"> • 30 min.: 100% • 60 min.: 0% • 90 min.: 0% • Over 90 min.: 0% 	
<p>Analysis Walking distances to learning providers has improved and distance by public transport has marginally declined. This could be due to changes to public transport routes and frequency which is outside the control of the LDP. The LDP strategy continues to promote growth in sustainable locations. Changes due to schools modernisation will be factored into the LDP Review.</p> <p>In Ceredigion the numbers achieving NVQ qualifications has slightly decreased, however the numbers achieving other qualifications has increased. When comparing to the Wales averages 81.7% of the Ceredigion population having an NVQ Level 2 and above qualification compared with the Wales average of 72.5% and only 7.1% of the Ceredigion population has no qualification whereas the Wales average is 10.5%.</p>				
<p>Conclusions There are no concerns over the LDP Strategy and policy in relation to the objective.</p>				

Monitoring Framework SA/SEA Indicators

Sustainability Objectives:		10a Promote the use of the Welsh language.		
Indicator	Source	Frequency	Performance (1st April 2015 – 31st March 2016)	
			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%	N/A
% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	Welsh Government https://statswales.wales.gov.uk/Catalogue/Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure	Annually	31 March 2016, persons aged 3 and over: <ul style="list-style-type: none">• All persons aged 3 and over: 73,700• Persons who can speak Welsh: 39,100• Persons who cannot speak Welsh: 33,000• Percentage of people who say they can speak Welsh: 53%	?

Number and % of Ceredigion pupils who speak Welsh at home.	Ceredigion County Council School Census	Annually	Data is for the academic year 2015 - 2016: <ul style="list-style-type: none"> • Speaks Welsh at home: 3,577 (37.1%) • Does not speak Welsh at home: 4,044 (41.9%) • Not applicable (cannot speak Welsh): 1,933 (20%) 	?
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 2014/2015: 446 pupils were assessed in Welsh out of a total of 664 pupils (67.2%)	+
<p>Analysis</p> <p>The number of people who identify as Welsh speakers are in decline throughout Wales. The percentage of Welsh speakers increased between 1981 and 2001 from 20.5% to 21.1%, but subsequently decreased between 2001 and 2011 to 18.6%, a 1.74% decline. According to the Census data Ceredigion 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%) in 2001 to around 35,000 in 2011 (approx. 47%). It is highlighted that across Wales the decline in Welsh speakers across Wales has been most dramatic in the traditional Welsh speaking strongholds of Ceredigion (5%), Carmarthenshire (6%) and Gwynedd (4%). Given the growth that occurred between 1991 and 2001 such a change in the number of speakers is particularly unwelcome. Whilst it is considered that the Census does provide the most reliable estimates for the population and its characteristics, it is noted that 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.</p> <p>The APS estimates indicate that in recent years the number of Welsh speakers in Ceredigion has further declined slightly. In March 2016 53% of people in Ceredigion could speak Welsh. This compares to 53.6% (2014) and 54.3% (2013).</p>				

Education data taken from Ceredigion's annual School Census in 2015 indicated that 37.1% of students speak Welsh at home. This compares to 38.3% (2014), 38.8% (2013) and 39.2% (2010). In 2015 20% of students could not speak Welsh. This compares with 18.6% (2014) and 16.4% (2013). It can therefore be concluded that there has not been a significant change in the number of children who do and do not speak Welsh at home during the LDP period.

The National Strategic Indicator for the year 2014/2015 shows a positive improvement with 67.2% of pupils receiving a Teacher Assessment in Welsh (first language). This compares to 62.8% (2013/14) and favourably to the Wales average of %.

Causally linking linguistic change and spatial planning is extremely difficult. Census information pre-dates the LDP's adoption in 2013 and the decline in Welsh Speakers in Ceredigion since 2013 is not considered significant also given the short period the plan has been in place it is not possible to draw any conclusions regarding the LDP's effect on the Welsh language at this stage.

Policy DM01 of the LDP requires that the impact of development on the Welsh Language and the Community is assessed in certain circumstances. To support the implementation of this policy an SPG was adopted on 23rd June, 2015. Following the adoption of the SPG the Council is also reporting the performance of Policy DM01 requirements for a CLIA in the annual Welsh Language Monitoring Report.

Further, it is noted that the recently introduced the Planning (Wales) Act (2015) strengthens the consideration of Welsh Language in planning. For the first time, the Act makes it mandatory for all Local Planning Authorities to consider the effect of their LDP on the Welsh Language, by undertaking an appropriate assessment as part of the Sustainability Appraisal of the plan. Further it clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission as far as it is material to the application. Tan 20 – Planning and the Welsh Language is also currently being reviewed and will be introduced during the next AMR monitoring period. The implications of the revision will be considered in the 4th AMR and will inform the LDP review.

Conclusions

Tan 20 – Planning and the Welsh Language is currently being reviewed and will be introduced during the next AMR monitoring period. The implications of which will inform the LDP review and any subsequent changes to Policy DM01. Council continues to monitor the performance of policy DM01 however the impact of the plan on the Welsh Language cannot be fully considered until the next census.

The AMR cannot draw any conclusions regarding Welsh language until the next census when the impact of the LDP and other factors will be analysed.

Monitoring Framework SA/SEA Indicators

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 (1 st April 2015 – 31 st March 2016)	
			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"> • 30 min.: 99.94% • 60 min.: 0.05% • 90 min.: 0.01% • Over 90 min.: 0% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 67.34% • 60 min.: 13.05% • 90 min.: 1.64% • Over 90 min.: 17.97% • Walking: <ul style="list-style-type: none"> • 30 min.: 36.80% • 60 min.: 8.61% • 90 min.: 11.84% • Over 90 min.: 42.75% Post Office <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 99.99% 	?

		<ul style="list-style-type: none"> • 60 min.: 0% • 90 min.: 0% • Over 90 min.: 0.01% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 78.66% • 60 min.: 5.70% • 90 min.: 0.63% • Over 90 min.: 15.01% • Walking: <ul style="list-style-type: none"> • 30 min.: 60.23% • 60 min.: 18.10% • 90 min.: 12.39% • Over 90 min.: 9.23% <p>Doctor surgery and/or hospital</p> <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 99.99% • 60 min.: 0% • 90 min.: 0% • Over 90 min.: 0.01% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 72.74% • 60 min.: 8.99% • 90 min.: 1.05% • Over 90 min.: 17.22% • Walking: <ul style="list-style-type: none"> • 30 min.: 44.20% 	
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Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • 60 min.: 12.69% • 90 min.: 15.70% • Over 90 min.: 27.41% 	
Volume of road traffic.	Welsh Government https://statswales.wales.gov.uk	Annually	Traffic volume was last recorded in 2014 as follows: 0.72 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%) 	N/A

			<ul style="list-style-type: none"> • 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%). 	
Number of car or vans per household.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	<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. 	N/A
<p>Analysis 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>				

In terms of travel times to key facilities, the results remain largely unchanged since adoption. 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.

Conclusions

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 more development has come forward. Any significant changes should be the subject of analysis of potential causes beyond the impact of the LDP.

Sustainability Objectives:		12a Encourage a vibrant and diversified economy.		
Indicator	Source	Frequency	Performance (1st April 2015 – 31st March 2016)	
			Nature of performance	Significance
Number and % of economically active people in employment.	NOMIS Official Labour Market Statistics https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx	Annually	April 2015 to March 2016: <ul style="list-style-type: none"> Economically Active: 34,700(69%) In employment: 33,100(65.6%) Employees: 24,100(50%) Self-employed: 8,300 (14.6%) Unemployed (model-based): 1,600 (4.6%). 	+
Median gross weekly pay for residents within Ceredigion.	NOMIS Official Labour Market Statistics https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx	Annually	April 2015 to March 2016: <ul style="list-style-type: none"> Full-time workers: £423.70 Male full-time workers: £461.20 Female full-time workers: N/A (sample size too small for reliable estimate). 	?
Number of employees by broad economic sector.	Stats Wales: https://statswales.wales.gov.uk/	Annually	Workplace employment by industry 2014 as follows:	+

Monitoring Framework SA/SEA Indicators

	Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/WorkplaceEmployment-by-WelshLocalAreas-Industry.		<ul style="list-style-type: none"> • Agriculture, forestry and fishing: 4,500 • Production: 2,300 • Construction: 2,600 • Wholesale, retail, transport, hotels and food: 9,300 • Information and communication: 400 • Finance and insurance activities: 300 • Real estate activities: 600 • Professional, scientific and technical activities; administrative and support service activities: 2,700 • Public administration, defence, education and health: 12,600 • Other service activities: 2,200 • All industries: 37,500 	
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:	+

			Units: 61 (52.6%) Area: 21.01ha (71%).	
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: Units: 40 (54.8%) Area: 3.68ha (36%).	+
Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	Ceredigion County Council.	Annually	Survey carried out February 2016: <ul style="list-style-type: none"> • Aberaeron: 10.3% • Cardigan: 10.8% • Aberystwyth: 4.3% • Lampeter: 3.0% • Llandysul: 11.9% • Tregaron:20.0%. 	0
% of retail uses on primary retail frontage.	Ceredigion County Council (AMR Indicator E07).	Annually	See AMR Indicator E07 results.	+
% 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	Footfall recorded Friday 6 th November 2015, between 10am and 5pm: <ul style="list-style-type: none"> • Great Darkgate Street: 2044 • Sgwar Owain Glyndwr: 1,232 	?

			<ul style="list-style-type: none"> • Sgwar Owain Glyndwr: 1012 • Terrace Road (North): 1,892 • Terrace Road (South): 1674 • Chalybeate Street: 1124 • Clock Tower - Bridge Street: 471 • Clock Tower - Upper Great Darkgate: 437 • Promenade – Not recorded • Eastgate – Not recorded • Pier St – Not recorded • Total: 9886. 	
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Analysis

While the economic recession caused the numbers in employment to drop from 69.6% in 2010 to 61.3% in 2011/2012, since then there has been a steady rise in numbers in employment. This monitoring period shows an increase in the proportion of economically active persons in employment to 69% up from 67.2% (2015). The proportion of economically active persons in employment may seem low, being lower than the Wales (75.3%) and UK (77.8%) average but Ceredigion has a relatively high student population, which contributed to a significant percentage 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 not varied significantly since the LDP was adopted. Further, given that the Ceredigion figures are derived from survey data for a small area, the year on change may be more the result of sample variability than evidence of an actual change in income. Notwithstanding, wages in Ceredigion continue to be lower the

Welsh and UK averages and the assumed growth is also below the average annual rate of inflation for this period.

Data on employment by economic sector is available for 2014. All sectors have seen a rise in numbers of jobs by industry with the exception of finance and insurance activities and other service activities. Total employment in all industries has increased to 37,500 compared to 36,200 (2015) and 34,900 (2014).

In relation to the development of the LDP's allocated employment sites, 71%% of their area is now committed for development though as yet only 36% 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. The average shop vacancy rate within Ceredigion's Town Centres is 7.6%. This figure compares to 9.1% (2015) and 11.9% (2014) This is below UK vacancy average, which according to the Local Data Company (2014) was 12.3% in June 2015. Therefore, with the exception of Tregaron (20%) all 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 4.3%.

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 57.1% to 88.9%, while its Secondary Frontages vary from between 84.6% and 26.7%. In Cardigan Primary Frontages, the proportion of retail use is 76% while its Secondary Frontages vary from between 40.9% and 90.9%. 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 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 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. It is noted that not all locations were recorded this year however, of the locations that were recorded similar footfall was counted to previous years. Th. Given the relatively short period over which the survey has been conducted, it is not possible to draw any major conclusions to date. Notwithstanding it is expected

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 The following section outlines conclusions of the 3rd Monitoring Report and recommendations where considered necessary.

Does the basic Strategy remain sound?

6.2 The 'direction of travel' towards strategy targets is positive, however, the rate of progress is not as fast as anticipated to meet the identified targets by the end of the plan period.

6.3 Housing and economic growth planned for was based on population and household data and projections available at the time of drafting. The subsequent 2011-based population and household projections indicated much lower levels of growth than projected in the 2008-based projections which the LDP dwelling requirement is based upon. The final sessions of the LDP examination acknowledged that projections change and suggested caution regarding 'over-reacting' to new projections. The next set of population and household projections (2014-based) is expected in 2016/17 and their timing will enable their consideration as part of a 4 year statutory Plan Review.

- The LDP Review will need to consider:
- The overall soundness of the Strategy and the potential for rolling forward the plan's strategy to be delivered over a longer period of time
- The 2014 based population and Household projections (expected Autumn 2016) to ensure how much growth to plan for.
- The amount, supply, location of and deliverability of all allocated sites.
- The status of settlements.
- The need to revise certain policies to accord with new and emerging national policy and guidance.

6.4 This LDP review will enable the appropriate consideration of these issues in light of updated evidence including:

- The Ceredigion Local Housing Market Assessment (2016)
- An updated Strategic Housing Viability Study
- An updated Economic Needs Assessment
- A Renewable Energy Assessment
- Regional Retail Capacity Study
- An updated Gypsy and Traveller Accommodation Assessment
- A Service Centre Status and Allocated Sites Review
- 2014 based Population and Household Projections

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

6.5 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.

Conclusions and Recommendations

- 6.6 Nationally the LDP framework is delivering to meet the majority of national requirements and needs (for example through facilitating the delivery of affordable housing and economic opportunities. General housing delivery remains low which is a reflection of the picture nationally. There are concerns that the national policy targets for the supply of land and delivery of affordable homes are not achievable in the rural context in Ceredigion. The deliverability of housing will be reviewed and considered at the national level through emerging research and at local level in the strategic viability assessment and allocated sites review. This new evidence will be considered as part of a 4 year statutory plan review.
- 6.7 Since adoption, the LDP has assisted 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. It is hoped that future developments such as IBERS will continue to sustain its regional role.
- 6.8 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 750 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?

- 6.9 Significant legislative change has been introduced during the monitoring period including the Wellbeing and Future Generations, Planning, Historic Environment and Environment Acts that form the basis of a new Welsh Legislative framework.
- 6.10 Whilst it is recognized that both new legislation and national policy relevant to plan making has been introduced during the monitoring period, much of the detail including some TAN's and amendments to PPW are in draft form and are subject to change. Further it is anticipated that other relevant documents (including for example TAN 24 – the Historic Environment) will be introduced during the next monitoring period. National Legislation and Policy introduced this year have not resulted in any significant changes in the context of the plan. Consequently there are no recommendations for action in respect of the LDP at this stage.
- 6.11 It is noted however, that minor amendments to several plan policies including those that relate to the Built Environment, Welsh Language, Design and Retail may be required following the introduction of updated

national policy and guidance in the future. The Council will be best placed to consider any required changes to the LDP following the introduction of additional proposed revisions to National Policy scheduled for 2016 – 2017. This position compliments the timing of the 4th AMR and statutory need for plan review.

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

6.12 The conclusions for this monitoring report indicate that the majority of indicator targets are being met or are not of concern. The following table summarises AMR Indicators where targets are not being achieved and there are concerns over implementation of policies. These policies are further discussed under the next question.

Conclusions and Recommendations

Indicator	Policies	Performance	Comment
AMRH02 – Settlement Strategy Countywide	S01, S02, S03, S04.	-	Positive movement has occurred towards the identified targets. The rate of progress currently falls short of the trajectory targets identified for this monitoring period by 4 to 6% and it not as fast as anticipated to meet the identified targets countywide by the end of the plan period. The LDP review should consider reasons for the lack of delivery in Service Centres through an allocated sites review.
AMRH03 – Settlement Strategy Settlement Groups	S01, S02, S03, S04.	-	The results show that the number of Settlement Groups not moving towards the required balance is 7 which addresses the conclusion from the previous AMR. Positive movement towards identified targets since adoption is evident, however the rate of progress is not as fast anticipated to meet the identified targets countywide by the end of the plan period. Further investigation of delegated and non-delegated planning application decisions by location will therefore be required to inform the LDP review.
AMRH04 – Settlement Strategy – Development in ‘Linked Settlements’	S01, S04	-	Positive movement towards identified targets since adoption is evident, however the rate of progress is not as fast enough anticipated to meet the identified targets countywide by the end of the plan period. The Council must continue to implement policy LU05 by not renewing permissions in such locations and issuing short permissions where they are justified.
AMRH05 – Settlement Strategy – Development in ‘Other Locations’	S01, S04	-	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. In all for cases, justifications were minuted. There are no policy concerns arising from this indicator as the appropriate officer recommendations were put forward in all cases. 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) due to the potential risk of judicial review if non-material planning considerations are taken into account or if evidence of material considerations has not been provided for consideration.
AMRH06 – Housing Land Supply	S01, S02, S03, S04, LU05	-	The 5 year land supply target is not being met. The appropriateness of the LDP’s housing strategy, policies and allocations will be considered as part of the statutory four year review of the LDP.
AMRH07 – Delivery of Allocated Housing Sites	S01, S02, S03, S04	-	The performance has increased since last year and although the targets have not been met, they show a positive step in the right direction. Concerns that 40% by 2017 is unlikely to be achieved, therefore need to undertake an allocated sites review.
AMRH08 – Housing Development in the Right Locations	S01, S03	-	The target has not been achieved since adoption although significant improvements have been realised during the monitoring period. The majority of development continues not to come forward on allocated sites; This indicates the need to review the Allocated Sites to inform the LDP Review.
AMRQ04 – Environment and Local Biodiversity	DM15, DM20, DM22	-	The LPA have not achieved the identified target. This failing is due to process and not policy wording and therefore whilst there are no concerns over the policy itself, concerns in relation to process are highlighted. Actions are proposed to support better implementation of policy moving forward.

*Bold indicates core indicators

Conclusions and Recommendations

6.13 Section 5 sets out the results of the SA/SEA monitoring process, which concludes that an overall positive effect has been realised. During the year, no further SPG's were consulted upon or adopted. For a full list of the 10 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?

6.14 This is the Third AMR to be prepared in respect of the Ceredigion LDP. 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 2015/16. The findings are summarised in the following table:

LDP Monitoring Summary Table	
Policy*	Status
S01, S02, S03, S05, LU06, LU05, LU02, S04, LU13, LU11, LU12, LU18, LU19, LU20, LU21, LU22, DM12, DM11,	Policy is being met or exceeded. No intervention required.
S01, S03, S02, LU24, DM11, LU27, LU30, DM15, DM20, DM22	Policy is not delivering as anticipated but is delivering sufficiently and does not require intervention measures
S01, S02, S03, S04, LU05, DM15, DM20, DM14	Policy is failing to deliver as anticipated and intervention measures should be considered.
S01, S02, S03, S04, LU12, LU13, LU18, LU19, LU20, LU21, LU22, LU31	No conclusion can be drawn at this stage.

*Policies may appear in multiple categories if they are subject to more than one LDP monitoring indicator,

6.15 Eight policies have been triggered for consideration and are discussed below:

S01, S02, S03 and S04 – The Strategy and ‘S’ Policies

6.16 The Strategy of the LDP is to refocus growth into Service Centres. Whilst some aspects of the policies are being met or do not require intervention, there remains concern over the rate of progress towards some identified targets. Three years from adoption improvements in the proportional split of housing commitments have occurred across Service Centres, Linked Settlements and Other Locations, A review of the plan will therefore need to consider the soundness of the strategy, including lack of delivery in Service Centres and the reasons behind through an allocated sites review and the potential for rolling forward the plans strategy to be delivered over a longer period of time. Further investigation of delegated and non-delegated planning application decisions by location is also required.

6.17 Since the previous monitoring period the overall total number of Linked Settlements now at or exceeding their 12% cap has slightly increased. Development which has occurred in 'Other Locations' has resulted from decisions undertaken at Planning Committee contrary to Officer recommendations. In all for cases, justifications were minuted. Further work is needed to ensure that where a justification is put 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) due to the potential risk of judicial review if non-material planning considerations are taken into account or if evidence of material considerations has not been provided for consideration.

LU05 – Securing the delivery of Housing Development

6.18 The 2016 JHLA Study report demonstrates a 3.4 year land supply and a 5 year housing supply is not being met for two consecutive years. It is recognised that housing Delivery is down across Wales and is not an issue unique to Ceredigion. During the year, some engagement work with the developers and sites owners was undertaken by the Housing Delivery Officer and during the JHLAS preparation process, and it is recognised that further work to assess the deliverability of allocated sites is required as part of an allocated sites review. Some developers have expressed concern over development viability and a Strategic Viability Assessment has therefore been commissioned, the outcomes of which will feed into the LDP review.

6.19 Subsequently, the level of housing delivery continues to be below that which is required to meet the LDP Strategy. The appropriateness of the LDP's housing strategy, policies and allocations will be considered as part of the statutory four year review of the LDP. This review will enable appropriate consideration in light of any emerging research currently being undertaken to look at housing supply and demand across Wales.

DM15 – Local Biodiversity Conservation, DM20 – Protection of Trees, Hedgerows and Woodlands DM22 – General Environmental Protection and Enhancement

6.20 DM15, DM20 and DM22 have been triggered because more than 5% of development permitted is predicted to have significant residual long term or unknown effects on the environment and local biodiversity. This failing is due to process and not policy wording and therefore whilst there are no concerns over the policy itself, concerns in relation to process remain and appropriate actions are proposed to seek to address these issues. Further, it is highlighted that considerable improvement (20%) has been achieved in regard to environmental enhancements. Environmental indicators should continue to be monitored closely to ensure this trend continues.

Conclusions and Recommendations

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 Positive movements towards identified Strategy Objectives have been made; however the rate of progress is not as fast as anticipated to meet strategy targets by the end of the plan period. Therefore the LDP needs adjusting and replacing in parts. Any changes to the LDP will be considered as part of the 4 year statutory plan review.

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

6.23 Policies or proposals which require changing will be identified in the Review Report and considered as part of the LDP Review.

Conclusion

6.24 The findings of this year's AMR trigger plan review and will inform completion of an LDP Review report in 2017.

6.25 The Review will need to consider:

- The overall soundness of the Strategy and the potential for rolling forward the plan's strategy to be delivered over a longer period of time
- The amount, supply, location of and deliverability of all allocated sites.
- The status of settlements.
- The need to revise certain policies to accord with new and emerging national policy and guidance.
- Infrastructure (particularly Transport & Sewerage) capacity to enable sites to come forward.

6.26 This LDP review will enable the appropriate consideration of these issues in light of updated evidence including:

- The Ceredigion Local Housing Market Assessment (2016)
- An updated Strategic Housing Viability Study
- An updated Economic Needs Assessment
- A Renewable Energy Assessment
- An updated Gypsy and Traveller Accommodation Assessment
- A Service Centre Status and Allocated Sites Review
- 2014 based Population and Household Projections (Autumn 2016).

Appendix 1: Changes to the Monitoring Framework (2015 – 2016)

*For previous Changes to the Monitoring Framework refer to previous AMR Reports.

Monitoring Reference	Indicator	Change	Reason	Monitoring period in which change occurred
AMRE01	Net economic land supply/development (ha./sq. m).	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016
AMRE02	Amount of economic development permitted on allocated sites as a % of LDP allocations (ha).	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016
AMRH04	From 1 st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	Amend Triggers and Actions text to delete '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.'	For clarification and to reflect what has been monitored historically.	2015 - 2016
AMRH07	Amount of housing development granted permission on allocated sites as a % of LDP allocations (units and ha).	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016
AMRH13	Average density of housing development permitted on allocated development plan sites.	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016

Monitoring Reference	Indicator	Change	Reason	Monitoring period in which change occurred
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.	Amend indicator to 'Amount of major retail, office and leisure development (sq. m) permitted in town centres permitted within and outside established town and district centre boundaries.'	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016
AMRQ04	% of development permitted where there are predicted to be significant residual long term effects on the Environment and Biodiversity.	Include reference to 'unknown effects' in the target.	For clarification and to reflect available information and recorded performance.	2015 - 2016
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.	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016
AMRQ02	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land.	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016
AMRQ01	Amount of open space and recreational facilities lost to development (ha and units)	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016

Monitoring Reference	Indicator	Change	Reason	Monitoring period in which change occurred
	which is on windfall and non-allocated land.			
AMRQ09	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016
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.	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016
AMRQ08	The installed capacity for renewable energy development approved within SSA D	Delete 'Statutory Indicator' from Monitoring Reference and Change Level from Core to Local.	To comply with the requirements of Section 9.3.3 of the LDP Manual (2016).	2015 - 2016
Sustainability Objectives 1a, 2c, 6a, 7a and 8a	Various	Change frequency where information is not annually available from 'Annually' to 'As Available'	For clarification and to reflect available information and recorded performance.	2015 - 2016
Sustainability Objective 4a	% of development permitted where there are predicted to	Include reference to 'unknown effects' in the target.	For clarification and to reflect available information and	2015 - 2016

Monitoring Reference	Indicator	Change	Reason	Monitoring period in which change occurred
	be significant residual long term effects on the environment.		recorded performance	
Sustainability Objective 9a	Number and % of people aged 16-64 with at least an NVQ level 2 qualification or equivalent and Number and % of people aged 16-64 with at least an NVQ level 4 qualification or equivalent.	Amend indicators to read 'Number and % of people aged 16-64 with NVQ qualifications'	For clarification and to reflect recorded performance.	2015 - 2016

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	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 1 st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	Local	0	0	-						

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH05	From the date of adoption, the type of development permitted.	Local	?	0	-						
AMRH06	Housing Land Supply as of 1 st April per annum.	Core	+	0	-						
AMRH07	<p>1. Amount of housing development granted planning permission on 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>	Core	0	0	-						

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	iv. At 31 st of March 2021, 88%										
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	<p>1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as</p>	Local	+	+	+						

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	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.	Core	0	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	0						
AMRH13	Average density of housing development permitted on allocated development plan sites	Local	0	0	+						
AMRH14	The ratio of outstanding permitted residential units to	Local	0	0	0						

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	residential completions.										
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	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).	Local	+	+	+						

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRE04	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.	Local	0	0	+						
AMRE05	Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted within and outside established town and district centre boundaries.	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	Local	0	0	+						

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.										
AMRQ01	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land	Local	0	+	+						
AMRQ02	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land	Local	0	0	0						
AMRQ03	Relevant planning applications as captured by Policy LU24.	Local	0	0	0						
AMRQ04	% of development permitted where there are predicted to be significant residual long term or unknown 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	-						

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
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 DM22 	Local	-	-	0						
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.	Local	-	0	+						
AMRQ08	The installed MW capacity of renewable energy development approved within SSA D	Local	0	?	0						
AMRQ09	Amount of waste management capacity	Local	?	?	?						

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.										
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	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.	-	-	0						
	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	0						

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Amount of new residential development (units and proportion) permitted with SuDS.	+	+	+						
	Amount of new non-residential (units) development over 500m2 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.	+	+	+						
	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. NO2, PM10, Benze, ozone)	0	0	0						

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
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.	+	+	+					
		Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.	+	+	+					
3b	Build and maintain	The number of Service	0	0	+					

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
environmentally friendly, high quality services and infrastructure.	Centres constrained by infrastructure issues (Sewage treatment and water supply).									
4a To value, conserve and enhance biodiversity.	% of development permitted where there are predicted to be significant residual long term or unknown 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. 	-	-	0						
	Loss of priority habitat (ha) due to new development.	-	-	-						
	Loss of sites (ha) that meet SINC criteria due to new	0	0	-						

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	development.									
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	Proportion of dwellings within agreed walking/cycling distance (400m) of key health	N/A	N/A							

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
communities.	services.*									
	Proportion of new dwellings within 300m of their nearest natural green space.	+	+	+						
	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	0						
9a Increase opportunities to build the Ceredigion education and skills base.	'Number and % of people aged 16-64 with NVQ qualifications'	?	?	+						
		+	?	?						
	Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by i. walking public ii. 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	0						
	% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	?	?	?						

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Number and % of Ceredigion pupils who speak Welsh at home.	?	?	?						
	The number and % of pupils receiving a Teacher Assessment in Welsh (first 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.	?	?	N/A						
	Number of car or vans per household.	?	?	N/A						
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	+	+	+						

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	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.	+	+	0						
	% of retail uses on primary retail frontage.	0	0	+						
	% of retail uses on secondary retail frontage.	0	+	+						
	Footfall levels in Aberystwyth.	?	?	?						

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 (Llwyncelyn)	Discussion has commenced with regard to bringing this site forward.
H0102	Site adj to Llwyncelyn Primary Llwyncelyn.	2.49	39	Aberaeron (Llwyncelyn)	Issues in regard to the WWTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves.
H0103	Land behind Ivy Dean Llwyncelyn	2.26	41	Aberaeron (Llwyncelyn)	Discussion has commenced with regard to bringing this site forward.
H0104	Land south of Maesypentre Llwyncelyn	0.44	9	Aberaeron (Llwyncelyn)	Part of site granted Full permission for 7 units and is currently under construction. Meetings with Planning Officers in relation to affordable housing contributions have taken place.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
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 and still has consents on an adjoining non allocated site. Part of site in different ownership and has submitted a pre-application query submitted in 2016 regarding development options for the site.
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 and still has consents on an adjoining non allocated site.
H0203	Pentop Fields	0.64	19	Cardigan	A130988 application by RSL (Tai Ceredigion) for 23 units social housing units at Awel yr Afon, including wheelchair access bungalow - approved. All under construction 2016.
H0204	Adj. to Roby Villa, St Dogmaels	0.63	16	Cardigan	The site owner has been contacted regarding progress and we await further updates.
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 dwellings still processing awaiting s106 signing 106.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2013-2017. This site is owned by the Council who are currently working up a scheme for the site the intention is to submit an application in the near future for a mixed tenure site working in partnership with an RSL.
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	A140679 – Outline application for 48 units being processed 2016.
H0305	Maesceinion, Waun Fawr	9.49	266	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	The site owner has been contacted regarding progress and we await further updates.
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.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0401	Land opposite Parc y Trap	2.69	35	Adpar	Extensive pre-application discussions have commenced with regard to bringing this site forward. 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 with Pre-applications Q150316 & Q150295 for residential development.
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 come forward during the plan period.
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. Pre-App Q150046 in Feb 2015.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0601	Rear of the Beeches	4.85	126	Llandysul	Formal pre-application discussions have commenced with regard to bringing part of this site forward. Part of site has been sold to RSL.
H0701	Land off Dewi Road	1.80	36	Tregaron	Application for 43 units approved 02/2/2016, which is split between H0701 & M0701 (23 units in H0701 & 20 units in M0701)
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 development of the site will be forthcoming.
M0701 (part)	Cylch Caron Project, rear of Talbot	2.1	20 Housing	Tregaron	LDP trajectory: 2013-17 Planning Permission granted for 43 units across the two sites Application for 43 units approved 02/2/2016, which is split between H0701 & M0701 (23 units in H0701 & 20 units in M0701)
H0801	Trenchard Estate south	0.25	10	Aberporth / Parclyn	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 / Parclyn	Permission granted for 21 units with detailed work on Reserved Matters underway.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
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. Site has been up for sale.
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 fields	3.90	48 Housing (See main entry in Mixed Use table below)	Aberporth / Parcllyn	LDP trajectory: 2018 - 2022 Proposal involves a relatively complex negotiation to 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 existed until improvements were made in the summer of 2014 allowing development to occur.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street	LDP trajectory: 2013-2017. Hydraulic restrictions relating to sewage existed 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 part of the 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. The developer proposes to submit a further planning application with minor tweaks to the design and anticipates all units to be started, with occupation before end of March 2018.
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	All 23 units completed in 2016.
H1202	Cae'r Bont	8.22	90	Felinfach/Ystrad Aeron	No further discussion with regard to bringing this site forward has been held.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
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. Considering and negotiating in relation to submitting a Planning Application. Expected delivery 3 to 5 years.
H1301	Land rear of Brynawen	1.08	22	Llanarth	9 dwellings adjacent still to be delivered prior to extending into allocated site. S106 signed for this 29/01/2015.
H1302	Land adj to Vicarage	0.83	9	Llanarth	Reserved Matters permission for 9 dwellings of which 4 are to be affordable properties, granted 29/01/2015.
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth	No known issues regarding deliverability.
H1304	Alma Street	2.64	32	Llanarth	Discussion has commenced with regard to bringing this site forward. Outline Planning Application is imminent. Likely to deliver in the next 5 years.
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.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
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.
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	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues in regard to WwTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves. The adjoining site is under construction 2016.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1602	Pentref Uchaf	0.86	22	Llanrhystud	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves.
H1801	Land adjacent to Y Gelli	2.95	64	Penrhyncoch	Outline planning application approved 27/07/2015 (A130975) with indicative layout for 64 dwellings and open space. Groundworks and 2 units with blockwork 2016 on adjoining site.
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 & 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.
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid	The site owner has been contacted regarding progress and we await further updates.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
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. Therefore there are no restrictions on development of this site.
H2103	Glan Ceulan	1.07	20	Talybont	The site owner has been contacted regarding progress and we await further updates.
H2104	Maes-y-Llan	1.4	42	Talybont	The site owner has been contacted regarding progress and we await further updates.
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	Glanrafon 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	Glanrafon 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	Planning Permission has lapsed for the site.
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 8 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 on part of site for 33 residential units. Further application for 24 residential units being determined.
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.

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron	Application for 43 units approved 02/2/2016, which is split between H0701 & M0701 (23 units in H0701 & 20 units in M0701)
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parclylyn	Permission granted.
M0802	Social Club and playing fields	3.90	Community and Housing (See entry in Housing table above)	Aberporth / Parclylyn	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.

Site Reference	Name	Gross Area (ha)	RTP programme heading:	Settlement Group	Status
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	Adopted 23 rd June 2015.

Appendix 6 AMRH03: Settlement Strategy, Settlement Groups

Settlement Group		Total Requirement (FIXED)	% Split Requirement (FIXED)	Completions (01/04/2007 - 31/03/2016)	Outstanding Consent at (31/03/2016)	Total Commitments at 31/03/2016	Total Commitments % Split at 31/03/2016	Completions % Split at 31/03/2016	
1	Aberaeron (Llwyncelyn)	Settlement Group	197	100%	77	46	123	100%	100%
		Service Centre	131	66.5%	37	16	53	43.1%	48.1%
		Other Locations	66	33.5%	40	30	70	56.9%	51.9%
2	Cardigan	Settlement Group	564	100%	274	186	460	100%	100%
		Service Centre	420	74.5%	212	128	340	73.9%	77.4%
		Other Locations	144	25.5%	62	58	120	26.1%	22.6%
3	Aberystwyth, Llanbadarn Fawr, Penparcau, Waun Fawr	Settlement Group	2058	100%	501	306	807	100%	100%
		Service Centre	1877	91.2%	420	259	679	84.1%	83.8%
		Other Locations	181	8.8%	81	47	128	15.9%	16.2%
4	Newcastle Emlyn (Adpar)	Settlement Group	142	100%	65	54	119	100%	100%

		Service Centre	54	38.0%	15	23	38	31.9%	23.1%
		Other Locations	88	62.0%	50	31	81	68.1%	76.9%
5	Lampeter	Settlement Group	352	100%	104	124	228	100%	100%
		Service Centre	231	65.6%	42	94	136	59.6%	40.4%
		Other Locations	121	34.4%	62	30	92	40.4%	59.6%
6	Llandysul	Settlement Group	442	100%	114	178	292	100%	100%
		Service Centre	226	51.1%	4	95	99	33.9%	3.5%
		Other Locations	216	48.9%	110	83	193	66.1%	96.5%
7	Tregaron	Settlement Group	176	100%	55	105	160	100%	100%
		Service Centre	102	58.0%	23	82	105	65.6%	41.8%
		Other Locations	74	42.0%	32	23	55	34.4%	58.2%
8	Aberporth / Parclynn	Settlement Group	332	100%	90	76	166	100%	100%
		Service Centre	220	66.3%	32	33	65	39.2%	35.6%
		Other Locations	112	33.7%	58	43	101	60.8%	64.4%

9	Bow Street	s							
		Settleme nt Group	119	100%	38	21	59	100%	100%
		Service Centre	100	84.0%	33	3	36	61.0%	86.8%
		Other Location s	19	16.0%	5	18	23	39.0%	13.2%
10	New Quay	Settleme nt Group	233	100%	80	34	114	100%	100%
		Service Centre	151	64.8%	33	17	50	43.9%	41.3%
		Other Location s	82	35.2%	47	17	64	56.1%	58.8%
11	Cenarth	Settleme nt Group	65	100%	12	31	43	100%	100%
		Service Centre	49	75.4%	4	20	24	55.8%	33.3%
		Other Location s	16	24.6%	8	11	19	44.2%	66.7%
12	Felinfach / Ystrad Aeron	Settleme nt Group	177	100%	67	28	95	100%	100%
		Service Centre	112	63.3%	27	5	32	33.7%	40.3%
		Other Location s	65	36.7%	40	23	63	66.3%	59.7%
13	Llanarth	Settleme nt Group	115	100%	35	42	77	100%	100%

		Service Centre	77	67.0%	7	29	36	46.8%	20.0%
		Other Locations	38	33.0%	28	13	41	53.2%	80.0%
14	Llanilar	Settlement Group	179	100%	28	72	100	100%	100%
		Service Centre	125	69.8%	6	43	49	49.0%	21.4%
		Other Locations	54	30.2%	22	29	51	51.0%	78.6%
15	Llanon	Settlement Group	147	100%	73	47	120	100%	100%
		Service Centre	108	73.5%	50	12	62	51.7%	68.5%
		Other Locations	39	26.5%	23	35	58	48.3%	31.5%
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 Location	9	39.1%	5	5	10	100.0%	100.0%

18	Penrhyncoch	s							
		Settleme nt Group	120	100%	18	85	103	100%	100%
		Service Centre	105	87.5%	13	82	95	92.2%	72.2%
		Other Location s	15	12.5%	5	3	8	7.8%	27.8%
19	Devil's Bridge	Settleme nt Group	102	100%	24	22	46	100%	100%
		Service Centre	47	46.1%	0	0	0	0.0%	0.0%
		Other Location s	55	53.9%	24	22	46	100.0%	100.0%
20	Pontrhydfendi gaid	Settleme nt Group	114	100%	28	19	47	100%	100%
		Service Centre	73	64.0%	9	7	16	34.0%	32.1%
		Other Location s	41	36.0%	19	12	31	66.0%	67.9%
21	Talybont	Settleme nt Group	131	100%	22	21	43	100%	100%
		Service Centre	84	64.1%	8	9	17	39.5%	36.4%
		Other Location s	47	35.9%	14	12	26	60.5%	63.6%
22	Borth	Settleme nt Group	89	100%	11	7	18	100%	100%

	Service Centre	75	84.3%	7	2	9	50.0%	63.6%
	Other Locations	14	15.7%	4	5	9	50.0%	36.4%

*Figures may not sum due to rounding.

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

Linked Settlement	Housing stock April 07	12% of 2007 housing stock	Outstanding Consents as of 31/03/2016	Completions at 31/03/2016	Losses from 2007 Housing Stock as of 31/03/2016	Commitments	Remaining Units
1 Aberarth	118	14	3	2	0	5	9
1 Ciliau Aeron	91	11	4	10	0	14	-3
1 Ffos-y-Ffin	221	27	6	11	0	17	10
1 Pennant	71	9	6	5	0	11	-2
1 Cyfanswm/Total	501	60	25	19	28	0	47
2 Ferwig	56	7	4	11	0	15	-8
2 Gwbert	74	9	6	4	-1	9	0
2 Llangoedmor	48	6	5	1	0	6	0
2 Llechryd	296	36	20	30	-1	49	-13
2 Penparc	226	27	16	6	0	22	5
2 Cyfanswm/Total	700	84	48	51	52	-2	101
3 Blaenplwyf	78	9	0	6	0	6	3
3 Capel Bangor	155	19	2	5	0	7	12
3 Capel Seion	60	7	2	5	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	5	9	-1	13	2
3 Cyfanswm/Total	919	110	41	42	36	-3	75
4 Betws Ifan	35	4	2	5	0	7	-3
4 Beulah	78	9	3	9	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	Cyfanswm/Total	328	39	13	13	28	0	41
5	Betws Bledws	31	4	0	0	0	0	4
5	Cellan/Fishers Arms	81	10	0	7	0	7	3
5	Cwrtnewydd	79	9	0	8	0	8	1
5	Drefach	53	6	3	3	0	6	0
5	Gorsgoch	33	4	1	6	-1	6	-2
5	Llangybi	57	7	1	1	0	2	5
5	Llanwnnen	85	10	16	9	0	25	-15
5	Llwyn-y-groes	29	3	0	0	0	0	3
5	Silian	34	4	0	1	0	1	3
5	Cyfanswm/Total	482	58	23	21	35	-1	55
6	Aberbanc	35	4	4	9	0	13	-9
6	Capel Dewi(DE/SOUTH)	47	6	0	0	0	0	6
6	Coed y Bryn	36	4	1	4	0	5	-1
6	Croeslan	78	9	4	9	0	13	-4
6	Ffostrasol	74	9	2	12	0	14	-5
6	Henllan/Trebedw	95	11	16	2	0	18	-7
6	Horeb	27	3	8	3	0	11	-8
6	Maesymeillion	29	3	2	3	0	5	-2
6	Penrhiwllan	109	13	2	9	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	6	9	0	15	-8
6	Cyfanswm/Total	778	93	50	52	70	-1	121

7	Bronnant	48	6	0	4	0	4	2
7	Llanddewi Brefi	165	20	8	9	0	17	3
7	Llangeitho	64	8	3	0	0	3	5
7	Cyfanswm/Total	277	33	11	11	13	0	24
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	7	7	0	14	-4
8	Sarnau	56	7	7	5	0	12	-5
8	Tanygroes	76	9	4	6	0	10	-1
8	Tresaith	93	11	3	8	0	11	0
8	Cyfanswm/Total	614	74	29	29	32	0	61
9	Llandre	184	22	17	4	0	21	1
9	Cyfanswm/Total	184	22	17	17	4	0	21
10	Caerwedros	61	7	2	6	0	8	-1
	Cross Inn			9	24	0	33	-20
10	(Ceinewydd/New Quay)	112	13					
10	Maen-y-groes	59	7	2	1	0	3	4
10	Pentre'r Bryn	34	4	1	5	0	6	-2
10	Plwmp	41	5	0	3	0	3	2
10	Cyfanswm/Total	307	37	14	14	39	0	53
11	Llandygwydd	43	5	1	2	0	3	2
11	Cyfanswm/Total	43	5	1	1	2	0	3
12	Cilcennin	86	10	5	4	0	9	1
12	Cribyn	104	12	1	16	0	17	-5
12	Dihewyd	56	7	3	3	0	6	1
12	Talsarn	43	5	6	0	0	6	-1
12	Cyfanswm/Total	289	35	15	15	23	0	38

13	Derwen Gam/Oakford	33	4	0	2	0	2	2
13	Gilfachreda	88	11	1	2	0	3	8
13	Mydroilyn	66	8	4	5	0	9	-1
13	Cyfanswm/Total	187	22	5	5	9	0	14
14	Cnwch Coch	31	4	0	1	0	1	3
14	Llanafan	82	10	3	5	0	8	2
14	Llanfihangel y Creuddyn	33	4	5	1	0	6	-2
14	Lledrod	53	6	6	0	0	6	0
14	Cyfanswm/Total	199	24	14	14	7	0	21
15	Bethania	39	5	1	2	0	3	2
15	Cross Inn (Llanon)	34	4	10	9	-1	18	-14
15	Nebo	37	4	8	5	0	13	-9
15	Cyfanswm/Total	110	13	19	19	16	-1	34
16	Llangwyrfon	40	5	4	6	0	10	-5
16	Cyfanswm/Total	40	5	4	4	6	0	10
17	Alltyblacca	60	7	5	2	0	7	0
17	Highmead	37	4	0	1	0	1	3
17	Cyfanswm/Total	97	12	5	5	3	0	8
18	Cyfanswm/Total	0	0	0	0	0	0	0
19	Ponterwyd	82	10	18	17	0	35	-25
19	Cyfanswm/Total	82	10	18	18	17	0	35
20	Pont-rhyd-y-groes	77	9	4	1	0	5	4
20	Ysbyty Ystwyth	58	7	3	6	0	9	-2
20	Ystrad Meurig	28	3	1	2	-1	2	1
20	Cyfanswm/Total	163	20	8	8	9	-1	16
21	Eglwysfach	37	4	0	2	0	2	2
21	Tre Taliesin	110	13	2	5	0	7	6
21	Tre'r Ddol	68	8	8	0	0	8	0
21	Cyfanswm/Total	215	26	10	10	7	0	17

22	Dol-y-bont	32	4	1	0	0	1	3
22	Ynyslas	54	6	1	2	0	3	3
22 Cyfanswm/Total		86	10	2	2	2	0	4
Cyfanswm/Total		6601	792	370	438	-9	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 (April 2013 - March 2016).

No. of Bedrooms	Housing Type				Total	%	Need according to LHMA 2014 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat			
Unknown	5	2	8	0	15	N/A	N/A
1	8	29	19	69	125	23	2%
2	13	11	86	40	150	27	15%
3	9	6	148	3	166	30	74%
4 or more	7	0	88	1	96	17	10%
Grand Total	42	48	349	113	552	100%	100%

Number of completions by housing type and bedroom number since adoption (March 2007 – March 2016).

No. of Bedrooms	Housing Type				Total	%	Need according to LHMA 2014 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat			
Unknown	3	4	16	3	26	N/A	N/A
1	5	37	5	36	83	17	2%
2	14	25	53	27	119	24	15%
3	9	9	143	2	163	32	74%
4 or more	9	2	101	0	112	22	10%
Grand Total	40	77	318	68	503	100%	100%

Appendix 9: AMRE06 Vitality of Rural Service Centres 2016

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	0	0	1	1	1
10	Ceinewydd	2	1	0	6	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	2	1
14	Llanilar	1	0	0	1	1	1
15	Llan-non	1	1	1	2	1	1
16	Llanrhystud	1	1	0	1	2	1
18	Penrhyn-coch	1	1	1	1	0	1
19	Pontarfynach	2	0	0	0	0	1
20	Pontrhydfendigaid	0	1	0	2	2	1
21	Tal-y-bont	2	0	1	0	1	1
22	Y Borth	2	1	0	3	2	1