

Cyngor Sir CEREDIGION



CEREDIGION County Council

Ceredigion Local Development Plan

Adopted Version for Cabinet/Council April 2013

HRA Appendices

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Please note, content of appendices has only been amended since Deposit version where it is warranted (e.g. for re-assessment purposes where changes have been made to the plan that have been noted as needed re-screening). Therefore some appendices are based on the most up-to-date information at the time of the LDP Deposit (December 2010).

APPENDIX 1: International Sites' conservation objectives, vulnerabilities and condition

Table 1

European sites within Ceredigion or which are outside and have been identified as being potentially vulnerable to development occurring within Ceredigion. Sites are listed with their qualifying features, the latest assessment of their respective conditions and when the assessments took place, their conservation objectives and the key factors affecting the features and whether the LDP is likely to affect that factor.

*: Features for which the site qualifies for but which is not the primary reason for why the site has been notified.

Features highlighted in bold are SAC priority features.

**: Some features that do not occur near to Ceredigion have not been listed.

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
Afon Teifi/ River Teifi	SAC	1. Water courses of plain to montane levels with the <i>Ranunculus fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation	Favourable (2006)	<ul style="list-style-type: none"> The natural range of the plant communities represented within this feature should be stable or increasing in the SAC The area covered by the feature within its natural range in the SAC should be stable or increasing. The conservation status of the feature's typical species should be favourable 	<p>Water abstraction reducing flow rates, artificially regulating flow, causing entrainment of fish and affecting water quality.</p> <p>Development on floodplain (housing and car parks) could potentially increase pollution, increase damaging flood events, reduce function of river ecosystems and on the banks could increase suspended</p>	<p>√√</p> <p>√√</p>

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP	
	SAC	2. Brook lamprey	Unfavourable: Unclassified (Apr 05)	<ul style="list-style-type: none"> The population of the feature in the SAC is stable or increasing over the long term. The natural range of the feature in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future. There is, and will continue to be, a sufficiently large habitat to maintain the feature's population in the SAC on a long-term basis. 	sediment Flood defences alter important bank side habitats and prevent natural river processes. Water pollution through disposal of sewage effluent, run-off and metal mine workings including re-opening of old mines and restoration Fish stocking Fish farms Acidification and eutrophication from atmospheric deposition	√	
	SAC	3. River lamprey	Unfavourable: Unclassified (Apr 05)				
	SAC*	4. Sea lamprey	Unfavourable: Unclassified (Apr 05)				√√
	SAC	5. Atlantic salmon	Unfavourable: Unclassified (2007)				X
	SAC	6. Bullhead	Unfavourable: Unclassified (Nov 06)				√
	SAC	7. Otter	Favourable (Feb 04)	<ul style="list-style-type: none"> The population of otters in the SAC is stable or increasing over the long term and reflects the natural carrying capacity of the habitat within the SAC The natural range of otters in the SAC is neither being reduced nor is likely to be 	Modification of river systems including widening, constricting, deepening, straightening and culverts, especially engineering work that forms a physical or acoustic barrier across water courses such as dams and weirs	√√	

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
				<p>reduced for the foreseeable future</p> <ul style="list-style-type: none"> The safe movement and dispersal of individuals around the SAC is facilitated 	<p>Sand and gravel quarrying activities adjacent to water course</p>	√√
	SAC	8. Floating water plantain	Favourable (Feb 04)	<ul style="list-style-type: none"> The floating water-plantain populations will be viable throughout their current distribution in the SAC The SAC will have sufficient suitable habitat to support floating water-plantain populations within their current distribution 	<p>Small hydro-electric schemes</p> <p>Non-native invasive species</p> <p>Effects on water quality from forestry and abandoned metal mines</p>	√√ √ √
	SAC*	9. Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoëto-Nanojuncetea</i>	Favourable (2007)	<ul style="list-style-type: none"> The <i>Littorelletea uniflorae</i> aquatic upland lake community will be present in all five of the Teifi Pools A fully developed <i>Littorelletea</i> community will be present in Llyn Hir, including all of the component species typical of the SAC feature, as represented in the Afon Teifi SAC. 	<p>Agricultural run-off causing pollution and suspended sediment</p> <p>Recreation (including fishing, walking, gorge walking and boating) and associated tourist development</p>	X √

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
				<ul style="list-style-type: none"> For each of Llyn Teifi, Llyn Egnant, Llyn y Gorlan and Llyn Bach, the extent and species composition of the Littorelletea community will be stable or increasing in range 		
Cardigan Bay/ Bae Cardigan	SAC*	1. Sandbanks that are slightly covered by seawater all the time.	Unknown	<ul style="list-style-type: none"> The conservation objective for the sandbanks feature is to maintain at favourable conservation status its natural range and area covered, the structures and functions necessary for its long-term maintenance, and the conservation status of its typical species on a long-term basis. 	Recreation (water sports and boating) Pollution and suspended sediment (principally discharges but also run-off) Dredging (principally of the Teifi estuary)	√ √ X
	SAC*	2. Reefs	Unknown	<ul style="list-style-type: none"> The conservation objective for the reefs feature is to maintain at favourable conservation status its natural range and area covered, the structures and functions necessary for its long-term maintenance, and the conservation status of its typical species on a long-term basis. 	Wind Farms Artificial reefs and barrages Military testing Commercial fishing (with regard to stock numbers and damage to underwater features)	√√ √ X X

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
	SAC*	3. Submerged or partially submerged sea caves.	Unknown	<ul style="list-style-type: none"> The conservation objective for the sea-caves feature is to maintain at favourable conservation status its natural range and area covered, the structures and functions necessary for its long-term maintenance, and the conservation status of its typical species on a long-term basis. 	Fish farming Refuse disposal Port and Marina development moorings and associated facilities Operation and Maintenance of ports and pipelines and other infrastructure	✓ ✓ ✓ ✓
	SAC	4. Bottlenose dolphin	Unknown	<ul style="list-style-type: none"> The conservation objective for the bottlenose dolphin (<i>Tursiops truncatus</i>) is to maintain at favourable conservation status its long-term population viability, natural range and the structure and function of its habitat within the site. 	Coastal squeeze including loss of sand and mud-flat as a result of new coastal development Disposal of dredged material Sewage disposal	✓✓ X ✓
	SAC*	5. Grey seal	Unknown	<ul style="list-style-type: none"> The conservation objective for the (<i>Halichoerus grypus</i>) is to maintain at favourable conservation status its long-term population viability, natural range and the structure and function of its habitat within the site. 	Shellfish management and associated access Former waste disposal sites - contaminated land Coastal engineering including coastal defence	X ✓ ✓✓

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
	SAC*	6. Sea lamprey	Unknown	<ul style="list-style-type: none"> The conservation objective for the river lamprey (<i>Lampetra fluviatilis</i>) and sea lamprey (<i>Petromyzon marinus</i>) is to maintain at favourable conservation status their long-term population viability, natural range and the structure and function of their habitat within the site. 	Atmospheric deposition causing high levels of acidity and nutrient nitrogen	√√
	SAC*	7. River lamprey	Unknown			
Coed Cwm Einion	SAC	1. <i>Tilio-Acerion</i> forests of slopes, screes and ravines	Unfavourable: Declining (2002)	<ul style="list-style-type: none"> The forests extent, canopy cover within the <i>Tilio-Acerion</i> woodland, natural processes and structural development, regeneration and species composition of the <i>Tilio-Acerion</i> woodland must not fall below the lower limits and must meet the vision in order to be in favourable conservation status 	Micro-climate affected by hydro-electricity scheme	√√
					Atmospheric deposition causing high levels of acidity and nutrient nitrogen	√
					Erosion caused by recreation	√
				Pollution from run-off	√	
				Grazing	X	
				Development	√√	
				Quarrying	X	
Coedvdd a Cheunant Rheidol/Rhidol Woods & Gorge	SAC	1. Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	Unfavourable: Declining (Jan 06)	<ul style="list-style-type: none"> The woods' tree canopy gap creation rate and canopy regeneration rate must be above the lower limit and must meet the vision in order 	Micro-climate affected by hydro-electricity scheme	√√
					Atmospheric deposition causing high levels of acidity and nutrient nitrogen	√

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
				for it to be in favourable condition. Invasive species, burning and grazing should not reach the upper limits	Erosion caused by recreation Fire risk from railway Invasive species Burning Development Quarrying Grazing	√ X √ X √√ X X
Cors Caron	SAC/Ramsar	1. Active raised bogs	Unfavourable: Recovering (Sep 04)	<ul style="list-style-type: none"> The bogs' extent, proportion of hummock / hollow vegetation, ratio of hollows within the hummock / hollow microform, presence of <i>Rhynchosporion</i> pool vegetation and habitat quality must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Atmospheric deposition causing high levels of acidity and nutrient nitrogen Chemical pollution e.g liming Infrastructure works Disturbance and erosion from recreation	√ X √ √
	SAC	2. Degraded raised bogs still capable of natural regeneration	Unfavourable: Recovering (Sep 04)		Drainage for agricultural reasons Scrubbing over Grazing	X X X
	SAC*	3. Depressions on peat substrates of the <i>Rhynchosporion</i>	Unfavourable: Recovering (Sep 04)		Fire/burning Pollution from run-off Development on the site or within	X √ √√
	SAC*	4. Transition mires and quaking bogs	Unfavourable: Recovering (Sep 04)			

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
				to be in favourable condition	an area where it would affect the site's hydrology	
	SAC/Ramsar	5. Otter	Favourable (Feb 04)	<ul style="list-style-type: none"> See Teifi SAC 		
	Ramsar	6. Large heath butterfly	?			
	Ramsar	7. Rosy marsh moth	?			
	Ramsar	8. Water vole	?			
	Ramsar	9. Whooper swan	?			
	Ramsar	10. Supports a rich vegetation assemblage and possesses a surface pattern characteristic of this mire habitat type: Sphagnum pulchrum, S. sebsecundum, Atrichum tenellum, Riccia huebeneriana & Scapania paludicola	?			

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
Cors Fochno and Dyfi Estuary / Aber Dyfi	SAC	1. Active raised bogs	Unfavourable: No Change (Dec 07)	<ul style="list-style-type: none"> The bogs' extent and condition of active raised bog and extent and condition of depressions on peat substrates of the <i>Rhynchosporion</i> must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Flood defence schemes such as the maintenance of the Afon Leri banks affecting the function of ecosystem Disturbance/disruption of flight paths from wind farms	?
	SAC*	2. Depressions on peat substrates of the <i>Rhynchosporion</i>	Unfavourable: No Change (Dec 07)			√
	SAC	3. Degraded raised bogs still capable of natural regeneration	Unfavourable: No Change (Dec 07)	<ul style="list-style-type: none"> The bogs' extent and condition of degraded bog with M18/M2 raised bog vegetation must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Atmospheric deposition causing high levels of acidity and nutrient nitrogen Infrastructure works Recreation causing erosion and disturbance	√ √ √
	SPA	4. Greenland white-fronted goose	Unfavourable: Declining (2008)	<ul style="list-style-type: none"> The Greenland white fronted geese population size, winter survival rate and proportion of juvenile geese to adult geese must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Development on the site or within an area where it would affect the site's hydrology Water chemistry - rapid, uncontrolled flooding from sea water	√√ √
	Ramsar	5. Estuarine Raised Bog	?		Scrubbing over Livestock grazing Pollution from run-off	X X √
	Cwm Doethie-	SAC*	1. European dry	Unfavourable:	<ul style="list-style-type: none"> The heaths' extent, 	Pollution from run-off

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
Mynydd Mallaen		heaths	Recovering (Jan 04)	distribution and habitat quality must not fall below the lower limits and must meet the vision in order to be in favourable condition	Burning Atmospheric deposition causing high levels of acidity and nutrient nitrogen	X √
	SAC	2. Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	Unfavourable (2006)	<ul style="list-style-type: none"> The woods' extent, canopy cover, regeneration, woodland structure, tree and shrub composition, dead wood and bryophytes must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Erosion from vehicle use, heavy trampling and track construction Grazing Land loss from developments, infrastructure works and telecommunication equipment Effect on micro-climate from micro-hydro Quarrying	√ X √√ √ X
Elenydd - Mallaen	SAC*	1. Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoëto-Nanojuncetea</i>	Unfavourable: Unclassified (Jul 05)	<ul style="list-style-type: none"> The waters' extent, distribution, aquatic plant community composition, plant community structure and on-native invasive species must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Wind farms (and any other structure) damaging the peat land hydrology. Burning Atmospheric deposition causing high levels of acidity and nutrient nitrogen Grazing pressure	√ X √ X
	SAC	2. Blanket bog.	Unfavourable: Declining (2002)	<ul style="list-style-type: none"> The bogs' extent, distribution and habitat quality must not fall below the lower limits and 	Pollution from run-off and metal mine workings including re-opening of old mines and restoration	√

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
				must meet the vision in order to be in favourable condition	Water extraction (Teifi pools)	√
	SAC*	3. European Dry heaths.	Unfavourable (Oct 04)	<ul style="list-style-type: none"> The heaths' extent, distribution and habitat quality must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Engineering works to Teifi pools. Off road vehicles and track construction	√√ √√
	SAC	4. Calaminarian grasslands of the <i>Violetalia calaminariae</i>	Unfavourable: declining (Aug 05)	<ul style="list-style-type: none"> The grasslands' extent, distribution and habitat quality must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Drainage from development and associated transportation Land loss from development including infrastructure works and telecommunications	√ √
	SAC	5. Floating water plantain	Unfavourable (Oct 04)	<ul style="list-style-type: none"> The grasslands' distribution and regeneration must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Recreation causing disturbance Wind farms effect on Red Kite etc	√ √
	SPA	6. Breeding Merlin <i>Falco columbarius</i>	Favourable: Maintained (Jun 03)	<ul style="list-style-type: none"> The merlin's population size must not fall below the lower limits and must meet the vision in order to be in favourable condition 		

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
	SPA	7. Breeding Red Kite <i>Milvus milvus</i>	Favourable (2007)	<ul style="list-style-type: none"> The red kite's population size, distribution and breeding success must not fall below the lower limits and must meet the vision in order to be in favourable condition 		
	SPA	8. Breeding Peregrine <i>Falco peregrinus</i>	Favourable: Maintained (2002)	<ul style="list-style-type: none"> The peregrine's population size and distribution must not fall below the lower limits and must meet the vision in order to be in favourable condition 		
Grogwynion	SAC*	1. European dry heaths	Unfavourable: Declining (2007)	<ul style="list-style-type: none"> The shingle heath's area and quality must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Atmospheric deposition causing high levels of acidity and nutrient nitrogen Development including infrastructure works and telecommunications Erosion from off road vehicles and track construction and recreation Pollution from run-off Effect of hydrology, e.g. Flood defences	√
	SAC	2. Calaminarian grasslands of the <i>Violetalia calaminariae</i>	Unfavourable: Declining (2007)			√√
Pen Llyn a'r Sarnau/ Llyn	SAC	1. Sandbanks that are slightly	?	<ul style="list-style-type: none"> The conservation objective is 	Recreation (water sports and boating)	√

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
Penisular and the Sarnau**		covered by seawater all the time.		to achieve the favourable conservation status of the feature. To reach favourable condition:	Pollution and suspended sediment (principally discharges but also run-off)	√
	SAC	2. Reefs	?	<ul style="list-style-type: none"> There must be no reduction in the overall extent The structure and function should remains unchanged from the vision 	Dredging (principally of the Teifi estuary) Wind Farms	X √√
	SAC*	3. Submerged or partially submerged sea caves.	?	<ul style="list-style-type: none"> The typical species must remain true to the vision 	Artificial reefs and barrages Military testing	√ X
	SAC	4. Estuaries	?	<ul style="list-style-type: none"> The management of activites or operations likely to damage or degrade the distribution, extent, structure, function or typical species populations of the feature, is appropriate for maintaining favourable conservation status and is secure in the long term. 	Commercial fishing (with regard to stock numbers and damage to underwater features)	X
	SAC*	5. Mudflats and Sandflats not covered by seawater at low tide.	?		Fish farming Refuse disposal	√ √
	SAC*	6. <i>Salicornia</i> and other annuals	Favourable		Port and Marina development moorings and associated facilities Operation and Maintenance of ports and pipelines and other infrastructure	√ √

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
		colonizing mud and sand.			Coastal squeeze including loss of sand and mud-flat as a result of new coastal development	√√
	SAC*	7. Atlantic salt meadows (<i>Glauco-Puccinellietalic maritimae</i>)	Unfavourable		Disposal of dredged material Sewage disposal	X √
	SAC*	8. Bootlenosed dolphin	?	<ul style="list-style-type: none"> The conservation objective is to achieve the favourable conservation status of the feature. To reach this the population dynamics, natural range, supporting habitat and security of the future in the long term must be as described in the vision 	Shellfish management and associated access	X
	SAC*	9. Grey seal	?		Former waste disposal sites - contaminated land	√
	SAC*	10. Otter	Favourable		Coastal engineering including coastal defence	√√
				Atmospheric deposition causing high levels of acidity and nutrient nitrogen	√√	
Rhos Lawr-Cwrt	SAC	1. Marsh fritillary butterfly	Unfavourable: No change (2005)	<ul style="list-style-type: none"> The marsh fritillary's abundance and distribution of larval webs must not fall below the lower limits and must meet the vision in order to be in favourable condition 	Atmospheric deposition causing high levels of acidity and nutrient nitrogen Loss of land, shelter belts and hedges surrounding SAC suitable to support metapopulations e.g. due to industrial and residential development Vegetation smothering	√ √√

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
	SAC*	2. Slender-green feather moss	Unfavourable: Unclassified (Oct 04)	<ul style="list-style-type: none"> The moss's extent (number of populations and ground cover of individual populations) and distribution of populations must not fall below the lower limits and must meet the vision in order to be in favourable condition 	<p>Alterations in hydrology including water abstraction and drainage</p> <p>Construction of roads and vehicle usage including off-roading</p> <p>Pollution from run-off</p>	<p>√</p> <p>√</p> <p>√</p>
Rhos Talglas	SAC*	1. <i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)	Unfavourable: Recovering (Aug 07)	<ul style="list-style-type: none"> The meadow's extent, habitat quality and sward structure must not fall below the lower limits and must meet the vision in order to be in favourable condition 	<p>Atmospheric deposition causing high levels of acidity and nutrient nitrogen</p> <p>Loss of land, shelter belts and hedges surrounding SAC suitable to support metapopulations e.g. due to Industrial and residential development</p>	<p>√</p> <p>√√</p>
	SAC	2. Marsh fritillary	Unfavourable: Declining (Oct 02)	<ul style="list-style-type: none"> The marsh fritillary's density and distribution of larval webs must not fall below the lower limits and must meet the vision in order to be in favourable condition 	<p>Alterations in hydrology including water abstraction and drainage</p> <p>Construction of roads and vehicle usage including off-roading</p> <p>Pollution from run-off</p>	<p>√</p> <p>√</p> <p>√</p>
Afon Tywi / River Tywi	SAC	1. Twaite Shad	Unfavourable: Unclassified	<ul style="list-style-type: none"> To reach favourable condition the features must meet the overall river objectives plus: 	<p>Agricultural run-off causing pollution and suspended sediment</p>	X
	SAC*	2. Bullhead	Unfavourable: Unclassified (2004)	<ul style="list-style-type: none"> The population of the feature in the SAC is stable or 	<p>Water abstraction reducing flow rates, artificially regulating flow,</p>	√

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
				increasing over the long term.	causing entrainment and affecting water quality.	
	SAC*	3. Sea lamprey	Unfavourable: Unclassified (2004)	<ul style="list-style-type: none"> The natural range of the feature in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future. 	Pollution and discharges including run off from contaminated land, agricultural pollution and chemical	√
	SAC*	4. Brook lamprey	Unfavourable: Unclassified (2004)	<ul style="list-style-type: none"> There is, and will probably continue to be, a sufficiently large habitat to maintain the feature's population in the SAC on a long-term basis. 	Temperature effects from hypoluminol release at Llyn Brianne	X
	SAC*	5. River lamprey	Unfavourable: Unclassified (2004)		Development on floodplain (housing and car parks) will increase pollution, increase damaging flood events, reduce the ability of natural processes in the river and on the banks could increase suspended sediment	√
	SAC*	6. Allis Shad	Unfavourable: Unclassified			
	SAC	7. Otter	Favourable (2004)	<ul style="list-style-type: none"> The population of otters in the SAC is stable or increasing over the long term and reflects the natural carrying capacity of the habitat within the SAC The natural range of otters in the SAC is neither being reduced nor is likely to be reduced for the foreseeable 	Flood defences alter important bank side habitats and prevent natural river processes.	√√
					Recreation (including fishing, walking and gorge walking) and associated tourist development	√

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
				<p>future.</p> <ul style="list-style-type: none"> The safe movement and dispersal of individuals around the SAC is facilitated by the provision, where necessary, of suitable riparian habitat, and underpasses, ledges, fencing etc at road bridges and other artificial barriers. 	<p>Fish stocking</p> <p>Fish farms</p> <p>Acidification and eutrophication from atmospheric pollution</p> <p>Sand and gravel quarrying activities adjacent to water course</p> <p>Small hydro-electric schemes</p> <p>Inappropriate engineering works, canalisation and impoundment works, especially those that form a physical or acoustic barrier across water courses such as dams and weirs</p> <p>Modification of river systems including widening, constricting, deepening, straightening and culverts</p>	<p>X</p> <p>√</p> <p>√</p> <p>√</p> <p>√</p> <p>√</p> <p>√</p>
River Wye / Afon Gwy	SAC	Water courses of plain to montane levels with the <i>Ranunculus</i>	Unfavourable: Unclassified (Feb 2008)	<ul style="list-style-type: none"> The natural range of the plant communities represented within this feature should be stable or increasing in the SAC 	<p>Revetment on active alluvial river banks using stone, concrete or waste materials.</p>	√

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
		<i>fluitantis</i> and <i>Callitricho-Batrachion</i> vegetation		<ul style="list-style-type: none"> The area covered by the feature within its natural range in the SAC should be stable or increasing. 	Addition and release of excessive quantities of fine sediment.	√
	SAC*	Transition mires and quaking bogs	Unfavourable: Unclassified (Feb 2008)	<ul style="list-style-type: none"> The conservation status of the feature's typical species should be favourable 	Modification of existing features such as weirs, bride sills and acoustic barriers	√
	SAC	Twaite Shad	Unfavourable: Unclassified (Feb 2008)	<ul style="list-style-type: none"> The population of the feature in the SAC is stable or increasing over the long term. 	Fishing and fish stocking	√
	SAC	Sea lamprey	Favourable: Unclassified (Feb 2008)	<ul style="list-style-type: none"> The natural range of the feature in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future. 	Development on floodplain (housing and car parks) will increase pollution, increase damaging flood events, reduce the ability of natural processes in the river and on the banks could increase suspended sediment	√√
	SAC	Brook lamprey	Unfavourable: Unclassified (Feb 2008)	<ul style="list-style-type: none"> There is, and will continue to be, a sufficiently large habitat to maintain the feature's population in the SAC on a long-term basis. 		
	SAC	River lamprey	Unfavourable: Unclassified (Feb 2008)		Flood defences alter important bank side habitats and prevent natural river processes.	√√
	SAC	Atlantic salmon	Unfavourable: Unclassified (Feb 2008)		Pollution and discharges including run off from contaminated land, agricultural and chemical pollution	√

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
	SAC	Bullhead	Unfavourable: Unclassified (Feb 2008)		Recreation (including fishing, walking and gorge walking) and associated tourist development Acidification and eutrophication from atmospheric pollution Sand and gravel quarrying activities adjacent to water course Small hydro-electric schemes Inappropriate engineering works, canalisation and impoundment works, especially those that form a physical or acoustic barrier across water courses such as dams and weirs Modification of river systems including widening, constricting, deepening, straightening and culverts Water abstraction reducing flow rates, artificially regulating flow, causing entrainment and affecting water quality.	√
	SAC*	Allis shad	Unfavourable: Unclassified (Feb 2008)			√
	SAC	White-clawed (Atlantic stream) Crayfish	Unfavourable: Declining (Feb 2008)			√
	SAC	Otter	Unfavourable (Feb 2008)	<ul style="list-style-type: none"> The population of otters in the SAC is stable or increasing over the long term and reflects the natural carrying capacity of the habitat within the SAC The natural range of otters in the SAC is neither being reduced nor is likely to be reduced for the foreseeable future The safe movement and dispersal of individuals around the SAC is facilitated 		√

Site	Designation	Feature	Condition (Date of assessment)	Conservation Objectives	Vulnerabilities/Factors for all or some of the features	Likely affect of LDP
North Pembrokeshire Woodlands**	SAC	Barbastelle bats	Favourable (Dec 2007)	<ul style="list-style-type: none"> • No loss of ancient semi-natural stands • No effect on natural processes and structural development • No loss of regenerating potential • No loss of open water • No increase in disturbance • No loss of roosting sites 	Loss of habitat for flight lines	√
Meirionnydd Oakwoods and Bat Sites	SAC	Lesser Horseshoe bats	Unfavourable: unclassified (2006)	<ul style="list-style-type: none"> • Population maintained at its current size and encouraged where possible to increase • There are sufficient breeding roosts of appropriate quality. • The other types of roosts should also be maintained • Foraging or feeding habitat in the SAC and surrounding countryside, including grasslands and some gardens, is of appropriate quality, extent and connectivity across the range. 	Loss of habitat for flight lines	√

APPENDIX 2: Screening Criteria

Screening Criteria

The LDP policies and allocations were assessed using the screening criteria below in Table 1. The criteria is an adaptation of the criteria in Tyldesly 2010.

The assessments can be found in Appendices 3 and 4.

Table 1. Screening criteria

Criteria category	Rationale
Category A: No negative effect	
A1	Will not itself lead to development e.g. because they relate to design or other qualitative criteria for development, or they are not a land use planning policy, or they relate to a type of development that could not have any conceivable effect on a European site.
A2	Intended to protect the natural environment, including biodiversity.
A3	Intended to conserve or enhance the natural, built or historic environment, where the enhancement measures are not likely to have a negative effect on a European Site.
A4	Positively steer development away from European Sites and associated sensitive areas.
A5	General policy statements or policies which only express general intentions or political aspirations
Category B: No significant Effect	
B1	Could have an effect but would not be likely to have a significant (negative) effect on a European site (alone or in combination with other plans or projects) or the effects are trivial or 'de-minimis', even combined with other effects.
B2	Could have an effect but the effects are trivial or 'de-minimis' , even combined with other effects.
Category C: Likely significant effect alone	
C1	Could directly effect a European Site because it provides for or steers a quantity or type of development onto a European site or adjacent to it.
C2	Could indirectly affect a European site e.g. because it provides for or steers a quantity or type of development that may be very close to it or ecologically, hydrologically or physically connected to it or it may increase disturbance as a result of increased recreational

	pressures.
C3	Proposals for a magnitude of development that, no matter where it is located, the development would be likely to have a significant effect on a European Site.
C4	Proposals for developments or infrastructure projects that could block options or alternatives for the provision of other development or projects in the future, which will be required in the public interest, that may lead to adverse effects on European sites, which would be otherwise avoided.
C5	Would be vulnerable to failure under the Habitats Regulations at the project assessment stage; to include them in the plan would be regarded by the EC as 'faulty planning'.
C6	May have an adverse effect on a European site, which might try to pass the tests of Habitats Regulations at the project stage by arguing that the plan provides imperative reasons of overriding public interest to justify its consent despite negative assessment.
Category D: Likely significant effects in-combination	
D1	Alone would not be likely to have significant effects but if its effects are combined with the effects of other policies or proposals provided for or coordinated by the Local Development Plan (internally) the cumulative effects would be likely to be significant.
D2	Alone would not likely to have significant effects but if their effects are combined with the effects of other plans and projects and possibly the effects of other developments provided for in the Local Development Plan as well, the combined effects are likely to be significant.
D3	Are, or could be, part of a programme or sequence of development delivered over a period, where the implementation of the early stages would not have a significant effect on European sites, but which would dictate the nature, scale, duration, location, timing of the whole project, the later stages of which could have adverse effects on such sites.
Category E: Lower Tier Assessment	
E1	Would not have an effect as no development could occur through policy itself because it is implemented through other/later policies in the Local Development Plan Deposit Document itself, which are more detailed and therefore more appropriate to assess for their effects on European sites and sensitive areas. These kinds of policies may be found in Preferred Strategies where a broad quantum of development may be specified as being delivered through a more specific policy in a later chapter.
E2	Makes provision for a type of development, generally, (and may indicate a broad scale and / or one or more broad locations e.g. a particular part of the plan area), so a likelihood of a significant effect cannot be ruled out, but the more precise scale and / or detailed location of the development is to be selected following consideration of options in a later, more specific, lower tier plan or project , subject to Habitats Regulations Appraisal.
Category F: Depending on implementation	
F	Depends entirely on how they are implemented in due course, for example, through the development management process. There is a theoretical possibility that if implemented in one or more particular ways, the policy could possibly have a significant effect on a

European site, and is not merely a general statement of policy.

It is reasonable to assume that a proposal would not be implemented in a way that is contrary to national planning policy. If the proposal were likely to have a significant effect it would be subject to Reg 61 at the project stage.

In these specific circumstances, where there is uncertainty about the way in which aspects of a plan may be implemented, it may be appropriate for policies to contain restrictions or caveats in order to exclude support for potentially damaging proposals, without reiterating the requirements of the statutory protection regime.

APPENDIX 3: Detailed Assessment of Policies

The LDP policies were assessed using the screening criteria in Appendix 2. The policies are listed in Appendix 11 and the Strategy map is in Appendix 12.

Where changes have occurred to the assessment since the LDP Deposit this is indicated by a reference number which points you to where the details of this assessment can be found. Note this does not include small changes to wording or where policies have been removed.

Table 1. Assessment of policies

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
Vision	<p>Effect Category: E1</p> <p>Potential International sites affected: N/A</p> <p>Lower Tier Assessment: Implemented through later policies below where issues will be addressed</p>	N/A	N/A	N/A	No
Objectives	<p>Effect Category: E1</p> <p>Potential International sites affected: N/A</p> <p>Lower Tier Assessment: Implemented through later policies below where issues will be addressed</p>	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
Strategy					
S01: Sustainable Growth ¹	<p>This policy sets the scene with regard to how the Strategy will be met through focusing growth. It also deals with the level and distribution of growth, including housing and employment.</p> <p>Effect Category: A3/E1/B/C2/E2/F</p> <p>Potential International sites affected: All</p> <p>No negative effect: End of policy intends to protect the natural environment.</p> <p>Implemented through other policies: Criteria 1a – 1c of the policy will be implemented through Policies S02- S04. Whether allocated and windfall employment is acceptable (criteria 2a and 2b) is dealt with in policies S02-S04 and LU11-LU21. Other types of development are dealt with in S02-S04 and LU policies.</p> <p>No likely significant negative effect, alone or in-combination: Magnitude of housing growth will have a 'de-minimis' effect on water resources as currently no water resource issue in Ceredigion</p> <p>Likely significant negative effect in-directly: There is a potential issue that the magnitude of</p>	<p>National Policies in PPW and TAN 5.</p> <p>DM14, DM10, DM12, DM13, DM03 and DM22</p> <p>Settlement Group Statements and Allocated Site Schedules</p> <p>However, as steers development towards areas where, depending on how it is implemented, may still have an effect on habitat loss, effect on hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>	<p>Yes</p> <p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Effect Category: A/B</p> <p>Potential International sites affected: All</p> <p>No negative effect: End of policy intends to protect the natural environment.</p> <p>No negative effect or no likely significant negative effect, alone or in-combination: Once mitigation was taken into account, all the allocations or relevant policies were found to have no effect or no significant negative effect, alone or in-combination on sites as effects will be 'de-minimis' or not significant in-combination. See assessment of all policies and allocations for more information</p> <p>Magnitude of housing growth will have a 'de-minimis' effect on water resources as currently no water resource issue in Ceredigion</p> <p>Policies in the LDP, particularly DPU7 and National Policies, Settlement Group Statements and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites through a decrease in water quality from the pressure on water treatment as effects will be 'de-minimis'</p>	No

¹ Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulation Assessment for Ceredigion LDP Screening Report: Deposit Version: Proposed Changes from Matters Arising (of the S0 policies) Version (Ceredigion County Council, 2012) for more information

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>growth, will put more pressure on current water treatment, of which there are specific identified issues. This could have a knock on effect on the water quality of International Sites, particularly the Afon Teifi SAC. Furthermore, the policy steers development to USCs and RSCs where there is identified issues with sewage infrastructure. If these are not dealt with there could be a significant effect.</p> <p>In the USCs, Llandysul and Llwynceilyn in particular have limited capacity in their WwTW and there are localised sewerage issues at Aberystwyth, Llandysul and Tregaron, so this could increase pressure on these issues.</p> <p>In the RSCs, Felin Fach, Llanarth, Llanon, Llanrhystud, Penrhyncoch, Pontrhydfendigaid and Y Borth all have limited capacity in their WwTW and there are localised sewerage issues at Aberporth, Bow Street, Ceinewydd, FelinFach, Llanarth, Penrhyncoch, Pontrhydfendigaid and Y Borth so this could increase pressure on these issues.</p> <p>In addition, the magnitude of growth could have a likely significant effect from the likely increase of air pollution from traffic</p> <p>Depends on implementation: The policy steers development of housing, employment, retail and other sectors to the USCs and RSCs mainly. This could be steering development to where it could have an effect. Although most of the housing and</p>			<p>Policies in the LDP and National Policies, Settlement Group Statements and Allocated Site Schedules and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects:</p> <ul style="list-style-type: none"> Habitat loss Impact on water availability Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species 	

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>part of the employment and retail will be delivered through allocations. There are opportunities for development on non-allocated sites, therefore depending on how this is implemented, it could have a significant negative effect.</p> <p>Lower Tier Assessment: Allocations are assessed separately. See Appendix 4</p> <p>Potential effects: Habitat loss Impact on water availability Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>				
S02: Development in Urban Service Centres (USCs) ²	<p>Policy dictates the role of development within USCs</p> <p>Effect Category: A1/C2/E2/F</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Cors Caron SAC and Cors Caron Ramsar</p>	<p>National Policies in PPW and TAN 5.</p> <p>LDP Policies S01, DM14, DM10, DM12, DM13, DM03 and DM22</p> <p>Settlement Group</p>	<p>Yes</p> <p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Effect Category: A/B</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Cors Caron SAC and Cors Caron Ramsar</p> <p>No negative effect: Criterion 1 and 2 of policy will not itself lead to development as it relates to qualitative criteria. Although criteria relates to</p>	No

² Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulation Assessment for Ceredigion LDP Screening Report: Deposit Version: Proposed Changes from Matters Arising (of the S0 policies) Version (Ceredigion County Council, 2012) for more information

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Criterion 1 and 2 of policy will not itself lead to development as it relates to qualitative criteria. Although criteria relates to development in a particular location, it is relating to the expectations for development in that location, not encouraging or allocating it. Criterion 2 will be subject to all the LDP policies, regardless of whether it is in a regeneration strategy or not. Part of criteria 3 is on housing in line with the Settlement Group Statements. These will have no effect as state further information on constraints</p> <p>Likely significant negative effect: The policy steers development within the boundary of USCs where there is identified issues with sewage infrastructure. If these are not dealt with there could be a significant effect</p> <p>Llandysul and Llwynceilyn in particular have limited capacity in their WwTW and there are localised sewerage issues at Aberystwyth, Llandysul and Tregaron, so this could increase pressure on these issues</p> <p>Depends on implementation: The policy steers windfall development to the USCs. This could be steering development to where it could have an effect. Although most of the housing and part of the employment and retail will be delivered through allocations. There are opportunities for development on non-allocated sites within the</p>	<p>Statements and Allocated Site Schedules</p> <p>However, as steers development towards areas where, depending on how it is implemented, may still have an effect on habitat loss, effect on hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>		<p>development in a particular location, it is relating to the expectations for development in that location, not encouraging or allocating it. Criterion 2 will be subject to all the LDP policies, regardless of whether it is in a regeneration strategy or not. Part of criteria 3 is on housing in line with the Settlement Group Statements. These will have no effect as state further information on constraints</p> <p>No effect or no likely significant negative effect, alone or in-combination: Once mitigation was taken into account, the allocations where found to have no effect or no significant negative effect, alone or in-combination on sites as effects will be 'de-minimis' or not significant in-combination. See assessment of allocations</p> <p>Policies in the LDP, particularly DPU7 and National Policies, Settlement Group Statements and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites through a decrease in water quality from the pressure on water treatment as effects will be 'de-minimis'</p> <p>Policies in the LDP and National Policies, Settlement Group Statements and Allocated Site Schedules and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>USCs, therefore depending on how this is implemented, it could have a significant negative effect</p> <p>Lower Tier Assessment: Allocations are assessed separately. See Appendix 4</p> <p>Potential effects: Habitat loss Impact on water availability Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>			<p>Potential effects: Habitat loss Impact on water availability Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	
S03: Development in Rural Service Centres (RSCs) ³	<p>Policy dictates the role of development in the RSCs</p> <p>Effect Category: C2/E2/F</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar and Coed a Cheunant Rheidol SAC</p>	<p>National Policies in PPW and TAN 5.</p> <p>LDP Policies S01, DM14, DM10, DM12, DM13, DM03 and DM22</p> <p>Settlement Group Statements and Allocated Site Schedules</p>	<p>Yes</p> <p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Effect Category: B</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar and Coed a Cheunant Rheidol SAC</p> <p>No effect or no likely significant negative effect, alone or in-combination: Once mitigation was taken into account, the allocations where found to have no effect or no</p>	No

³ Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulation Assessment for Ceredigion LDP Screening Report: Deposit Version: Proposed Changes from Matters Arising (of the S0 policies) Version (Ceredigion County Council, 2012) for more information

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Likely significant negative effect: The policy steers development within the boundary of and adjacent to RSCs where there is identified issues with sewage infrastructure. If these are not dealt with there could be a significant effect</p> <p>Felin Fach, Llanarth, Llanon, Llanrhystud, Penrhyncoch, Pontrhydfendigaid and Y Borth all have limited capacity in their WwTW and there are localised sewerage issues at Aberporth, Bow Street, Ceinewydd, FelinFach, Llanarth, Penrhyncoch, Pontrhydfendigaid and Y Borth so this could increase pressure on these issues</p> <p>Depends on implementation: The policy steers development of housing, employment, retail and other sectors to the RSCs. This could be steering development to where it could have an effect. Although most of the housing and part of the employment and retail will be delivered through allocations. There are opportunities for development on non-allocated sites within the RSCs, therefore depending on how this is implemented, it could have a significant negative effect</p> <p>Lower Tier Assessment: Allocations are assessed separately. See Appendix 4</p> <p>Potential effects: Habitat loss Impact on water availability Effect on hydrology</p>	<p>However, as steers development towards areas where, depending on how it is implemented, may still have an effect on habitat loss, effect on hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>		<p>significant negative effect, alone or in-combination on sites as effects will be 'de-minimis' or not significant in-combination. See assessment of allocations</p> <p>Policies in the LDP, particularly DPU7 and National Policies, Settlement Group Statements and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites through a decrease in water quality from the pressure on water treatment as effects will be 'de-minimis'</p> <p>Policies in the LDP and National Policies, Settlement Group Statements and Allocated Site Schedules and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Impact on water availability Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species				
S04: Development in 'Linked Settlements and Other Locations' ⁴	<p>Policy dictates the role development in Linked Settlements and Other locations</p> <p>Effect Category: A5/E2/F</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm Doethie-Mynydd Mallaen SAC and Elenydd-Malleen SPA</p> <p>No negative effect: Criterion 1 just states general political intentions</p> <p>Depends on implementation: The policy steers development of housing, employment, retail and other sectors to the LSs. This could be steering development to where it could have an effect, even so the magnitude will be very small</p>	<p>National Policies in PPW and TAN 5.</p> <p>LDP Policies S01, DM14, DM10, DM12, DM13, DM03 and DM22</p> <p>Settlement Group Statements and Allocated Site Schedules</p> <p>However, as steers development towards areas where, depending on how it is implemented, may still have an effect on habitat loss, effect on hydrology, effect on micro-climate, disturbance and local</p>	<p>Yes</p> <p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Effect Category: A/B</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm Doethie-Mynydd Mallaen SAC and Elenydd-Malleen SPA</p> <p>No negative effect: Criterion 1 just states general political intentions</p> <p>No effect or no likely significant negative effect, alone or in-combination: Once mitigation was taken into account, the allocations where found to have no effect or no significant negative effect, alone or in-combination on sites as effects will be 'de-minimis' or not significant in-combination. See assessment of allocations for more information</p>	No

⁴ Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulation Assessment for Ceredigion LDP Screening Report: Deposit Version: Proposed Changes from Matters Arising (of the S0 policies) Version (Ceredigion County Council, 2012) for more information

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Lower Tier Assessment: Allocations are assessed separately. See Appendix 4</p> <p>Potential effects: Habitat loss Impact on water availability Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	<p>atmospheric deposition, therefore need to ensure there is no presumption of development</p>		<p>Policies in the LDP and National Policies, Settlement Group Statements and Allocated Site Schedules and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Impact on water availability Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	
S05: Affordable Housing ⁵	<p>Policy stating the target for the number of affordable homes and how it will be met</p> <p>Effect Category: A1/F</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm</p>	<p>National Policies in PPW and TAN 5.</p> <p>LDP Policies S01, LU05, DM14, DM10, DM12, DM13, DM03 and DM22</p> <p>Settlement Group Statements and Allocated Site Schedules</p>	<p>Yes</p> <p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Effect Category: A1/B2</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm Doethie-Mynydd Mallaen SAC and Elenydd-Mallean SPA</p> <p>No negative effect: Criteria 1, 2 and 4 and the</p>	No

⁵ Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulation Assessment for Ceredigion LDP Screening Report: Deposit Version: Proposed Changes from Matters Arising (of the S0 policies) Version (Ceredigion County Council, 2012) for more information

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Doethie-Mynydd Mallaen SAC and Elenydd-Malleen SPA</p> <p>No negative effect: Criteria 1, 2 and 4 and the end section of the policy will not themselves lead to development as they relate to qualitative criteria. They are determining how many affordable houses will be expected and how affordable housing will be dealt with</p> <p>Depends on implementation: The effects of criterion 3 of the policy depend on how it is implemented. Steers development towards USCs, RSCs and LS and also will allow for development adjacent as well as adjoining settlements</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	<p>However, as steers development towards areas where, depending on how it is implemented, may still have an effect on habitat loss, effect on hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>		<p>end section of the policy will not themselves lead to development as they relate to qualitative criteria. They are determining how many affordable houses will be expected and how affordable housing will be dealt with</p> <p>No likely significant negative effect, alone or in-combination: Policies in the LDP and National Policies, Settlement Group Statements and Allocated Site Schedules and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	
Specific types of land use proposals					
LU01	No Policy LU01 has been included within the LDP	N/A	N/A	N/A	N/A
LU02: Requirements	Policy on what all residential developments will be required to do in terms of lifetime homes and	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
regarding all residential developments	a mix of housing stock Effect Category: A1 Potential International sites affected: N/A No negative effect: Policy will not itself lead to development as they relate to qualitative criteria on what is expected from all residential development				
LU03	No Policy LU03 has been included within the LDP				
LU04: Meeting a Range of Housing Needs	Policy on meeting a range of needs including gypsy/traveller sites Effect Category: A5/A1 Potential International sites affected: N/A No negative effect: Policy stating general intentions and political aspirations on meeting a range of housing needs and will not itself lead to development as it relates to qualitative criteria on gypsy/traveller sites. Although there are conceivable affects with gypsy/traveller sites, this policy is not providing for a magnitude or location of these sites or even indicated that there is a need. A more detailed policy will come forward in the review which will then need to be re-assessed	N/A	N/A	N/A	No
LU05: Securing the Delivery of Housing	Policy to ensure genuine availability of land	National Policies in PPW and TAN 5.	Yes	Effect Category: A1/B2	

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
Development ⁶	<p>Effect Category: A1/F</p> <p>Potential International sites affected: All</p> <p>No negative effect: Criterion 2 of the policy will not itself lead to development as it relates to qualitative criteria on what is expected from all residential development</p> <p>Depends on implementation: The effects of criterion 1 of the policy depend on how it is implemented. Permitting the site in stages through staged release could result in work for mitigation / compensation not being carried out in the initial stages and the rest of the development never comes forward.</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	<p>LDP Policies S01, DM14, DM10, DM12, DM13, DM03 and DM22</p> <p>Settlement Group Statements and Allocated Site Schedules</p> <p>Wording in LU05 reason and justification itself says that specific requirements will be taken into consideration in phasing</p> <p>However, even so may still have an effect on habitat loss, effect on hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>	<p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Potential International sites affected: All</p> <p>No negative effect: Criterion 2 of the policy will not itself lead to development as it relates to qualitative criteria. It is ensuring that applications are not renewed where there is no intention to build or are completed by a certain time.</p> <p>No likely significant negative effect, alone or in-combination: Policies in the LDP and National Policies, Settlement Group Statements and Allocated Site Schedules and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	

⁶ Change made to original LDP Deposit assessment. See Appendix 9 for more information

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
LU06: Housing Density	<p>Policy on housing density within allocated and non-allocated sites</p> <p>Effect Category: B2</p> <p>Potential International sites affected: All</p> <p>No significant negative effect, alone or in-combination: Policy may allow for an increase in density which would increase the amount of people on these sites but effects will be 'de-minimis'. Of particular concern would be the loss of features that the current density on allocated sites takes into account which could be important for International Sites' species. However, the increase has to be justified, is unlikely to result in a large increase in population at the site and must take into account nature conservation interests. In addition, this policy allows for densities to be reduced so this gives an opportunity to reduce densities if necessary</p>	N/A	N/A	N/A	No
LU07: Subdivision of Existing Dwellings	<p>Policy on criteria for subdivision of existing dwellings</p> <p>Effect Category: A1</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria on whether conversions will be allowed. All conversions count towards housing numbers so will not be in addition to current housing provision</p>	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
LU08: Replacement of Existing Dwellings	<p>Policy on criteria for replacement of existing dwellings</p> <p>Effect Category: A1</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria on whether a dwelling could be replaced. Will be generally be like for like but in a few places may result in additional units. Units potentially could be more efficient. Will still be part of the housing figures</p>	N/A	N/A	N/A	No
LU09: The Re-use of Former/Abandoned Dwellings	<p>Policy on criteria for re-use of former or abandoned buildings</p> <p>Effect Category: A1</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria on whether re-use of former/abandoned dwellings will be allowed. All re-uses count towards housing numbers so will not be in addition to current housing provision</p>	N/A	N/A	N/A	No
LU10: Temporary Residential Caravans	<p>Policy providing for the temporary placement of caravans next to a building project</p> <p>Effect Category: A1</p> <p>Potential International sites affected: N/A</p>	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria on whether temporary residential caravans will be permitted</p>				
LU11: Employment Proposals on Allocated Sites	<p>Policy stating the criteria for employment on allocated sites</p> <p>Effect Category: A1/E1</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria of whether the employment development will be permitted on allocated sites</p> <p>Implemented through other policies: Criterion 1 is dealt with in Policy S01: Sustainable Growth</p>	N/A	N/A	<p>Effect Category: A1/B1/B2</p> <p>Potential International sites affected: All</p> <p>No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria of whether the employment development will be permitted on allocated sites</p> <p>No effect or no likely significant negative effect, alone or in-combination: Once mitigation was taken into account, all the allocations (Policy S01: Sustainable Growth) were found to have no effect or no significant negative effect, alone or in-combination on sites as effects will be 'de-minimis' or not significant in-combination. See assessment of Policy S01 for more information</p> <p>Potential effects: Habitat loss Impact on water availability Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes</p>	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				Spreading or introduction of non-native invasive species	
LU12: Employment Proposals on Non- allocated Sites	Policy stating the criteria for employment on non-allocated sites Effect Category: A1 Potential International sites affected: N/A No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria. Development theoretically could be anywhere in the county	N/A	N/A	N/A	No
LU13: Change of Use in relation to existing Employment land or buildings	Policy stating the criteria for change of use of employment land or buildings Effect Category: A1 Potential International sites affected: N/A No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria on whether change of use would be permitted. Although allows for changes that in theory could affect a International Site, the policy only expresses the tests for change of use that will be applied	N/A	N/A	N/A	No
LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans,	Policy relating to the criteria for static and touring caravans, camping pitches, cabins and chalets Effect Category: A1/F	National Policies in PPW and TAN 5. LDP Policies S01, DM14, DM10, DM12,	Yes Introduce a caveat / free standing policy on	Effect Category: A1/B2 Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
<p>Camping pitches, Cabins and Chalets</p>	<p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar and Coed a Cheunant Rheidol SAC</p> <p>No negative effect: Policy includes general policy statements in criterion 1.3 and 2.3. Also, criterion 1.1 positively steers development away from the coast and therefore Cardigan Bay and criteria 2.1 and 2.2 relate to qualitative criteria on whether the development would be acceptable</p> <p>Depends on implementation: Criterion 2.2, although criteria based criterion, this lifts the current embargo and therefore, could increase recreational pressure. This could then have an indirect effect of disturbance on a the mobile species of a few of the International Sites, depending on the magnitude and location, In addition, the supporting text relating to criterion 2a) may result in this criterion having an effect on European Sites. This is because it steers new larger sites towards USCs and RSCs.</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes</p>	<p>DM13, DM03 and DM22</p> <p>Settlement Group Statements</p> <p>However, as steers development towards areas where, depending on how it is implemented, may still have an effect on habitat loss, effect on hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>	<p>European Sites and mention in RJ</p>	<p>and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar and Coed a Cheunant Rheidol SAC</p> <p>No negative effect: Policy includes general policy statements in criterion 1.3 and 2.3. Also, criterion 1.1 positively steers development away from the coast and therefore Cardigan Bay and criteria 2.1 and 2.2 relate to qualitative criteria on whether the development would be acceptable</p> <p>No likely significant negative effect, alone or in-combination: Policies in the LDP and National Policies, Settlement Group Statements and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Spreading or introduction of non-native invasive species				
LU15: Countywide: Relocation of Caravans, Cabins and Chalets	Policy stating the criteria for whether caravans, cabins and chalets can be re-located Effect Category: A1 Potential International sites affected: N/A No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria. Although allows for changes that in theory could affect a European Site, the policy only expresses the tests for whether an existing site can be moved that will be applied	N/A	N/A	N/A	No
LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	Policy relating to the criteria for other accommodation types Effect Category: A1/F Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm Doethie-Mynydd Mallaen SAC and Elenydd-Malleen SPA No negative effect: Policy itself will not lead to development as relates to the criteria for whether there can be a change of use or new accommodation.	National Policies in PPW and TAN 5. LDP Policies S01, DM14, DM10, DM12, DM13, DM03 and DM22 Settlement Group Statements However, as steers development towards areas where, depending on how it is implemented, may still have an effect on habitat loss, effect on	Yes Introduce a caveat / free standing policy on European Sites and mention in RJ	Effect Category: A1/B2 Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm Doethie-Mynydd Mallaen SAC and Elenydd-Malleen SPA No negative effect: Policy itself will not lead to development as relates to the criteria for whether there can be a change of use or new accommodation. No likely significant negative effect, alone or in-combination: Policies in the LDP and	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Depends on implementation: Criterion 2 could have an effect on European Sites within USCs, RSCs or on the edge of settlements as steers new hotels etc. to those locations.</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	<p>hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>		<p>National Policies, Settlement Group Statements and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	
LU17: Tourism Facilities/Attractions	<p>Policy relating to the criteria for tourism facilities/attractions</p> <p>Effect Category: A1/F</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm Doethie-Mynydd Mallaen SAC and Elenydd-Malleen SPA</p> <p>No negative effect: Policy itself will not lead to development as it relates to criteria on whether new tourism facilities/attractions will be permitted</p>	<p>National Policies in PPW and TAN 5.</p> <p>LDP Policies S01, DM14, DM10, DM12, DM13, DM03 and DM22</p> <p>Settlement Group Statements</p> <p>However, as steers development towards areas where, depending on how it is implemented, may still have an effect on</p>	<p>Yes</p> <p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Effect Category: A1/B2</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm Doethie-Mynydd Mallaen SAC and Elenydd-Malleen SPA</p> <p>No negative effect: Policy itself will not lead to development as it relates to criteria on whether new tourism facilities/attractions will be permitted</p> <p>No likely significant negative effect, alone or in-combination: Policies in the LDP and</p>	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Depends on implementation: Criterion 1 encourages tourism near settlements, which depending on how it is implemented could have an effect</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	<p>habitat loss, effect on hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>		<p>National Policies, Settlement Group Statements and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	
LU18: Retail Proposals Countywide	<p>Policy stating the criteria for change of use, redevelopment or new retail</p> <p>Effect Category: A1</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy will not itself lead to development, as it relates to qualitative criteria on whether the retail change of use/redevelopment/development is appropriate</p>	N/A	N/A	N/A	No
LU19: Retail Proposals in Urban Service Centres	<p>Policy stating the criteria for whether retail change of use/ redevelopment/ development is acceptable in USCs</p> <p>Effect Category: A1/E1</p>	N/A	N/A	<p>Effect Category: A1/B1/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Policy will not itself lead to</p>	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Potential International sites affected: N/A</p> <p>No negative effect: Policy will not itself lead to development, as it relates to qualitative criteria on whether the retail change of use/redevelopment/development is appropriate within the USC. Assessment of retail been steered towards USCs is dealt with in S02</p> <p>Implemented through other policies: Part of criterion 2 is dealt with through Policy S01: Sustainable Growth</p> <p>Potential effects: Impact on water availability Decrease in water quality Local atmospheric deposition</p>			<p>development, as it relates to qualitative criteria on whether the retail change of use/ redevelopment/ development is appropriate within the USC. Assessment of retail been steered towards USCs is dealt with in S02</p> <p>No effect or no likely significant negative effect, alone or in-combination: Once mitigation was taken into account, the allocations (Policy S01: Sustainable Growth) where found to have no effect or no significant negative effect, alone or in-combination on sites as effects will be 'de-minimis' or not significant in-combination. See assessment of Policy S01 for more information</p> <p>Potential effects: Impact on water availability Decrease in water quality Local atmospheric deposition</p>	
<p>LU20: Retail proposals in Rural Service Centres</p>	<p>Policy stating the criteria for whether retail change of use/ redevelopment/ development is acceptable in RSCs</p> <p>Effect Category: A1</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy will not itself lead to development, as it relates to qualitative criteria on whether the retail change of use/redevelopment/development is appropriate within the RSC. Assessment of retail been</p>	<p>N/A</p>	<p>N/A</p>	<p>N/A</p>	<p>No</p>

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	steered towards RSCs is dealt with in S03				
LU21: Change of use from an existing retail use	<p>Policy stating the criteria for whether change of use from retail is acceptable</p> <p>Effect Category: A1</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria. Although allows for changes that in theory could affect a International Site, the policy only expresses the tests for change of use that will be applied</p>	N/A	N/A	N/A	No
LU22: Community, Leisure and Recreation Facilities and Services	<p>Policy relating to the criteria for community, leisure and recreation facilities</p> <p>Effect Category: A1/F</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm Doethie-Mynydd Mallaen SAC and Elenydd-Malleen SPA</p> <p>No negative effect: Majority of policy will not itself lead to development as it relates to qualitative criteria. Although allows for changes that in theory could affect a International Site, the policy only expresses the tests that will be</p>	<p>National Policies in PPW and TAN 5.</p> <p>LDP Policies S01, DM14, DM10, DM12, DM13, DM03 and DM22</p> <p>Settlement Group Statements and Allocated Site Schedules</p> <p>However, as steers development towards areas where, depending on how it is implemented, may still have an effect on</p>	<p>Yes</p> <p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Effect Category: A1/B2</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Dyfi SPA, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC, Cwm Doethie-Mynydd Mallaen SAC and Elenydd-Malleen SPA</p> <p>No negative effect: Majority of policy will not itself lead to development as it relates to qualitative criteria. Although allows for changes that in theory could affect a International Site, the policy only expresses the tests that will be applied for this type of development</p> <p>No likely significant negative effect, alone or</p>	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>applied for this type of development</p> <p>Depends on Implementation: Criterion 1.1 steers development towards settlements of which many are adjacent to an International Site. Leisure, recreation and community facilities could have negative effects mainly through disturbance.</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	<p>habitat loss, effect on hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>		<p>in-combination: Policies in the LDP and National Policies, Settlement Group Statements and Allocated Site Schedules and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	
LU23	No Policy LU23 has been included within the LDP				
LU24: Provision of New Open Space.	<p>Policy on providing new open space</p> <p>Effect Category: A5</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy stating general intentions on the creation of new open spaces</p>	N/A	N/A	N/A	No
LU25: Renewable Energy Generation	Policy stating the criteria for renewable energy generation other than large and medium wind farms	N/A	N/A	<p>Effect Category: A1/B1/B2</p> <p>Potential International sites affected: N/A</p>	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Effect Category: A1/E1/E2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy itself will not lead to development, as it relates to qualitative criteria on whether a renewable energy project would be permitted, including criterion 2.1 on natural heritage objectives</p> <p>Implemented through other policies: Details on large and medium sized wind farms will be dealt with in Policy LU26: Large and Medium sized wind farms</p> <p>Lower tier assessment: The SPG will detail renewable energy targets for the different types of renewable energy generation. When this is developed it may be subject to a HRA</p>			<p>No negative effect: Policy will not itself lead to development, as it relates to qualitative criteria on whether the retail change of use/ redevelopment/ development is appropriate within the USC. Assessment of retail been steered towards USCs is dealt with in S02</p> <p>Policy LU26 was found to have no effect. See assessment of Policy LU26 for more information</p>	
LU26: Large and Medium sized wind farms	<p>Policy stating the criteria for whether large and medium sized wind farms are acceptable</p> <p>Effect Category: A1/E2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy itself will not lead to development as it relates to the criteria for whether a medium or large wind farm will be permitted in the SSAD area</p> <p>Lower tier assessment: Will be assessed</p>	N/A	N/A	<p>Effect Category: A1/A4</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Policy itself will not lead to development as it relates to the criteria for whether a medium or large wind farm will be permitted in the SSAD area</p> <p>The preferred search area was found to have no effects on the International Sites as it positively steers development away from them. See</p>	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	through the allocations assessment. See Appendix 4			assessment of allocations for more information	
LU27: Sustainable Supply of Mineral Resources	<p>Policy stating how the LDP will ensure a sustainable supply of mineral resources</p> <p>Effect Category: A1/E1</p> <p>Potential International sites affected: Afon Teifi SAC and Cardigan Bay SAC</p> <p>No negative effect: Criteria of policy either do not themselves lead to development as they relate to qualitative criteria restricting mineral development (3, 5 and 6) or they are stating general intentions and political aspirations (4 and 7)</p> <p>Implemented through other policies: Criteria 1, 2 and 8 are implemented through other policies where issues will be addressed (LU30, S01 and LU31 respectively)</p>	N/A	N/A	<p>Effect Category: A1/B1/B2</p> <p>Potential International sites affected: Afon Teifi SAC and Cardigan Bay SAC</p> <p>No negative effect: Criteria of policy either do not themselves lead to development as they relate to qualitative criteria restricting mineral development (3, 5 and 6) or they are stating general intentions and political aspirations (4 and 7)</p> <p>No effect or no likely significant negative effect, alone or in-combination: Once mitigation was taken into account, the Policies LU30 and LU31 and the allocations (Policy S01: Sustainable Growth) were found to have no effect or no significant negative effect, alone or in-combination on sites as effects will be 'de-minimis' or not significant in-combination. See assessment of Policy S01 for more information</p> <p>Potential effects: Local atmospheric deposition</p>	No
LU28: Criteria that will be Applied to Mineral Proposals	<p>Policy on the criteria applied to all mineral proposals</p> <p>Effect Category: A2/E1</p> <p>Potential International sites affected: N/A</p>	N/A	N/A	<p>Effect Category: A1/B2</p> <p>Potential International sites affected: Afon Teifi SAC and Cardigan Bay SAC</p> <p>No negative effect: Policy is intended to protect</p>	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Policy is intended to protect the natural environment, including biodiversity</p> <p>Implemented through other policies: Policy is implemented through Policy S01 where issues will be addressed</p>			<p>the natural environment, including biodiversity</p> <p>No effect or no likely significant negative effect, alone or in-combination: Once mitigation was taken into account, the allocations (Policy S01: Sustainable Growth) were found to have no effect or no significant negative effect, alone or in-combination on sites as effects will be 'de-minimis' or not significant in-combination. See assessment of Policy S01 for more information</p> <p>Potential effects: Habitat loss Impact on water availability Effect on hydrology Decrease in water quality Local atmospheric deposition</p>	
LU29: Development within buffer zones	<p>Policy on the criteria for whether development within buffer zones would be allowed</p> <p>Effect Category: A5</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy is a general policy statement on whether extensions of mineral workings or sensitive development could be placed within a mineral buffer zones</p>	N/A	N/A	N/A	No
LU30: Safeguarding	<p>Policy on the criteria for whether development within buffer zones would be allowed</p> <p>Effect Category: A1/A5</p>	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Potential International sites affected: N/A</p> <p>No negative effect: Policy will not itself lead to development, as it relates to qualitative criteria on whether incompatible development will be allowed within mineral safeguarding zones. Also, policy expresses political aspirations through the safeguarding zones. Although safeguarding zones include International Sites, the zones do not give presumption to development and any application for mineral extraction would be subject to national and local policies, including policy LU28</p>				
LU31: Resource Recovery and Waste Management Facilities	<p>Policy relating to the criteria for community, leisure and recreation facilities</p> <p>Effect Category: A1/F</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC and Cwm Doethie-Mynydd Mallaen SAC</p> <p>No negative effect: Criteria 2, 4 and 5 are general policy statements on the permission of composting and maturing of anaerobic digestion digestate and the co-location of facilities</p>	<p>National Policies in PPW and TAN 5.</p> <p>LDP Policies S01, DM14, DM10, DM03 and DM22</p> <p>Settlement Group Statements and Allocated Site Schedules</p> <p>However, as steers development towards areas where, depending on how it is implemented, may still have an effect on habitat loss,</p>	<p>Yes</p> <p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Effect Category: A1/B1/B2</p> <p>Potential International sites affected: Cardigan Bay SAC, Afon Teifi SAC, Pen Llyn a'r Sarnau SAC, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cors Caron SAC, Cors Caron Ramsar, Coed a Cheunant Rheidol SAC, Coed Cwm Einion SAC, Grogwynion SAC, Rhos Llaw Cwrt SAC, Rhos Talglas SAC and Cwm Doethie-Mynydd Mallaen SAC</p> <p>No negative effect: Criteria 2, 4 and 5 are general policy statements on the permission of composting and maturing of anaerobic digestion digestate and the co-location of facilities</p> <p>No likely significant negative effect, alone or in-combination: Once mitigation was taken into account, all the allocations (Policy S01:</p>	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Implemented through other policies: Criterion 1 is dealt with in Policy S01: Sustainable Growth where any issues are addressed</p> <p>Depends on implementation: Criterion 3 steers storage of construction, demolition and excavation material to active mineral sites and former quarries where there is a potential for it to have a negative effect on SACs from habitat loss and dust</p> <p>Potential effects: Habitat loss Decrease in water quality Disturbance Local atmospheric deposition</p>	disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development		<p>Sustainable Growth) where found to have no effect or no significant negative effect, alone or in-combination on sites as effects will be 'de-minimis' or not significant in-combination. See assessment of Policy S01 for more information</p> <p>Policies in the LDP and National Policies, Settlement Group Statements and Allocated Site Schedules and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Decrease in water quality Disturbance Local atmospheric deposition</p>	
LU32: Development and the Waste Hierarchy	<p>Policy on the criteria for whether development within buffer zones would be allowed</p> <p>Effect Category: A1/A3</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria on the waste hierarchy and is intended to protect the natural environment</p>	N/A	N/A	N/A	No
Development management					
DM01: Managing the Impacts of	Policy on the criteria for controlling development to try and prevent effects on Welsh language and	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
development on Communities and the Welsh Language ⁷	the community Effect Category: A1/A3 Potential International sites affected: N/A No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria on rate of development within a settlement				
DM02	No Policy DM02 has been included within the LDP				
DM03: Sustainable Travel	Policy on developments providing for sustainable travel Effect Category: A5/E2 Potential International sites affected: N/A No negative effect: Policy stating general intentions and political aspirations for sustainable travel and requirements for Transport Assessments. Lower tier assessment: Part of the detail in this policy will be in the forthcoming SPG. This may need to be assessed	N/A	N/A	N/A	No
DM04: Sustainable Travel Infrastructure as a Material	Policy on protecting sustainable travel infrastructure from development Effect Category: A5	N/A	N/A	N/A	No

⁷ Note that this policy was re-assessed but no changes were made. See Appendix 9 for more information

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
Consideration	<p>Potential International sites affected: N/A</p> <p>No negative effect: General policy statement on safeguarding infrastructure for sustainable travel</p>				
DM05: Sustainable Development and Planning Gain	<p>Policy relating planning gain</p> <p>Effect Category: A2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy outlines how planning gain will be achieved and what it will be sought in relation to</p>	N/A	N/A	N/A	No
DM06: High Quality Design and Place making	<p>Policy on the criteria for the design of development</p> <p>Effect Category: A1/A2/A3</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy itself will not lead to development as it relates to the design of development and it is intended to conserve or enhance the natural and built environment, including biodiversity</p>	N/A	N/A	N/A	No
DM07: Conservation Areas	<p>Policy on location of conservation areas and development affecting them</p> <p>Effect Category: A5</p> <p>Potential International sites affected: N/A</p>	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	No negative effect: General policy statement on the location of conservation areas				
DM08: Bilingual Signs and Place Names	<p>Policy on the use of bilingual signs and place names</p> <p>Effect Category: A1/A5</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy stating general intentions and political aspirations and will not itself lead to development as it relates to qualitative criteria</p>	N/A	N/A	N/A	No
DM09: Design and Movement	<p>Policy encouraging movement through design</p> <p>Effect Category: A1</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy itself will not lead to development as it relates to the design of development. There is a potential for through movement to connect to areas vulnerable to increased visitors, however, this is unlikely and if a potential concern can be mentioned in any forthcoming SPG</p>	N/A	N/A	N/A	No
DM10: Design and Landscaping	<p>Policy on landscaping in the development</p> <p>Effect Category: A1/A2/A3</p> <p>Potential International sites affected: N/A</p>	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Policy itself will not lead to development as it relates to the design of development and it is intended to conserve or enhance the natural and built environment, including biodiversity</p>				
DM11: Designing for Climate Change	<p>Policy on how development should design for climate change</p> <p>Effect Category: A5</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: General policy statement that expresses the general intentions of the LDP</p>	N/A	N/A	N/A	No
DM12: Utility Infrastructure	<p>Policy on criteria for whether infrastructure is suitable for the development</p> <p>Effect Category: A1/A2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy itself will not lead to development as it relates to qualitative criteria that relates to utility provision and also are intended to protect the natural environment, including biodiversity</p>	N/A	N/A	N/A	No
DM13: Sustainable Drainage Systems	<p>Policy expanding on national requirement for SUDs</p> <p>Effect Category: A1/A2</p>	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Potential International sites affected: N/A</p> <p>No negative effect: Policy itself will not lead to development as it relates to qualitative criteria that are intended to protect the natural environment, including biodiversity</p>				
DM14: Nature Conservation and Ecological Connectivity	<p>Policy on protection and enhancement of all nature conservation</p> <p>Effect Category: A2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy is intended to protect the natural environment, including biodiversity</p>	N/A	N/A	N/A	No
DM15: Local Biodiversity Conservation	<p>Policy relating to protection and enhancement of local biodiversity</p> <p>Effect Category: A2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy is intended to protect the natural environment, including biodiversity</p>	N/A	N/A	N/A	No
DM16: Regionally Important Geodiversity Sites (RIGS)	<p>Policy on the protection of RIGS</p> <p>Effect Category: A3</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy is intended to protect the natural environment and the enhancement</p>	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	measures are not likely to have a negative effect on an International Site				
DM17: General Landscape	Policy on protection of general landscape Effect Category: A1/A2/A3 Potential International sites affected: N/A No negative effect: Policy that will not itself lead to development as it relates to design criteria, and is intended to conserve natural, built and historic environment, including biodiversity	N/A	N/A	N/A	No
DM18: Special Landscape Areas (SLA)	Policy on protection of SLAs Effect Category: A2/A3 Potential International sites affected: N/A No negative effect: Policy intended to conserve natural, built and historic environment, including biodiversity	N/A	N/A	N/A	No
DM19: Historic and Cultural Landscape	Policy on the protection of the historic and cultural landscape Effect Category: A3 Potential International sites affected: N/A No negative effect: Policy intended to conserve built and historic environment	N/A	N/A	N/A	No
DM20: Protection of Trees, Hedgerows	Policy on the protection of trees, hedgerows and woodland	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
and Woodlands	<p>Effect Category: A2/A3</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy intended to conserve natural, built and historic environment, including biodiversity</p>				
DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	<p>Policy on the impact of the wind farms within the SSAD on landscape</p> <p>Effect Category: A2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy intended to conserve natural environment, including biodiversity</p>	N/A	N/A	N/A	No
DM22: General Environmental Protection and Enhancement	<p>Policy on the protection of the environment including capping of mine works</p> <p>Effect Category: A1/A2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy itself will not lead to development as it relates to qualitative criteria for development and the policy intends to protect the natural environment, including biodiversity. Although works to mines could have a potential negative effect on Grogwynion SAC, criterion 3 is criteria for whether those types of works would be acceptable rather than encouraging or locating particular mines. In addition, a comment has</p>	N/A	N/A	N/A	No

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	been placed in the RJ to ensure protected sites that may be affected will be assessed.				
DM23: Coastal Management	<p>Policy on the permission of coastal management schemes</p> <p>Effect Category: A1/A2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy itself will not lead to development as it relates to qualitative criteria for development and the policy intends to protect the natural environment, including biodiversity. Although potential for affects from coastal management schemes, particularly on Cardigan Bay SAC and Pen Llyn a'r Samau SAC, this is criteria for whether a scheme would be acceptable and is restricting the development. In addition, coastal processes have been specifically mentioned</p>	N/A	N/A	N/A	No

APPENDIX 4: Summary of Allocations Assessment by effect

The detailed assessment can be found in the HRA Technical Background Paper.

Where changes have occurred to the assessment since the LDP Deposit this is indicated by a reference number which points you to where the details of this assessment can be found. Note this does not include small changes to wording or where allocations have been removed.

Table 1: Habitat Loss

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
01 Aberaeron					
All housing allocations in Aberaeron	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benthic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination				
02 Aberteifi/Cardigan					
All housing allocations in Cardigan	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant			effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0201 Parc Teifi	<p>Effect Category: A4/D/F</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant</p> <p>Depends on implementation: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM12, DM14, DM15, DM20 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats.</p> <p>Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0202 Pentood	<p>Effect Category: A4/D/F</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM12, DM14, DM15, DM20 and</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant</p> <p>Depends on implementation: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from</p> <p>Also, site is directly adjacent to SAC so may require flood defences that affect or are within the SAC</p>	<p>DM22</p> <p>Information in Allocated Site Schedules</p>		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats.</p> <p>Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from.</p> <p>Also, site is directly adjacent to SAC so may require flood defences that affect or are within the SAC.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0201 Pwllhai	<p>Effect Category: A4/D/F</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM12, DM14, DM15, DM20 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats.</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Barbastelle bats. However, on their own, these would not be significant</p> <p>Depends on implementation: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from</p>			<p>Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
MNA0201 Penparc	<p>Effect Category: A4/D</p> <p>Potential International sites affected: North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant</p>	<p>National policies, TAN 5 and MTAN1</p> <p>LDP Policies DM10, DM14, DM15, DM20 and LU28</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
03 Aberystwyth					
All housing allocations in Aberystwyth	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>	<p>DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>		<p>Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0301 Glanyrafon Industrial Estate Extension	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant			valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0302 Glanyrafon Industrial Estate	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0303 Llanbadarn Industrial Estate	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone:</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant	Schedules		or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0304 Cefn Llan Science Park	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0305 Capel Bangor Business Park	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>	Information in Allocated Site Schedules		<p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0301 Old Post Office	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benzie organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>	N/A	N/A	N/A	No
M0302 Mill Street Site	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>				
M0303 Park Avenue	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant			LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
M0304 Swyddfa Sir	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
M0305 Llanbadarn Campus	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected:</p>	<p>National policies and TAN 5</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected:</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>	<p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>		<p>Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0306 Penglais Farm	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>	Schedules		<p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
T0301 Rhydyfelin Park and Ride	<p>Effect Category: A4/D/F</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				minimis'	
04 Adpar/Newcastle Emlyn					
H0401 Land opposite Parc y Trap Adpar	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
05 Llanbedr Pont Steffan/Lampeter					
All housing allocations in Lampeter	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>	N/A	N/A	N/A	No
E0501 Llambed Business Park	<p>Effect Category: A4/B2/C2/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone:</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules, include wording on protection of corridor	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Site includes removal of a very small part of corridor for access</p> <p>Likely significant effect: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from. Limited abstraction licences on the river Dulas</p> <p>Depends on implementation: Site is directly adjacent to SAC so may require flood defences that affect or are within the SAC</p>	Schedules		<p>in-combination: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from. Limited abstraction licences on the river Dulas</p> <p>Also, site is directly adjacent to SAC so may require flood defences that affect or are within the SAC</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0502 Old Mart Site	<p>Effect Category: A4/C1/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Likely significant effect: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from. Limited abstraction licences on the river Dulas</p> <p>Depends on implementation: Site is very close to SAC so may require flood defences that affect or are within the SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from. Limited abstraction licences on the river Dulas</p> <p>Also, site is directly adjacent to SAC so may require flood defences that affect or are within the SAC</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
06 Llandysul					
H0601 Rear of the Beeches, Llandysul	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, policies in the LDP and National Policies and Allocated Site</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant			Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0601 Llandysul Enterprise Park	<p>Effect Category: A4/D/F</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant</p> <p>Depends on implementation: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM12, DM14, DM15, DM20 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats.</p> <p>Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0602 Horeb Business Park	<p>Effect Category: A4/D/F</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM12, DM14, DM15,</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant</p> <p>Depends on implementation: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from</p>	<p>DM20 and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats.</p> <p>Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
07 Tregaron					
All housing allocations in Tregaron	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>				
M0701 Cylch Caron Project, land rear of Talbot Yard	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>	N/A	N/A	N/A	No
MNA0701 Pant	Effect Category: A4	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Potential International sites affected: N/A</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>				
08 Aberporth/Parcllyn					
<p>All housing allocations in Aberporth/Parc Llyn and M0802</p>	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant			SAC may remove valuable flight lines for Barbastelle bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0801 Parc Aberporth	Effect Category: A4/D/F Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant Depends on implementation: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from	National policies and TAN 5 LDP Policies DM10, DM12, DM14, DM15, DM20 and DM22 Information in Allocated Site Schedules	N/A	Effect Category: A4/B2 Potential International sites affected: Afon Teifi SAC North Pembrokeshire Woodlands SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	No
M0801 West Wales Airport	Effect Category: A4/F Potential International sites affected: Afon Teifi SAC	National policies and TAN 5	N/A	Effect Category: A4/B2 Potential International sites affected: Afon Teifi SAC	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from</p>	<p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
09 Bow Street					
All housing allocations in Bow Street	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>			<p>Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
T0901 Bow Street Railway Station	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
10 Ceinewydd/New Quay					
H1001 Land rear of Towyn Farm	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>				
11 Cenarth					
All housing allocations in Cenarth	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benzie organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, on their own, these would not be significant</p>			<p>Increased population could increase the number of recreational boaters. This could cause smothering of benzie organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of North Pembrokeshire Woodlands SAC may remove valuable flight lines for Barbastelle bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
12 Felinfach/Ystrad Aeron					
All housing allocations in Felinfach/ Ystrad Aeron	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination				
E1201 Felinfach Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for this development may result in lower water levels reducing habitat for feature species in Afon Teifi SAC depending on how much water is required and where it will be abstracted from.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
13 Llanarth					
All housing allocations in Llanarth	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>				
14 Llanilar					
H1401 Land Opposite Y Gorlan	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination				
15 Llan-non					
All housing allocations in Llan-non	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Abstraction for housing may result in lower water levels reducing habitat for feature species in Afon Teifi SAC but no further abstraction required so effects will be 'de-minimis' even in-combination.</p> <p>Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
16 Llanrhystud					
All housing allocations in Llanrhystud	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>	N/A	N/A	N/A	No
17 Llanybydder					
Not Applicable - Service Centre in Carmarthenshire	N/A	N/A	N/A	N/A	N/A
18 Penrhyn-coch					
H1801 Land adjacent to Y Gelli	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>			<p>in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
19 Pontarfynach					
All housing allocations in Pontarfynach	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	minimis' even in combination				
20 Pontrhydfendigaid					
All housing allocations in Pontrhydfendigaid	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>	N/A	N/A	N/A	No
21 Tal-y-bont					
All housing allocations in Tal-y- bont	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>			<p>Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
22 Y Borth					
All housing allocations in Borth	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC Meirionydd Oakwoods and Bat Sites SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM10, DM14, DM15 and DM20</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC North Pembrokeshire Woodlands SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased population could increase the number of recreational boaters. This could cause smothering of benizic organisms within Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC. However, due to the number of boaters and therefore the minimal increase, effects would be 'de-minimis' even in combination</p> <p>Removal of trees, hedgerows or woodlands</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No likely significant effect alone: Removal of trees, hedgerows or woodlands within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, on their own, these would not be significant</p>			<p>within 30km of Meirionydd Oakwoods and Bat Sites SAC may remove valuable flight lines for lesser horseshoe bats. However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	

Table 2: Water Availability

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
01 Aberaeron					
All housing allocations in Aberaeron	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p>	N/A	N/A	N/A	No
02 Aberteifi/Cardigan					
All housing allocations in Cardigan	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect,</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p>				
E0201 Parc Teifi	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0202 Pentood	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p>	<p>National policies and TAN 5</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0201 Pwllhai	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No significant negative effect: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be high as re-development. Current licence not having any affects according to Review of</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be high as re-development. Current licence not having any affects according to Review of consents.</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	consents.			However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
MNA0201 Penparc	Effect Category: A4/D Potential International sites affected: N/A No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
03 Aberystwyth					
All housing allocations in Aberystwyth	Effect Category: A4/D Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect alone: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in	National policies and TAN 5 LDP Policies DM12, DM14 and DM22 Information in Allocated Site Schedules	Yes - include monitoring of CAMS to see whether situation changes	Effect Category: A4/B2 Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	abstraction licence required			In addition, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0301 Glanyrafon Industrial Estate Extension	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0302 Glanyrafon Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers</p>	<p>National policies and TAN 5</p> <p>LDP Policies</p>	Yes - include monitoring of CAMS to see whether situation	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>changes</p>	<p>development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0303 Llanbadarn Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>Yes - include monitoring of CAMS to see whether situation changes</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0304 Cefn Llan Science Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0305 Capel Bangor Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>Information in Allocated Site Schedules</p>		<p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0301 Old Post Office	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>Yes - include monitoring of CAMS to see whether situation changes</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				minimis'	
M0302 Mill Street Site	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
M0303 Park Avenue	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity,</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents.	Site Schedules		chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents. However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
M0304 Swyddfa Sir	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
M0305 Llanbadarn Campus	<p>Effect Category: A4/D</p>	National policies and	Yes - include monitoring of	<p>Effect Category: A4/B2</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents.</p>	<p>TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>CAMS to see whether situation changes</p>	<p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any affects according to Review of consents.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0306 Penglais Farm	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>Yes - include monitoring of CAMS to see whether situation changes</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be large as re-development. Current licence not having any</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	consents.			affects according to Review of consents. However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
T0301 Rhydyfelin Park and Ride	Effect Category: A4 Potential International sites affected: N/A No negative effect: N/A	N/A	N/A	N/A	No
04 Adpar/Newcastle Emlyn					
H0401 Land opposite Parc y Trap Adpar	Effect Category: A4/B2 Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
05 Llanbedr Pont Steffan/Lampeter					
All housing allocations in Lampeter	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p>	N/A	N/A	N/A	No
E0501 Llanbed Business Park	<p>Effect Category: A4/C1</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Likely significant effect: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity,</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	regime, hydrology etc. Unknown abstraction requirements but unlikely to be high as re-development. Currently a restricted abstraction licence	Site Schedules		chemical regime, hydrology etc. Unknown abstraction requirements. Currently a restricted abstraction licence However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0502 Old Mart Site	<p>Effect Category: A4/C1</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Likely significant effect: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements but unlikely to be high as re-development. Currently a restricted abstraction licence</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
06 Llandysul					
H0601 Rear of the Beeches, Llandysul	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p>				
E0601 Llandysul Enterprise Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				combination on sites as the effects will be 'de-minimis'	
E0602 Horeb Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
07 Tregaron					
All housing allocations in Tregaron	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p>				
M0701 Cylch Caron Project, land rear of Talbot Yard	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p>	N/A	N/A	N/A	No
MNA0701 Pant	<p>Effect Category: A4</p> <p>Potential International sites affected:</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	N/A No negative effect: Allocation steers development away from affecting all other International Sites				
08 Aberporth/Parclyn					
All housing allocations in Aberporth/Parc Llyn and M0802	Effect Category: A4/B2 Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis	N/A	N/A	N/A	No
E0801 Parc Aberporth	Effect Category: A4/F Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC No negative effect: Allocation steers development away from affecting all other International Sites	National policies and TAN 5 LDP Policies DM12, DM14 and DM22	N/A	Effect Category: A4/B2 Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC No negative effect: Allocation steers development away from affecting all other International Sites	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any effects according to Review of consents.</p>	Information in Allocated Site Schedules		<p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0801 West Wales Airport	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any effects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
09 Bow Street					
All housing allocations in Bow Street	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required</p> <p>In addition, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
T0901 Bow Street Railway Station	<p>Effect Category: A4</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: N/A</p>	N/A	N/A	N/A	No
10 Ceinewydd/New Quay					
H1001 Land rear	Effect Category: A4/B2	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
of Towyn Farm	<p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p>				
11 Cenarth					
All housing allocations in Cenarth	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis				
12 Felinfach/Ystrad Aeron					
All housing allocations in Felinfach/ Ystrad Aeron	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p>	N/A	N/A	N/A	No
E1201 Felinfach Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Depends on implementation: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Current licence not having any effects according to Review of consents.	Information in Allocated Site Schedules		No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Unknown abstraction requirements. Currently a restricted abstraction licence However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
13 Llanarth					
All housing allocations in Llanarth	Effect Category: A4/B2 Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any effects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis	N/A	N/A	N/A	No
14 Llanilar					
H1401 Land	Effect Category: A4/B2	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
Opposite Y Gorlan	<p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p>				
15 Llan-non					
All housing allocations in Llan-non	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis				
16 Llanrhystud					
All housing allocations in Llanrhystud	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required</p> <p>In addition, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
17 Llanybydder					
Not Applicable - Service Centre in Carmarthenshire	N/A	N/A	N/A	N/A	N/A
18 Penrhyn-coch					
H1801 Land adjacent to Y Gelli	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required</p> <p>In addition, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
19 Pontarfynach					
All housing allocations in	Effect Category: A4/D	National policies and	Yes - include monitoring of	Effect Category: A4/B2	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
Pontarfynach	<p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required</p>	<p>TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	CAMS to see whether situation changes	<p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required</p> <p>In addition, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
20 Pontrhydfendigaid					
All housing allocations in Pontrhydfendigaid	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	International Sites No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis				
21 Tal-y-bont					
All housing allocations in Tal-y-bont	Effect Category: A4/D Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect alone: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required	National policies and TAN 5 LDP Policies DM12, DM14 and DM22 Information in Allocated Site Schedules	Yes - include monitoring of CAMS to see whether situation changes	Effect Category: A4/B2 Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any. No increase in abstraction licence required In addition, policies in the LDP and National Policies, Allocated Site Schedules and the	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
T2101 Dyfi Junction Access	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Cors Fochno and Dyfi Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect alone or in-combination: Development adjacent to Ramsar may effect hydrology. 'De-minimis' effect though</p>	N/A	N/A	N/A	No
22 Y Borth					
All housing allocations in Borth	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd Y Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quantity, affect flow velocity, salinity, chemical regime, hydrology etc. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	unable to assess effects. Not currently thought to be any. No increase in abstraction licence required			effects. Not currently thought to be any. No increase in abstraction licence required In addition, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	

Table 3: Water Quality

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
01 Aberaeron					
All housing allocations in Aberaeron	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK. Localised direct ammonia release at outfall that is not currently thought to be a problem. No issues with WFD chemical water quality of river.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Cardigan Bay SAC or are not near a watercourse but potentially run-off water</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK. Localised direct ammonia release at outfall that is not currently thought to be a problem. No issues with WFD chemical water quality of river.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Cardigan Bay SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Cardigan Bay SAC, but not significant effect</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	could be piped to a water course in the catchment that would then enter Cardigan Bay SAC, but not significant effect			However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
02 Aberteifi/Cardigan					
All housing allocations in Cardigan	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. Local sewerage OK and WWTW can accommodate demands. No issues in Review of Consents or WFD chemical water quality of river. However, potential issues flagged up by EA EM officer</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Cardigan Bay SAC and/or Afon Teifi SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. Local sewerage OK and WWTW can accommodate demands. No issues in Review of Consents or WFD chemical water quality of river. However, potential issues flagged up by EA EM officer</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Cardigan Bay SAC and/or Afon Teifi SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Cardigan Bay SAC/Afon Teifi SAC, but not significant effect			Cardigan Bay SAC/Afon Teifi SAC, but not significant effect However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0201 Parc Teifi	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD chemical water quality of river. However, potential issues flagged up by EA EM officer.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site has ditches running through that feeds into Afon Teifi within the estuary. Potential significant effect due to proximity to Teifi and will contain B2 and B8 uses but uncertain as not prescribed exactly what</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licences not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD chemical water quality of river. However, potential issues flagged up by EA EM officer.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site has ditches running through that feeds into Afon Teifi within the estuary. Potential significant effect due to proximity to Teifi and will contain B2 and B8 uses but uncertain as not prescribed exactly what will go there</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	will go there			However, policies in the LDP and National Policies and Allocated Site Schedules, and the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0202 Pentood	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licences not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD chemical water quality of river. However, potential issues flagged up by EA EM officer.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is directly adjacent to the Afon Teifi SAC and within the estuary. Potential significant effect due to proximity to Teifi and will contain B2 and B8 uses but uncertain as not prescribed exactly what will go there</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licences not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD chemical water quality of river. However, potential issues flagged up by EA EM officer.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is directly adjacent to the Afon Teifi SAC and within the estuary. Potential significant effect due to proximity to Teifi and will contain B2 and B8 uses but uncertain as not prescribed exactly what will go there</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, and the</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
M0201 Pwllhai	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is not near a watercourse but potentially run-off water could be piped to Afon Teifi within estuary but not significant effect as already built up area</p> <p>Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase. No issues in Review of Consents or WFD chemical water quality of river. However, potential issues flagged up by EA EM officer.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase. No issues in Review of Consents or WFD chemical water quality of river. However, potential issues flagged up by EA EM officer.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is not near a watercourse but potentially run-off water could be piped to Afon Teifi within estuary but not significant effect as already built up area</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
MNA0201 Penparc	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Development could increase amount of sediment and pollution released to water courses from run-off. Run-off could enter Afon Teifi but quite a distance so no significant effect. Also, significantly far enough that river and sea could assimilate impacts so no significant effect on Cardigan Bay SAC</p>	<p>National policies, TAN 5 and MTAN1</p> <p>LDP Policies DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>minimis'</p> <p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Run-off could enter Afon Teifi but quite a distance so no significant effect. Also, significantly far enough that river and sea could assimilate impacts so no significant effect on Cardigan Bay SAC</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
03 Aberystwyth					
All housing allocations in Aberystwyth ⁸	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12,</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

⁸ Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulations Assessment for the Ceredigion LDP: Screening Report Deposit Version' (Ceredigion County Council, 2011a) for more information

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>International Sites</p> <p>No likely significant negative effect alone or in-combination: Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage ok on H0303, H0304 and H0305.</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Problems with local sewerage on H0301, H0302 and H0306.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Pen Llyn a'r Sarnau SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC, but not significant effect</p>	<p>DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. WwTW can accommodate demands. Local sewerage ok on H0303, H0304 and H0305.</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage ok at H0303, H0304 and H0305. Problems with local sewerage on H0301, H0302 and H0306.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Pen Llyn a'r Sarnau SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC, but not significant effect.</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0301 Glanyrafon Industrial Estate Extension	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers</p>	<p>National policies and TAN 5</p> <p>LDP Policies</p>	<p>Yes - include monitoring of CAMS to see whether situation</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to ditch which feed into the Rhiedol and site will contain B2 and B8 operations that could release pollution but uncertain as not prescribed exactly what will go there</p>	<p>DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>changes</p>	<p>development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to ditch which feed into the Rhiedol and site will contain B2 and B8 operations that could release pollution but uncertain as not prescribed exactly what will go there</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0302 Glanyrafon Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated</p>	<p>Yes - include monitoring of CAMS to see whether situation changes</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is includes a network of ditches which feed into the Rhiedol and site will contain B2 and B8 operations that could release pollution but uncertain as not prescribed exactly what will go there</p>	Site Schedules		<p>requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is includes a network of ditches which feed into the Rhiedol and site will contain B2 and B8 operations that could release pollution but uncertain as not prescribed exactly what will go there</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0303 Llanbadarn Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to ditch which feed into the Rhiedol and site will contain B2 and B8 operations that could release pollution but uncertain as not prescribed exactly what will go there			Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to ditch which feed into the Rhiedol and site will contain B2 and B8 operations that could release pollution but uncertain as not prescribed exactly what will go there However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0304 Cefn Llan Science Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Increased discharge could reduce water quality. Unknown discharge requirements.			However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0305 Capel Bangor Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to stream which feed into the Rhiedol but no significant effect</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to stream which feed into the Rhiedol but no significant effect</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
M0301 Old Post Office	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is not near a watercourse but potentially run-off water could be piped to a water course in the catchement that would then enter Pen Llyn a'r Sarnau SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>Yes - include monitoring of CAMS to see whether situation changes</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is not near a watercourse but potentially run-off water could be piped to a water course in the catchement that would then enter Pen Llyn a'r Sarnau SAC</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	<p>No</p>
M0302 Mill Street Site	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p>	<p>National policies and TAN 5</p>	<p>Yes - include monitoring of CAMS to see whether</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is near to the Rheidol but not significant effect</p>	<p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>situation changes</p>	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is near to the Rheidol but not significant effect</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0303 Park Avenue	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Increased abstraction may reduce water quality. Unknown abstraction requirements</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated</p>	<p>Yes - include monitoring of CAMS to see whether situation changes</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to the Rheidol but not significant effect</p>	Site Schedules		<p>requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to the Rheidol but not significant effect</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0304 Swyddfa Sir	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase.</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>large increase.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is near to Pen Llyn a'r Sarnau SAC but not significant effect</p>			<p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is near to Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0305 Llanbadarn Campus	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase and public supply can accommodate housing element. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase and WwTW can accommodate demands. Local sewerage OK.</p> <p>Development could increase amount of sediment and pollution released to water</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>Yes - include monitoring of CAMS to see whether situation changes</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements but re-development so not a large increase. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirementsbut re-development so not a large increase.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to a ditch that does not lead to a larger watercourse but may be culverted. However no likely significant effect</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	courses from run-off and construction. Site is adjacent to a ditch that does not lead to a larger watercourse but may be culverted. However no likely significant effect			However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
M0306 Penglais Farm	<p>Effect Category: A4/D/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Adjacent to a ditch that does not lead to a larger watercourse but may be culverted. However no likely significant effect</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to a ditch that does not lead to a larger watercourse but may be culverted. However no likely significant effect</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Current licence not having any affects according to Review of consents.</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to a ditch that does not lead to a larger watercourse but may be culverted. However no likely significant effect</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
T0301 Rhydyfelin Park and Ride	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Adjacent to a ditch that does not lead to a larger watercourse but may be culverted. However no likely significant effect</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to a ditch that does not lead to a larger watercourse but may be culverted. However no likely significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
04 Adpar/Newcastle Emlyn					
H0401 Land opposite Parc y Trap Adpar	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK and WWTW can accommodate demands. No issues in Review of Consents or WFD chemical water quality of river</p> <p>No likely significant effect alone: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site's not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter the Afon Teifi SAC. Teifi probably at risk from failing WFD objectives from sedimentation in this area.</p>			<p>consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. Local sewerage OK and WWTW can accommodate demands. No issues in Review of Consents or WFD chemical water quality of river</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site's not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter the Afon Teifi SAC. Teifi probably at risk from failing WFD objectives from sedimentation in this area.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
05 Llanbedr Pont Steffan/Lampeter					
All housing allocations in Lampeter	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. H0501 is sufficiently far from any watercourse and Afon Teifi SAC</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects on the Afon Teifi SAC</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites (apart from H0501) are either adjacent to a ditch that leads to Afon Teifi SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Afon Teifi SAC, but not significant effect</p>			<p>consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. H0501 is sufficiently far from any watercourse and Afon Teifi SAC but the rest of the sites are either adjacent to a ditch that leads to Afon Teifi SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Afon Teifi SAC, but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0501 Llambed Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12,</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects on the Afon Teifi SAC</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to Afon Teifi SAC and site will contain B2 and B8 operations that could release pollution but uncertain as not prescribed exactly what will go there</p>	<p>DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>Schedules</p>	<p>development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects on the Afon Teifi SAC</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to Afon Teifi SAC and site will contain B2 and B8 operations that could release pollution but uncertain as not prescribed exactly what will go there</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0502 Old Mart Site	<p>Effect Category: A4/D/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>International Sites</p> <p>No likely significant effect: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is very close to Afon Teifi SAC but not significant effect as mainly office buildings</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects on the Afon Teifi SAC</p>	<p>and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently a restricted abstraction licence</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects on the Afon Teifi SAC</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is adjacent to Afon Teifi SAC and site will contain B2 and B8 operations that could release pollution but uncertain as not prescribed exactly what will go there</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
06 Llandysul					
H0601 Rear of the Beeches, Llandysul	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. Problems with local sewerage and WWTW has limited capacity. No issues in Review of Consents. WFD score moderate - currently failing on fish, but all chemical aspects are good or high. Teifi at risk from failing WFD objectives from ammonia and BOD in this area.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Afon Teifi</p>	<p>and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. Problems with local sewerage and WWTW has limited capacity. No issues in Review of Consents. WFD score moderate - currently failing on fish, but all chemical aspects are good or high. Teifi at risk from failing WFD objectives from ammonia and BOD in this area.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Afon Teifi</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0601 Llandysul Enterprise Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents. WFD score moderate - currently failing on fish, but all chemical aspects are good or high. Teifi at risk from failing WFD objectives from ammonia and BOD in this area.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near ditch that feeds into Afon Teifi and site will contain B2 and B8 operations that could contain pollution.</p>	<p>and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents WFD score moderate - currently failing on fish, but all chemical aspects are good or high. Teifi at risk from failing WFD objectives from ammonia and BOD in this area.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near ditch that feeds into Afon Teifi and site will contain B2 and B8 operations that could contain pollution.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0602 Horeb Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents. WFD score moderate - currently failing on fish, but all chemical aspects are good or high. Teifi at risk from failing WFD objectives from ammonia and BOD in this area.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near ditch that feeds into Afon Teifi and site will contain B2 and B8 operations that could contain pollution.</p>	Site Schedules		<p>reduce water quality. Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents WFD score moderate - currently failing on fish, but all chemical aspects are good or high. Teifi at risk from failing WFD objectives from ammonia and BOD in this area.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near ditch that feeds into Afon Teifi and site will contain B2 and B8 operations that could contain pollution.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
07 Tregaron					
All housing allocations in Tregaron	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects on the Afon Teifi SAC</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Afon Teifi SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Afon Teifi SAC, but not significant effect</p>			<p>accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Afon Teifi SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Afon Teifi SAC, but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0701 Cylch Caron Project, land rear of Talbot Yard	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects on the Afon Teifi SAC</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site's not near a watercourse but potentially run-off water could be piped to Afon Teifi but not significant effect as housing</p>	Information in Allocated Site Schedules		<p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK. No issues in Review of Consents. However, WFD mod- dissolved oxygen (and copper, cypermethrin and zinc) in section WWTW enters. Also, Teifi at risk from failing WFD objectives from ammonia and BOD in this area. Therefore cannot rule out effects</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site's not near a watercourse but potentially run-off water could be piped to Afon Teifi but not significant effect as housing</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
MNA0701 Pant	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	<p>National policies, TAN 5 and MTAN1</p> <p>LDP Policies DM13, DM14</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>International Sites</p> <p>Likely significant effect alone: Development could increase amount of sediment and pollution released to water courses from run-off. Near ditch that feeds into a stream that ends up in the Afon Teifi SAC</p>	<p>and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near ditch that feeds into a stream that ends up in the Afon Teifi SAC</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
08 Aberporth/Parclyn					
All housing allocations in Aberporth/Parc Llyn and M0802	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. Problems with local sewerage (H0801, H0802, H0805 and M0802) and</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. Problems with local sewerage (H0801, H0802, H0805 and M0802) and WTTWW has limited capacity (due to be upgraded 2013). Localised direct ammonia release at STW that is not</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>WTWW has limited capacity (due to be upgraded 2013). Localised direct ammonia release at STW that is not currently thought to be a problem.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Cardigan Bay SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Cardigan Bay SAC, but not significant effect</p>			<p>currently thought to be a problem.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to a ditch that leads to Cardigan Bay SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Cardigan Bay SAC, but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0801 Parc Aberporth	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	ditch that feeds into Afon Teifi and site will contain B2 and B8 operations that could contain pollution. However, significantly far enough that river and sea could assimilate impacts so no significant effect on Cardigan Bay SAC			off and construction. Near ditch that feeds into Afon Teifi and site will contain B2 and B8 operations that could contain pollution. However, significantly far enough that river and sea could assimilate impacts so no significant effect on Cardigan Bay SAC However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
M0801 West Wales Airport	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Not near a watercourse but potentially run-off water could be piped to Afon Teifi within estuary but not significant effect as already built up area</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Not near a watercourse but potentially run-off water could be piped to Afon Teifi within estuary but not significant effect as already built up area</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
09 Bow Street					
All housing allocations in Bow Street ⁹	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Problems with local sewerage</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are not near a watercourse but potentially</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. WwTW can accommodate demands. Problems with local sewerage.</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Problems with local sewerage</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the</p>	No

⁹ Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulations Assessment for the Ceredigion LDP: Screening Report Deposit Version' (Ceredigion County Council, 2011a) for more information

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC			information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
T0901 Bow Street Railway Station	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near stream that feeds into Afon Clarach but not significant effect</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near stream that feeds into Afon Clarach but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
10 Ceinewydd/New Quay					
H1001 Land rear of Towyn Farm	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. WwTW can accommodate demands. Problems with local sewerage. Localised direct ammonia release at STW that is not currently thought to be a problem.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either near to a stream that does not directly connect to a larger watercourse but may be culverted or incorporate a stream that leads to Cardigan Bay</p>	in Allocated Site Schedules		<p>reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Problems with local sewerage. Localised direct ammonia release at STW that is not currently thought to be a problem.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either near to a stream that does not directly connect to a larger watercourse but may be culverted or incorporate a stream that leads to Cardigan Bay</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
11 Cenarth					
All housing allocations in Cenarth	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. Local sewerage OK and WWTW can accommodate demands. No issues in Review of Consents or WFD chemical water quality of river.</p> <p>No likely significant effect alone: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are near stream that feeds into Afon Teifi SAC but not significant effect. Teifi probably at risk from failing WFD objectives from sedimentation in this area</p>	Site Schedules		<p>accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. Problems with local sewerage and WWTW has limited capacity. No issues in Review of Consents. WFD score moderate - currently failing on fish, but all chemical aspects are good or high. Teifi at risk from failing WFD objectives from ammonia and BOD in this area.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are near stream that feeds into Afon Teifi SAC but not significant effect. Teifi probably at risk from failing WFD objectives from sedimentation in this area</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
12 Felinfach/Ystrad Aeron					
All housing allocations in Felinfach/ Ystrad Aeron	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. Problems with local sewerage and WTW has limited capacity. No issues in Review of Consents. Sewage pumped to Aberaeron STW where released directly to sea. Thought to be no issues with this due to dilution action of sea</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites either incorporate a stream that leads to Cardigan Bay SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Cardigan Bay SAC, but not significant effect</p>	Site Schedules		<p>reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. Problems with local sewerage and WTW has limited capacity. No issues in Review of Consents. Sewage pumped to Aberaeron STW where released directly to sea. Thought to be no issues with this due to dilution action of sea</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites either incorporate a stream that leads to Cardigan Bay SAC or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Cardigan Bay SAC, but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E1201 Felinfach Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Increased</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>abstraction may reduce water quality. Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near ditch that feeds into Afon Aeron and site will contain B2 and B8 operations that could contain pollution. However, significantly far enough that river and sea could assimilate impacts so no significant effect on Cardigan Bay SAC</p>	in Allocated Site Schedules		<p>in-combination: Increased abstraction may reduce water quality. Unknown abstraction requirements. Currently water available for abstraction</p> <p>Increased discharge could reduce water quality. Unknown discharge requirements. No issues in Review of Consents or WFD.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near ditch that feeds into Afon Aeron and site will contain B2 and B8 operations that could contain pollution. However, significantly far enough that river and sea could assimilate impacts so no significant effect on Cardigan Bay SAC</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
13 Llanarth					
All housing allocations in Llanarth	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. Problems with local sewerage (H1301) and WTWW has limited capacity. Sewage pumped to Llanina STW where released directly to sea. Thought to be no issues with this due to dilution action of sea</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites either are adjacent to a stream that leads to Afon Teifi or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter the Afon Teifi, but not significant effect</p>	Schedules		<p>having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. Problems with local sewerage (H1301) and WTWW has limited capacity. Sewage pumped to Llanina STW where released directly to sea. Thought to be no issues with this due to dilution action of sea</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites either are adjacent to a stream that leads to Afon Teifi or are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter the Afon Teifi, but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
14 Llanilar					
H1401 Land Opposite Y Gorlan	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect,</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>alone or in-combination: Increased abstraction may reduce water quality of Afon Teifi SAC and Cardigan Bay SAC. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK so 'de-minimis effect'</p> <p>No likely significant effect alone: Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near stream that feeds into Afon Ystwyth then Pen Llyn a'r Sarnau SAC but not significant effect</p>	Site Schedules		<p>in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage OK so 'de-minimis effect'</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Near stream that feeds into Afon Ystwyth then Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
15 Llan-non					
All housing allocations in Llan-non	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality of Afon Teifi SAC and Cardigan Bay SAC.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. WTWW has limited capacity. Local sewerage OK. Sewage pumped to Llanrhystud STW where released to Afon Wyre directly by the sea. Thought to be no issues with this due to dilution action of sea. No issues in review of consents</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent or near to a river that enters Cardigan Bay but not significant effect</p>			<p>having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. WTWW has limited capacity. Local sewerage OK. Sewage pumped to Llanrhystud STW where released to Afon Wyre directly by the sea. Thought to be no issues with this due to dilution action of sea. No issues in review of consents</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent or near to a river that enters Cardigan Bay but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
16 Llanrhystud					
All housing allocations in Llanrhystud ¹⁰	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or</p>	No

¹⁰ Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulations Assessment for the Ceredigion LDP: Screening Report Deposit Version' (Ceredigion County Council, 2011a) for more information

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	<p>alone: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any</p> <p>Increased discharge could reduce water quality. WTWW has limited capacity. Local sewerage OK. Sewage pumped to Llanrhystud STW where released to Afon Wyre directly by the sea. Thought to be no issues with this due to dilution action of sea. No issues in review of consents</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are near to river that enters Cardigan Bay but not significant effect</p>	in Allocated Site Schedules		<p>in-combination: Increased abstraction may reduce water quality. WwTW can accommodate demands. Problems with local sewerage.</p> <p>Increased discharge could reduce water quality. WTWW has limited capacity. Local sewerage OK. Sewage pumped to Llanrhystud STW where released to Afon Wyre directly by the sea. Thought to be no issues with this due to dilution action of sea. No issues in review of consents</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are near to river that enters Cardigan Bay but not significant effect</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
17 Llanybydder					
Not Applicable - Service Centre in Carmarthenshire	N/A	N/A	N/A	N/A	N/A
18 Penrhyn-coch					
H1801 Land adjacent to Y Gelli ¹¹	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12,</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

¹¹ Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulations Assessment for the Ceredigion LDP: Screening Report Deposit Version' (Ceredigion County Council, 2011a) for more information

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>International Sites</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any effects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Problems with local sewerage.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is near stream that feeds into Afon Clarach but not significant effect</p>	<p>DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. WwTW can accommodate demands. Problems with local sewerage.</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Problems with local sewerage.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Site is near stream that feeds into Afon Clarach but not significant effect</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
19 Pontarfynach					
All housing allocations in Pontarfynach ¹²	<p>Effect Category: A4/B4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd a Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect,</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC Coedydd a Cheunant Rheidol SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or</p>	No

¹² Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulations Assessment for the Ceredigion LDP: Screening Report Deposit Version' (Ceredigion County Council, 2011a) for more information

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>alone or in-combination: Increased abstraction may reduce water quality. WwTW can accommodate demands. Local sewerage OK</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either near ditch or not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Coedydd a Cheunant Rheidol SAC and Pen Llyn a'r Sarnau SAC. Rheidol scored moderate in WFD for pH. Mynach WFD status is poor for fish, also moderate for pH, zinc and copper</p>	in Allocated Site Schedules		<p>in-combination: Increased abstraction may reduce water quality. Public water supply and WwTW can accommodate demands. Local sewerage OK</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage ok at H0303, H0304 and H0305. Problems with local sewerage on H0301, H0302 and H0306.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either near ditch or not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Coedydd a Cheunant Rheidol SAC and Pen Llyn a'r Sarnau SAC. Rheidol scored moderate in WFD for pH. Mynach WFD status is poor for fish, also moderate for pH, zinc and copper</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
20 Pontrhydfendigaid					
All housing allocations in Pontrhydfendigaid	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC Cardigan Bay SAC Cors Caron SAC Cors Caron Ramsar</p> <p>No negative effect: Allocation steers</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>No likely significant effect alone: Increased discharge could reduce water quality. Problems with local sewerage and WWTW has limited capacity. No issues in Review of Consents. WFD score moderate - currently failing on fish, but all chemical aspects are good or high. Teifi at risk from failing WFD objectives from ammonia and BOD in this area.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to or near a ditch that feeds into Afon Teifi above Cors Caron SAC and Ramsar, but not significant effect</p>	Information in Allocated Site Schedules		<p>development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. No further abstraction licence required therefore effects will be de-minimis</p> <p>Increased discharge could reduce water quality. Problems with local sewerage and WWTW has limited capacity. No issues in Review of Consents. WFD score moderate - currently failing on fish, but all chemical aspects are good or high. Teifi at risk from failing WFD objectives from ammonia and BOD in this area.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to or near a ditch that feeds into Afon Teifi but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
21 Tal-y-bont					
All housing allocations in Tal-y-bont ¹³	<p>Effect Category: A4/B4/D</p> <p>Potential International sites affected:</p>	National policies and TAN 5	Yes - include monitoring of CAMS to see	<p>Effect Category: A4/B2</p> <p>Potential International sites affected:</p>	No

¹³ Change made to original LDP Deposit assessment. See Addendum to the 'Habitat Regulations Assessment for the Ceredigion LDP: Screening Report Deposit Version' (Ceredigion County Council, 2011a) for more information

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Pen Llyn a'r Sarnau SAC Cors Fochno SAC Cors Fochno and Dyfi Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: WwTW can accommodate demands. Local sewerage OK</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to or near a watercourse that leads to Cors Fochno SAC, Cors Fochno and Dyfi Ramsar. Pen Llyn a'r Sarnau SAC or not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC</p>	<p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>whether situation changes</p>	<p>Pen Llyn a'r Sarnau SAC Cors Fochno SAC Cors Fochno and Dyfi Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. WwTW can accommodate demands. Local sewerage OK</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Local sewerage ok at H0303, H0304 and H0305. Problems with local sewerage on H0301, H0302 and H0306.</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are either adjacent to or near a watercourse that leads to Cors Fochno SAC, Cors Fochno and Dyfi Ramsar. Pen Llyn a'r Sarnau SAC or not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
T2101 Dyfi Junction Access	<p>Effect Category: A4/D</p> <p>Potential International sites affected:</p>	<p>National policies and TAN 5</p>	<p>N/A</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected:</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Pen Llyn a'r Sarnau SAC Cors Fochno and Dyfi Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Development could increase amount of sediment and pollution released to site from run-off and construction. Adjacent to Pen Llyn a'r Sarnau and Cors Fochno and Dyfi Ramsar</p>	<p>LDP Policies DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>		<p>Pen Llyn a'r Sarnau SAC Cors Fochno and Dyfi Ramsar</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Development could increase amount of sediment and pollution released to site from run-off and construction. Adjacent to Pen Llyn a'r Sarnau and Cors Fochno and Dyfi Ramsar</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
22 Y Borth					
All housing allocations in Borth	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect alone: Increased abstraction may reduce water quality. Public water supply can accommodate demands. Current licence not having any affects according to Review of consents. However, currently one abstraction is unlicensed so unable to assess effects. Not currently thought to be any</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM13, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	Yes - include monitoring of CAMS to see whether situation changes	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increased abstraction may reduce water quality. WwTW can accommodate demands. Problems with local sewerage.</p> <p>Increased discharge could reduce water quality. WwTW can accommodate demands. Problems with local sewerage.</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Increased discharge could reduce water quality. WwTW can accommodate demands. Problems with local sewerage</p> <p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC</p>			<p>Development could increase amount of sediment and pollution released to water courses from run-off and construction. Sites are not near a watercourse but potentially run-off water could be piped to a water course in the catchment that would then enter Pen Llyn a'r Sarnau SAC</p> <p>However, policies in the LDP and National Policies, Allocated Site Schedules and the information in the monitoring section will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	

Table 4: Disturbance and Erosion

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
01 Aberaeron					
All housing allocations in Aberaeron	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Cardigan Bay SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Cardigan Bay SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	significant effect			combination on sites as the effects will be 'de-minimis'	
02 Aberteifi/Cardigan					
All housing allocations in Cardigan	<p>Effect Category: A4/B2/D/F</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llwr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Cardigan Bay SAC and Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llwr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Cardigan Bay SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>significant effect</p> <p>Depends on implementation: Within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>			<p>whether there are otters using this area</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans and the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0201 Parc Teifi	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Not adjacent to (or within 1 field of) the Afon Teifi SAC or an associated watercourse but has a small patch of woodland that is only a field away from watercourse. Could disturb otters through construction</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14 and LU23</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Not adjacent to (or within 1 field of) the Afon Teifi SAC or an associated watercourse but has a small patch of woodland that is only a field away from watercourse. Could disturb otters through construction</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0202 Pentod	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Adjacent to the Afon Teifi SAC but not suitable for otter breeding</p>	and LU23	Allocated Site Schedules	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Adjacent to the Afon Teifi SAC but not suitable for otter breeding</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, and the HRA caveat will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0201 Pwllhai	<p>Effect Category: A4</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
MNA0201 Penparc	<p>Effect Category: A4</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
03 Aberystwyth					
All housing allocations in Aberystwyth	<p>Effect Category: A4/B2/D/F</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: All sites are only within 5 miles of Pen Llyn a'r Sarnau SAC and H0301 is within 5 miles of Cors Fochno SAC and Cors Fochno and Dyfi Ramsar. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>H0301, H0302, H0303, H0305 and H0306 are within the Pen Llyn a'r Sarnau catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>H0305 is not within walking distance</p>	<p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: All sites are only within 5 miles of Pen Llyn a'r Sarnau SAC and H0301 is within 5 miles of Cors Fochno SAC and Cors Fochno and Dyfi Ramsar. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>H0301, H0302, H0303, H0305 and H0306 are within the Pen Llyn a'r Sarnau catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>H0304 is within 400m of an accessible watercourse associated with Pen Llyn a'r Sarnau SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>	

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>of Cors Fochno SAC or Cors Fochno and Dyfi Ramsar. However, within 5 miles of site. Not widely advertised and visitor effects are strictly controlled with boardwalk on the most sensitive areas. Plenty of other open space options near by</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Depends on implementation: H0304 is within 400m of an accessible watercourse associated with Pen Llyn a'r Sarnau SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>			<p>H0305 is not within walking distance of Cors Fochno SAC or Cors Fochno and Dyfi Ramsar. However, within 5 miles of site. Not widely advertised and visitor effects are strictly controlled with boardwalk on the most sensitive areas. Plenty of other open space options near by</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans and the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0301 Glanyrafon Industrial Estate Extension	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14 and LU23</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Depends on implementation: Within 1 field of the Pen Llyn a'r Sarnau SAC or an associated watercourse. Could disturb otters through construction</p>			<p>No likely significant negative effect, alone or in-combination: Within 1 field of the Pen Llyn a'r Sarnau SAC or an associated watercourse. Could disturb otters through construction</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0302 Glanyrafon Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Within 1 field of the Pen Llyn a'r Sarnau SAC or an associated watercourse. Could disturb otters through construction</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14 and LU23</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 1 field of the Pen Llyn a'r Sarnau SAC or an associated watercourse. Could disturb otters through construction</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0303 Llanbadarn Industrial Estate	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: N/A</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 400m of an accessible watercourse potentially used by otters for breeding but 'de-minimis' as employment. Will not increase recreation at Pen Llyn a'r Sarnau SAC</p>				
E0304 Cefn Llan Science Park	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 400m of an accessible watercourse potentially used by otters for breeding but 'de-minimis' as employment. Will not increase recreation at Pen Llyn a'r Sarnau SAC</p>	N/A	N/A	N/A	No
E0305 Capel Bangor Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Within</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14 and LU23</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	1 field of the Pen Llyn a'r Sarnau SAC or an associated watercourse. Could disturb otters through construction			<p>or in-combination: Within 1 field of the Pen Llyn a'r Sarnau SAC or an associated watercourse. Could disturb otters through construction</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0301 Old Post Office	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p>			<p>boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0302 Mill Street Site	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA,</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'de-minimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC. Although widely publicised and popular, visitor</p>	<p>Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>		<p>Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'de-minimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p>	

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'			However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
M0303 Park Avenue	<p>Effect Category: A4/B2/D/F</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Depends on implementation: Within 400m of an accessible watercourse associated with Pen Llyn a'r Sarnau SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>			<p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Within 400m of an accessible watercourse associated with Pen Llyn a'r Sarnau SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans and the HRA caveat , will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0304 Swyddfa Sir	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA,</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme,</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publised and popular, visitor effects are strictly</p>	<p>Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>		<p>Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC. Although widely publised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>However, policies in the LDP and National</p>	

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'			Policies and Allocated Site Schedules, as well as relevant plans, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
M0305 Llanbadarn Campus	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llwr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llwr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p>			<p>but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0306 Penglais Farm	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC and M0306 is within 5 miles of Cors Fochno SAC and Cors Fochno and Dyfi Ramsar. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'de-minimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb</p>	Llyn a'r Sarnau SAC Management Scheme		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'de-minimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Sites are not within walking distance of Cors Caron SAC and Ramsar but Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans, will ensure no significant negative effect, alone or in-combination on sites as the effects will be</p>	

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	otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'			'de-minimis'	
T0301 Rhydyfelin Park and Ride	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Within 1 field of the Pen Llyn a'r Sarnau SAC or an associated watercourse. Could disturb otters through construction</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14 and LU23</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 1 field of the Pen Llyn a'r Sarnau SAC or an associated watercourse. Could disturb otters through construction</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
04 Adpar/Newcastle Emlyn					
H0401 Land opposite Parc y Trap Adpar	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme,</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llaur Cwrt SAC, Afon Tywi SAC and River Wye SAC</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect</p>	<p>Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>		<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
05 Llanbedr Pont Steffan/Lampeter					
All housing allocations in Lampeter	<p>Effect Category: A4/B2/D/F</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'de minimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Depends on implementation: Sites are within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>	<p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'de minimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites are within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans and the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de minimis'</p>	<p>No</p>
E0501 Llambod	Effect Category: A4/F	National policies	Yes - include HRA	Effect Category: A4/B2	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
Business Park	<p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Adjacent to the Afon Teifi SAC and suitable otter breeding habitat so potential for likely significant effect.</p>	<p>and TAN 5</p> <p>LDP Policies DM14 and LU23</p>	<p>caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Adjacent to the Afon Teifi SAC and suitable otter breeding habitat so potential for likely significant effect.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, and the HRA caveat will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0502 Old Mart Site	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Very close to the Afon Teifi SAC and suitable otter breeding habitat so potential for likely significant effect.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14 and LU23</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Very close to the Afon Teifi SAC and suitable otter breeding habitat so potential for likely significant effect.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, and the HRA caveat will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
06 Llandysul					

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
H0601 Rear of the Beeches, Llandysul	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC and Rhos Llawr Cwrt SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Afon Teifi SAC catchment but</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC and Rhos Llawr Cwrt SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Afon Teifi SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect</p> <p>Not within walking distance. Within 5 miles.</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect</p> <p>Not within walking distance of Rhos Llaur Cwrt SAC. Within 5 miles. Not widely advertised and visitors need to request access. Plenty of other open space options near by</p>			<p>Not widely advertised and visitors need to request access. Plenty of other open space options near by</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0601 Llandysul Enterprise Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Not adjacent to (or within 1 field of) the Afon Teifi SAC or an associated watercourse</p>	N/A	N/A	N/A	No
E0602 Horeb Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Not adjacent to (or within 1 field of) the Afon Teifi SAC or an associated watercourse</p>	N/A	N/A	N/A	No
07 Tregaron					

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
All housing allocations in Tregaron	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Cors Caron SAC and Ramsar and Afon Tywi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Cors Caron SAC and Ramsar and Afon Tywi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>H0701 is within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area. H0702 is within catchment</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>H0702 is within the Afon Teifi SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect</p> <p>Sites not within walking distance from Cors Caron SAC and Cors Caron Ramsar. However, Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Not within Afon Tywi SAC catchment. Although within 5 miles of catchment. Several other open space options near by</p> <p>Depends on implementation: H0701 is within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>			<p>but not within 400m of an accessible watercourse potentially used by otters for breeding</p> <p>Sites not within walking distance from Cors Caron SAC and Cors Caron Ramsar. However, Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Not within Afon Tywi SAC catchment. Although within 5 miles of catchment. Several other open space options near by</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0701 Cylch Caron Project, land rear of Talbot Yard	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan</p>	National policies and TAN 5	Yes - Monitoring of the relevant plans to ensure that	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Cors Caron SAC and Ramsar and Afon Tywi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites not within walking distance from Cors Caron SAC and Cors Caron Ramsar. However, Ystwyth cycle trail starts in Aberystwyth and finishes in</p>	<p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Cors Caron SAC and Ramsar and Afon Tywi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area.</p> <p>Sites not within walking distance from Cors Caron SAC and Cors Caron Ramsar. However, Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going</p>	

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Tregaron going past Cors Caron SAC and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Not within Afon Tywi SAC catchment. Although within 5 miles of catchment. Several other open space options near by</p> <p>Depends on implementation: Within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>			<p>past Cors Caron SAC and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Not within Afon Tywi SAC catchment. Although within 5 miles of catchment. Several other open space options near by</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
MNA0701 Pant	<p>Effect Category: A4</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
08 Aberporth/Parclyn					
All housing allocations in Aberporth/Parc Llyn and M0802	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC,</p>	<p>National policies and TAN 5</p> <p>LDP Policies</p>	Yes - Monitoring of the relevant plans to ensure that actions are	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites are within the Afon Teifi SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect</p>	<p>DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>continuing to be carried out</p>	<p>Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites are within the Afon Teifi SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	<p>No</p>
E0801 Parc	Effect Category: A4/F	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
Aberporth	<p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Not adjacent to (or within 1 field of) the Afon Teifi SAC or an associated watercourse</p>				
M0801 West Wales Airport	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Not adjacent to (or within 1 field of) the Afon Teifi SAC or an associated watercourse</p>	N/A	N/A	N/A	No
09 Bow Street					
All housing allocations in Bow Street	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA,</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llaur Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p>	<p>Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>		<p>Sarnau SAC, Rhos Llaur Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
T0901 Bow Street Railway Station	<p>Effect Category: A4/D</p> <p>Potential International sites affected: N/A</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	No negative effect: Allocation steers development away from affecting all other International Sites				
10 Ceinewydd/New Quay					
H1001 Land rear of Towyn Farm	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llaur Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Site is only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llaur Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Site is only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Site is not within the Afon Teifi SAC catchment. Although within 5 miles of</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Llyn a'r Sarnau SAC but not significant effect</p> <p>Site is not within the Afon Teifi SAC catchment. Although within 5 miles of catchment. Several other open space options near by</p>			<p>catchment. Several other open space options near by</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
11 Cenarth					
<p>All housing allocations in Cenarth</p>	<p>Effect Category: A4/B2/D/F</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>H1101 is within the Afon Teifi SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect</p> <p>Depends on implementation: H1102 and H1103 are within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>			<p>SAC but not significant effect</p> <p>H1102 and H1103 are within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area. H1101 is within catchment but not within 400m of an accessible watercourse potentially used by otters for breeding</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
12 Felinfach/Ystrad Aeron					
All housing allocations in Felinfach/ Ystrad Aeron	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites are not within the Afon Teifi SAC catchment. Although within 5 miles of catchment. Several other open space options near by</p>	Llyn a'r Sarnau SAC Management Scheme		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites are not within the Afon Teifi SAC catchment. Although within 5 miles of catchment. Several other open space options near by</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E1201 Felinfach Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Not adjacent to (or within 1 field of) the</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	Afon Teifi SAC or an associated watercourse				
13 Llanarth					
All housing allocations in Llanarth	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC and Rhos Llawr Cwrt SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC and Rhos Llawr Cwrt SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites are not within the Afon Teifi SAC catchment. Although within 5 miles of catchment. Several other open space</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>significant effect</p> <p>Sites are not within the Afon Teifi SAC catchment. Although within 5 miles of catchment. Several other open space options near by</p> <p>Not within walking distance of Rhos Llawr Cwrt SAC. Within 5 miles. Not widely advertised and visitors need to request access. Plenty of other open space options near by</p>			<p>options near by</p> <p>Not within walking distance of Rhos Llawr Cwrt SAC. Within 5 miles. Not widely advertised and visitors need to request access. Plenty of other open space options near by</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
14 Llanilar					
H1401 Land Opposite Y Gorlan	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Cors Caron SAC and Ramsar and Grogwynion SAC, the rest of the</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Cors Caron SAC and Ramsar and Grogwynion SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>International Sites are more than 5 miles away and therefore these sites will have a 'de-minimis effect'. The exception is Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Site is not within the Afon Teifi SAC catchment but is within 5 miles. Plenty of other open space options near by</p> <p>Sites not within walking distance from Cors Caron SAC and Cors Caron Ramsar. However, Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsae. Although widely publised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Also, not within walking distance of Grogwynion SAC. However, within 5 miles. As not an advertised site, has limited public access and not on a main route, increase in population</p>			<p>Pen Llyn a'r Sarnau SAC and Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites not within walking distance from Cors Caron SAC and Cors Caron Ramsar. However, Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsae. Although widely publised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Also, not within walking distance of Grogwynion SAC. However, within 5 miles. As not an advertised site, has limited public access and not on a main route, increase in population here will have a diminimis increase in visitors on site. Plenty of other options nearer by to collect firewood</p> <p>Site is within 400m of an accessible watercourse associated with Pen Llyn a'r Sarnau SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area. Site is not within the Afon Teifi SAC catchment but is within 5 miles. Plenty of other open space options near by</p>	

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>here will have a diminimis increase in visitors on site. Plenty of other options nearer by to collect firewood</p> <p>Depends on implementation: Site is within 400m of an accessible watercourse associated with Pen Llyn a'r Sarnau SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>			<p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
15 Llan-non					
<p>All housing allocations in Llan-non</p>	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Cardigan Bay SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Cardigan Bay SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p>	<p>No</p>

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>Not within or adjacent to Cardigan Bay SAC</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p>			<p>Not within or adjacent to Cardigan Bay SAC</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
16 Llanrhystud					
All housing allocations in Llanrhystud	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llwr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Cardigan Bay SAC, the rest of the International Sites are more than 5 miles away and</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llwr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Cardigan Bay SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Pen Llyn a'r Sarnau SAC where effects are not</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>therefore these sites will have a 'de-minimis effect'. The exception is Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>Not within or adjacent to Cardigan Bay SAC</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p>			<p>necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Not within or adjacent to Cardigan Bay SAC</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
17 Llanybydder					
Not Applicable - Service Centre in Carmarthenshire	N/A	N/A	N/A	N/A	N/A
18 Penrhyn-coch					
H1801 Land adjacent to Y Gelli	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Not within or adjacent to Pen Llyn a'r Sarnau SAC</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Not within walking distance. However, within 5 miles of SAC. Has limited public access and not on a main route, and mainly visited by tourists. Plenty of other options nearer by for open space and to collect firewood</p>			<p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Not within or adjacent to Pen Llyn a'r Sarnau SAC</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Not within walking distance. However, within 5 miles of SAC. Has limited public access and not on a main route, and mainly visited by tourists. Plenty of other options nearer by for open space and to collect firewood</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans and HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
19 Pontarfynach	Effect Category: A4/B2/D Potential International sites	National policies and TAN 5	Yes - Monitoring of the relevant plans to ensure that	Effect Category: A4/B2 Potential International sites affected:	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Coedydd a Cheunant Rheidol SAC, Elenydd SAC, Elenydd-Mallaen SPA and Grogwnion SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Not within Afon Teifi SAC catchment. Although within 5 miles of catchment.</p>	<p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>actions are continuing to be carried out</p>	<p>Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Coedydd a Cheunant Rheidol SAC, Elenydd SAC, Elenydd-Mallaen SPA and Grogwnion SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Not within Afon Teifi SAC catchment. Although within 5 miles of catchment. Several other open space options near by</p> <p>Not within walking distance of Elenydd SAC and Elenydd-Mallaen SPA. However, within 5 miles. Due to being such a large expanse,</p>	

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Several other open space options near by</p> <p>Within 400m of a footpath through the Coedydd a Cheunant Rheidol SAC. Such a small amount of people, minimal effect. Site has limited public access and not on a main route, and mainly visited by tourists, increase in population here will have a minimal increase in visitors on site.</p> <p>Not within walking distance of Elenydd SAC and Elenydd-Mallaen SPA. However, within 5 miles. Due to being such a large expanse, walkers generally not an issue. However, could increase off-roading. However, off-roading in the Cambrian Mountains is currently controlled in the worst cases by Traffic Regulation Orders so therefore not a significant effect</p> <p>Also, not within walking distance of Grogwynion SAC. However, within 5 miles. As not an advertised site, has limited public access and not on a main route, increase in population here will have a diminimis increase in visitors on site. Plenty of other options nearer by to collect firewood</p>			<p>walkers generally not an issue. However, could increase off-roading. However, off-roading in the Cambrian Mountains is currently controlled in the worst cases by Traffic Regulation Orders so therefore not a significant effect</p> <p>Within 400m of a footpath through the Coedydd a Cheunant Rheidol SAC. Such a small amount of people, minimal effect. Site has limited public access and not on a main route, and mainly visited by tourists, increase in population here will have a minimal increase in visitors on site.</p> <p>Also, not within walking distance of Grogwynion SAC. However, within 5 miles. As not an advertised site, has limited public access and not on a main route, increase in population here will have a diminimis increase in visitors on site. Plenty of other options nearer by to collect firewood</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
20 Pontrhydfendigaid					
All housing allocations in Pontrhydfendigaid	<p>Effect Category: A4/B2/D/F</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC,</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llwrw Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Coedydd a Cheunant Rheidol SAC, Elenydd SAC, Elenydd-Mallaen SPA and Grogwynion SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites not within walking distance from Cors Caron SAC and Cors Caron Ramsar. However, Ystwyth cycle trail starts in Aberystwyth and finishes in Tregaron going past Cors Caron SAC</p>	<p>LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	<p>carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llwrw Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Sites are only within 5 miles of Afon Teifi SAC, Coedydd a Cheunant Rheidol SAC, Elenydd SAC, Elenydd-Mallaen SPA and Grogwynion SAC, the rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Sites are within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area.</p> <p>Sites not within walking distance from Cors Caron SAC and Cors Caron Ramsar. However, Ystwyth cycle trail starts in</p>	

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>and Ramsar. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Not within walking distance of Elenydd SAC and Elenydd-Mallaen SPA. However, within 5 miles. Due to being such a large expanse, walkers generally not an issue. However, could increase off-roading. However, off-roading in the Cambrian Mountains is currently controlled in the worst cases by Traffic Regulation Orders so therefore not a significant effect</p> <p>Also, not within walking distance of Grogwynion SAC. However, within 5 miles. As not an advertised site, has limited public access and not on a main route, increase in population here will have a diminimis increase in visitors on site. Plenty of other options nearer by to collect firewood</p> <p>Depends on implementation: Sites are within 400m of an accessible watercourse associated with Afon Teifi SAC potentially used by otters for breeding but depends on how development is implemented and whether there are otters using this area</p>			<p>Aberystwyth and finishes in Tregaron going past Cors Caron SAC and Ramsae. Although widely publicised and popular, visitor effects are strictly controlled with boardwalk on the most sensitive areas. Potential to disturb otters. Plenty of other open space options near by. Also, site is an NNR and therefore encourages visitors and so effects should be 'de-minimis'</p> <p>Not within walking distance of Elenydd SAC and Elenydd-Mallaen SPA. However, within 5 miles. Due to being such a large expanse, walkers generally not an issue. However, could increase off-roading. However, off-roading in the Cambrian Mountains is currently controlled in the worst cases by Traffic Regulation Orders so therefore not a significant effect</p> <p>Also, not within walking distance of Grogwynion SAC. However, within 5 miles. As not an advertised site, has limited public access and not on a main route, increase in population here will have a diminimis increase in visitors on site. Plenty of other options nearer by to collect firewood</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
21 Tal-y-bont					
All housing allocations in Tal-y-bont	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC and Coed Cwm Einion SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Not within walking distance of Coed Cwm</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>Not within walking distance of Coed Cwm Einion SAC. However, within 5 miles. Not an advertised site, has limited public access and not on a main route. Plenty of other options nearer by for open space and to collect firewood</p>			<p>Einion SAC. However, within 5 miles. Not an advertised site, has limited public access and not on a main route. Plenty of other options nearer by for open space and to collect firewood</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as relevant plans, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
T2101 Dyfi Junction Access	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Dyfi SPA and Coed Cwm Einion SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect: Within 5 miles of Cors Fochno SAC and Coed Cwm Einion SAC but not likely to increase recreation by more than a small amount</p> <p>Adjacent to Cors Fochno and Dyfi Ramsar, Dyfi SPA and Pen Llyn a'r Sarnau SAC. However, small effect if any.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14 and LU23</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Dyfi SPA and Coed Cwm Einion SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Cors Fochno SAC but not likely to increase recreation by more than a small amount</p> <p>Adjacent to Cors Fochno and Dyfi Ramsar, Dyfi SPA and Pen Llyn a'r Sarnau SAC. However, small effect if any.</p> <p>However, policies in the LDP and National Policies and Allocated Site Schedules, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
22 Y Borth					
All housing allocations in Borth	<p>Effect Category: A4/B2/D</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>No likely significant effect alone: Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, LU23 and LU24</p> <p>Cardigan Bay SAC Management Scheme, Recreational Boating Plan and forthcoming Pen Llyn a'r Sarnau SAC Management Scheme</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC, Cardigan Bay SAC, Coed Cwm Einion SAC, Coedydd a Cheunant Rheidol SAC, Cors Caron SAC, Cors Caron Ramsar, Cors Fochno SAC, Cors Fochno and Dyfi Ramsar, Cwm Doethie-Mynydd Mallaen, Dyfi SPA, Elenydd SAC, Elenydd-Mallaen SPA, Grogwynion SAC, Pen Llyn a'r Sarnau SAC, Rhos Llawr Cwrt SAC, Afon Tywi SAC and River Wye SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within 5 miles of Pen Llyn a'r Sarnau SAC. The rest of the International Sites are more than 5 miles away and therefore these sites will have a 'deminimis effect'. The exception is Cardigan Bay SAC where effects are not necessarily spatial</p> <p>Increase in population could increase boating, swimming, snorkling, angling etc on Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC but not significant effect</p> <p>Within Pen Llyn a'r Sarnau SAC catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.</p> <p>However, policies in the LDP and National</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	catchment but not within 400m of an accessible watercourse potentially used by otters for breeding so such a small effect.			Policies and Allocated Site Schedules, as well as relevant plans, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	

Table 5: Atmospheric Deposition

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
01 Aberaeron					
All housing allocations in Aberaeron	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
02 Aberteifi/Cardigan					
All housing allocations in Cardigan	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
				Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0201 Parc Teifi	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Dry deposition from employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Dry deposition from employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0202 Pentod	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Dry</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Dry deposition from</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>deposition from employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	Regional Transport Plan		<p>employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0201 Pwllhai	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition however 'de-minimis' as re-development</p>	N/A	N/A	N/A	No
MNA0201 Penparc	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p>	National policies and TAN 5	Yes - Include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Cardigan Bay SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	Depends on implementation: Not in close proximity to any international sites site so no direct effects from dust. However, within 1km of Cardigan Bay SAC. Increase in small dust particles in local area.			or in-combination: Not in close proximity to any international sites site so no direct effects from dust. However, within 1km of Cardigan Bay SAC. Increase in small dust particles in local area. However, policies in the LDP and National Policies, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
03 Aberystwyth					
All housing allocations in Aberystwyth	Effect Category: A4/D Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites directly No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition	National policies and TAN 5 LDP Policies DM03, DM14 and DM22 Regional Transport Plan	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	Effect Category: A4/B2 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	No
E0301 Glanyrafon Industrial Estate Extension	Effect Category: A4/F Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International	National policies and TAN 5 LDP Policies DM03,	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site	Effect Category: A4/B2 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	<p>Sites</p> <p>Depends on implementation: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	<p>DM14 and DM22</p> <p>Regional Transport Plan</p>	Schedules	<p>No likely significant negative effect, alone or in-combination: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0302 Glanyrafon Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0303 Llanbadarn Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p>	<p>National policies and TAN 5</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	<p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	<p>include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0304 Cefn Llan Science Park	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Potential increase in background levels and deposition from traffic uses.</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Potential increase in background levels and deposition from traffic uses.</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0305 Capel Bangor Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p>	<p>National policies and TAN 5</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	<p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
M0301 Old Post Office	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition however 'de-minimis' as re-development</p>	N/A	N/A	N/A	No
M0302 Mill Street Site	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	steers development away from affecting all other International Sites directly No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition however 'de-minimis' as re-development				
M0303 Park Avenue	Effect Category: A4/B2 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites directly No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition however 'de-minimis' as re-development	N/A	N/A	N/A	No
M0304 Swyddfa Sir	Effect Category: A4/B2 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites directly No likely significant negative effect, alone or in-combination: Increase in population could	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	increase traffic and therefore atmospheric deposition however 'de-minimis' as re-development				
M0305 Llanbadarn Campus	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition however 'de-minimis' as re-development</p>	N/A	N/A	N/A	No
M0306 Penglais Farm	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Potential increase in background levels and deposition from increase in traffic from increase in population</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Potential increase in background levels and deposition from increase in traffic from increase in population</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
T0301 Rhydyfelin	Effect Category: A4	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
Park and Ride	<p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites. Aim is to decrease traffic and therefore emissions</p>				
04 Adpar/Newcastle Emlyn					
H0401 Land opposite Parc y Trap Adpar	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
05 Llanbedr Pont Steffan/Lampeter					
All housing allocations in Lampeter	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	<p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>DM22</p> <p>Regional Transport Plan</p>		<p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0501 Llambod Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Dry deposition from employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Dry deposition from employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0502 Old Mart Site	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p>	<p>National policies and TAN 5</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Potential increase in background levels and deposition from traffic uses. However, this is unknown until more details at the application stage</p>	<p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>		<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Potential increase in background levels and deposition from traffic uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
06 Llandysul					
H0601 Rear of the Beeches, Llandysul	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E0601 Llandysul Enterprise Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p>	<p>National policies and TAN 5</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Dry deposition from employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	<p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	<p>to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Dry deposition from employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0602 Horeb Business Park	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Dry deposition from employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	<p>Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Dry deposition from employment uses and local traffic increases could affect Afon Teifi SAC</p> <p>Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	at the application stage			However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
07 Tregaron					
All housing allocations in Tregaron	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
M0701 Cylch Caron Project, land rear of Talbot Yard	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
		Plan		However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
MNA0701 Pant	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>Depends on implementation: Not in close proximity to any international sites site so no direct effects from dust. However, within 1km of Afon Teifi SAC. Increase in small dust particles in local area.</p>	National policies and TAN 5	Yes - Include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Not in close proximity to any international sites site so no direct effects from dust. However, within 1km of Afon Teifi SAC. Increase in small dust particles in local area.</p> <p>However, policies in the LDP and National Policies, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
08 Aberporth/Parclyn					
All housing allocations in Aberporth/Parc Llyn and M0802	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could</p>	National policies and TAN 5 LDP Policies DM03, DM14 and DM22	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	increase traffic and therefore atmospheric deposition	Regional Transport Plan		atmospheric deposition However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
E0801 Parc Aberporth	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
M0801 West Wales Airport	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation:</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Potential increase in</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage	Regional Transport Plan		background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage However, policies in the LDP and National Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
09 Bow Street					
All housing allocations in Bow Street	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
T0901 Bow Street Railway Station	<p>Effect Category: A4</p> <p>Potential International sites affected: Pen Llyn a'r Sarnau SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites. Aim is to decrease traffic and</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	therefore emissions				
10 Ceinewydd/New Quay					
H1001 Land rear of Towyn Farm	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
11 Cenarth					
All housing allocations in Cenarth	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
				combination on sites as the effects will be 'de-minimis'	
12 Felinfach/Ystrad Aeron					
All housing allocations in Felinfach/ Ystrad Aeron	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
E1201 Felinfach Industrial Estate	<p>Effect Category: A4/F</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out and include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Potential increase in background levels and deposition from traffic and employment uses. However, this is unknown until more details at the application stage</p> <p>However, policies in the LDP and National</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
				Policies and relevant plans, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
13 Llanarth					
All housing allocations in Llanarth	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
14 Llanilar					
H1401 Land Opposite Y Gorlan	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
		Plan		However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
15 Llan-non					
All housing allocations in Llan-non	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
16 Llanrhystud					
All housing allocations in Llanrhystud	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	atmospheric deposition	Transport Plan		However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
17 Llanybydder					
Not Applicable - Service Centre in Carmarthenshire	N/A	N/A	N/A	N/A	N/A
18 Penrhyn-coch					
H1801 Land adjacent to Y Gelli	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
19 Pontarfynach					
All housing allocations in Pontarfynach	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03,</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>DM14 and DM22</p> <p>Regional Transport Plan</p>		<p>International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
20 Pontrhydfendigaid					
All housing allocations in Pontrhydfendigaid	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM03, DM14 and DM22</p> <p>Regional Transport Plan</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition</p> <p>However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
21 Tal-y-bont					
All housing allocations in Tal-y-bont	<p>Effect Category: A4/D</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation</p>	<p>National policies and TAN 5</p> <p>LDP</p>	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	steers development away from affecting all other International Sites directly No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition	Policies DM03, DM14 and DM22 Regional Transport Plan		development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
T2101 Dyfi Junction Access	Effect Category: A4 Potential International sites affected: Pen Llyn a'r Sarnau SAC No negative effect: Allocation steers development away from affecting all other International Sites. Aim is to decrease traffic and therefore emissions	N/A	N/A	N/A	No
22 Y Borth					
All housing allocations in Borth	Effect Category: A4/D Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites directly No likely significant effect alone: Increase in population could increase traffic and therefore atmospheric deposition	National policies and TAN 5 LDP Policies DM03, DM14 and DM22 Regional Transport Plan	Yes - Monitoring of the relevant plans to ensure that actions are continuing to be carried out	Effect Category: A4/B2 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: Increase in population could increase traffic and therefore atmospheric deposition However, policies in the LDP and National	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	

Table 6: Coastal and River Natural Processes

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
01 Aberaeron					
All housing allocations in Aberaeron	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
02 Aberteifi/Cardigan					
All housing allocations in Cardigan	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
E0201 Parc Teifi	Effect Category: A4/D Potential International sites affected: Afon Teifi SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant effect alone: Not within river corridor but within C2 flood plain of Afon Teifi	National policies and TAN 5 LDP Policies DM14, DM22 and DM23 Information in Allocated Site Schedules	N/A	Effect Category: A4/B2 Potential International sites affected: Afon Teifi SAC No negative effect: Allocation steers development away from affecting all other International Sites No likely significant negative effect, alone or in-combination: within river corridor but within C2 flood plain of Afon Teifi However, policies in the LDP and National Policies and relevant plans will ensure no significant negative effect, alone or in- combination on sites as the effects will be 'de-	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
E0202 Pentod	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Within river corridor and C2 floodplain, however, employment site already there, so development within the river corridor area would be re-development</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, DM22 and DM23</p> <p>Information in Allocated Site Schedules</p>	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules	<p>minimis'</p> <p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within river corridor and C2 floodplain, however, employment site already there, so development within the river corridor area would be re-development</p> <p>However, policies in the LDP and National Policies, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	No
M0201 Pwllhai	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant negative effect, alone or in-combination: Within C2 flood plain, however, buildings and hard surface already there, so development within the flood plain would be re-development so effects would be 'de-minimis'</p>	N/A	N/A	N/A	No
MNA0201 Penparc	<p>Effect Category: A4</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>				
03 Aberystwyth					
All housing allocations in Aberystwyth	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
E0301 Glanyrafon Industrial Estate Extension	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
E0302 Glanyrafon Industrial Estate	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
E0303 Llanbadarn	<p>Effect Category: A4</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
Industrial Estate	<p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>				
E0304 Cefn Llan Science Park	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
E0305 Capel Bangor Business Park	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
M0301 Old Post Office	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
M0302 Mill Street Site	<p>Effect Category: A4</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	<p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>				
M0303 Park Avenue	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
M0304 Swyddfa Sir	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
M0305 Llanbadarn Campus	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
M0306 Penglais Farm	<p>Effect Category: A4</p> <p>Potential International sites affected:</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	All sites No negative effect: Allocation steers development away from affecting all other International Sites				
T0301 Rhydyfelin Park and Ride	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
04 Adpar/Newcastle Emlyn					
H0401 Land opposite Parc y Trap Adpar	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
05 Llanbedr Pont Steffan/Lampeter					
All housing allocations in Lampeter	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
E0501 Llambed Business Park	Effect Category: A4/F	National policies and	Yes - include HRA caveat in Policy	Effect Category: A4/B2	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	<p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>Depends on implementation: Within river corridor and C2 floodplain, however, employment site already there, so majority of development within the river corridor area would be re-development. However, some is not developed</p>	<p>TAN 5</p> <p>LDP Policies DM14, DM22 and DM23</p> <p>Information in Allocated Site Schedules</p>	<p>DM14 and link to site through Allocated Site Schedules</p>	<p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Within river corridor and C2 floodplain, however, employment site already there, so majority of development within the river corridor area would be re-development. However, some is not developed</p> <p>However, policies in the LDP and National Policies, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p>	
E0502 Old Mart Site	<p>Effect Category: A4/F</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant effect alone: Near to river corridor and within C2 floodplain, however, employment site already there, so development within the river corridor area would be re-development</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, DM22 and DM23</p> <p>Information in Allocated Site Schedules</p>	<p>Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules</p>	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination: Near to river corridor and within C2 floodplain, however, employment site already there, so development within the river corridor area would be re-development</p> <p>However, policies in the LDP and National Policies, as well as the HRA caveat, will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				minimis'	
06 Llandysul					
H0601 Rear of the Beeches, Llandysul	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
E0601 Llandysul Enterprise Park	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
E0602 Horeb Business Park	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
07 Tregaron					
All housing allocations in Tregaron	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	other International Sites				
M0701 Cylch Caron Project, land rear of Talbot Yard	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
MNA0701 Pant	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
08 Aberporth/Parcllyn					
All housing allocations in Aberporth/Parc Llyn and M0802	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
E0801 Parc Aberporth	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all</p>	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	other International Sites				
M0801 West Wales Airport	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
09 Bow Street					
All housing allocations in Bow Street	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
T0901 Bow Street Railway Station	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
10 Ceinewydd/New Quay					
H1001 Land rear of Towyn Farm	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
	development away from affecting all other International Sites				
11 Cenarth					
All housing allocations in Cenarth	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
12 Felinfach/Ystrad Aeron					
All housing allocations in Felinfach/ Ystrad Aeron	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
E1201 Felinfach Industrial Estate	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
13 Llanarth					
All housing allocations in Llanarth	Effect Category: A4 Potential International sites affected: All sites	N/A	N/A	N/A	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assesment required?
	No negative effect: Allocation steers development away from affecting all other International Sites				
14 Llanilar					
H1401 Land Opposite Y Gorlan	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
15 Llan-non					
All housing allocations in Llan-non	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
16 Llanrhystud					
All housing allocations in Llanrhystud	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
17 Llanybydder					
Not Applicable -	N/A	N/A	N/A	N/A	N/A

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
Service Centre in Carmarthenshire					
18 Penrhyn-coch					
H1801 Land adjacent to Y Gelli	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
19 Pontarfynach					
All housing allocations in Pontarfynach	<p>Effect Category: A4</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p>	N/A	N/A	N/A	No
20 Pontrhydfendigaid					
All housing allocations in Pontrhydfendigaid	<p>Effect Category: A4/D</p> <p>Potential International sites affected: Afon Teifi SAC</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites directly</p> <p>No likely significant effect alone: H2002 is not within flood plain, however is adjacent to stream which feeds into Afon Teifi SAC</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM14, DM22 and DM23</p> <p>Information in Allocated Site Schedules</p>	N/A	<p>Effect Category: A4/B2</p> <p>Potential International sites affected: All sites</p> <p>No negative effect: Allocation steers development away from affecting all other International Sites</p> <p>No likely significant negative effect, alone or in-combination:H2002 is not within flood plain, however is adjacent to stream which feeds into Afon Teifi SAC</p> <p>However, policies in the LDP and National</p>	No

Plan Proposal: Allocations	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
				Policies and relevant plans will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'	
21 Tal-y-bont					
All housing allocations in Tal-y-bont	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
T2101 Dyfi Junction Access	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No
22 Y Borth					
All housing allocations in Borth	Effect Category: A4 Potential International sites affected: All sites No negative effect: Allocation steers development away from affecting all other International Sites	N/A	N/A	N/A	No

APPENDIX 5: Cumulative and In-Combination Assessments

The LDP policies and allocations were assessed in Appendix 3 and 4. Some of these could not be concluded as no effect or no likely significant effect, alone or in-combination, and therefore they need to be assessed cumulatively with other parts of the plan and, if necessary, in-combination with other plans and projects.

Table 1. Cumulative effects of atmospheric deposition from the plan

Proposal	Settlements	Effect alone	Effect cumulative with other parts of plan	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect if these are taken into account	No AA/In-combination test/Straight to AA
Policy S06: Opportunities for housing growth	N/A	No likely significant effect	No likely significant effect	In-direct: Increase in background emissions from an increase in population	National policies and TAN 5	Not at this stage	No likely significant effect	In - combination test
H0101	Aberaeron/ Llwynceilyn			Local emissions of sulphur dioxide and nitrogen dioxide are relatively low compared to the rest of the UK. Main contributors from Ceredigion are from road traffic. However, main contributions to levels of deposition are transboundary to the east and south.	LDP Policies DM14 and DM22			
H0102	Aberaeron/ Llwynceilyn							
H0103	Aberaeron/ Llwynceilyn							
H0104	Aberaeron/ Llwynceilyn							
H0201	Cardigan							
H0202	Cardigan							
H0203	Cardigan							
H0204	Cardigan							
H0301	Aberystwyth							
H0302	Aberystwyth							
H0303	Aberystwyth							
H0304	Aberystwyth							
H0305	Aberystwyth							

Proposal	Settlements	Effect alone	Effect cumulative with other parts of plan	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect if these are taken into account	No AA/In-combination test/Straight to AA
H0306 H0401 H0501 H0502 H0503 H0504 H0505 H0601 H0701 H0702 H0801 H0802 H0803 H0804 H0805 H0901 H0902 H1001 H1101 H1102 H1103 H1201 H1202 H1203	Aberystwyth Adpar Lampeter Lampeter Lampeter Lampeter Lampeter Llandysul Tregaron Tregaron Aberporth / Parclyn Aberporth / Parclyn Aberporth / Parclyn Aberporth / Parclyn Aberporth / Parclyn Bow Street Bow Street New Quay Cenarth Cenarth Cenarth Felinfach/Ystrad Aeron Felinfach/Ystrad Aeron Felinfach/Ystrad			<p>dioxide emissions well below the EPA CL. However, these will contribute insignificantly to wet decomposition. Nitrogen dioxide levels may contribute more to dry deposition.</p> <p>The majority of sites CL for acidity and nutrient nitrogen have been exceeded</p> <p>However, even when you combine all aspects of the plan, the emissions will contribute insignificantly to wet deposition. Where there could be issues is at localised areas where levels of nitrogen dioxide are around and possibly will exceed CL for protection of vegetation.</p> <p>However, these figures are for vegetation not freshwater and levels of ammonia are the main concern in terms of nutrient nitrogen. In addition, LDP policies to increase the amount the use of public transport, walking and cycling will counter-act these effects</p>				

Proposal	Settlements	Effect alone	Effect cumulative with other parts of plan	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect if these are taken into account	No AA/In-combination test/Straight to AA
H1301	Aeron							
H1302	Llanarth							
H1303	Llanarth							
H1304	Llanarth							
H1401	Llanilar							
H1501	Llanon							
H1502	Llanon							
H1503	Llanon							
H1601	Llanrhystud							
H1602	Llanrhystud							
H1801	Penrhyncoch							
H1901	Devil's Bridge							
H1902	Devil's Bridge							
H2001	Pontrhydfendigaid							
H2002	Pontrhydfendigaid							
H2101	Talybont							
H2102	Talybont							
H2103	Talybont							
H2104	Talybont							
H2201	Borth							
H2202	Borth							
E0201	Parc Teifi, Cardigan							
E0202	Pentood, Cardigan							
E0301	Glanyrafon Extension, Llanbadarn Fawr, Aberystwyth							
E0302	Glanyrafon Industrial Estate,							

Proposal	Settlements	Effect alone	Effect cumulative with other parts of plan	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect if these are taken into account	No AA/In-combination test/Straight to AA
E0303	Llanbadarn Fawr, Aberystwyth							
E0304	Llanbadarn Industrial Estate, Llanbadarn, Aberystwyth							
E0305	Cefn Llan Science Park, Aberystwyth							
E0501	Capel Bangor Business Park, Capel Bangor							
E0601	Llanbedr Business Park, Lampeter							
E0602	Llandysul Enterprise, Llandysul							
E0801	Horeb Business Park, Horeb							
E1201	Parc Aberporth, Blaenannerch							
M0306	Aeron Valley Enterprise Park, Felinfach/Ystrad Aeron							
M0701	Aberystwyth							
M0801	Tregaron							
M0802	West Wales Airport, Blaenannerch Aberporth / Parclyn							

Table 2: In-combination test

Proposals	Settlements	Effect alone or cumulatively	Effect in-combination with other plans or projects	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect	No AA/AA
S06: Opportunities for Housing Growth	N/A	No likely significant effect	No likely significant effect	LDP: Increase of around 7,400 people which will not have a significant effect.	National policies and TAN 5	Yes - monitoring of critical loads in APIS	No likely significant effect - although potentially significant, RTP and LDPs strategies and policies reduce effects to not be significant	No AA
H0101	Aberaeron/ Llwynceilyn	No likely significant effect	No likely significant effect	Outstanding applications and consents: Will result in an increase of around 2500 homes	LDP Policies DM14 and DM22			
H0102	Aberaeron/ Llwynceilyn							
H0103	Aberaeron/ Llwynceilyn							
H0104	Aberaeron/ Llwynceilyn							
H0201	Cardigan							
H0202	Cardigan							
H0203	Cardigan							
H0204	Cardigan							
H0301	Aberystwyth							
H0302	Aberystwyth							
H0303	Aberystwyth							
H0304	Aberystwyth							
H0305	Aberystwyth							
H0306	Aberystwyth							
H0401	Adpar							
H0501	Lampeter							
H0502	Lampeter							
H0503	Lampeter							
H0504	Lampeter							
H0505	Lampeter							
H0601	Llandysul							
H0701	Tregaron							

Proposals	Settlements	Effect alone or cumulatively	Effect in-combination with other plans or projects	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect	No AA/AA
H0702 H0801 H0802 H0803 H0804 H0805 H0901 H0902 H1001 H1101 H1102 H1103 H1201 H1202 H1203 H1301 H1302 H1303 H1304 H1401 H1501 H1502 H1503 H1601 H1602 H1801 H1901 H1902 H2001 H2002	Tregaron Aberporth / Parcllyn Aberporth / Parcllyn Aberporth / Parcllyn Aberporth / Parcllyn Bow Street Bow Street New Quay Cenarth Cenarth Cenarth Felinfach/Ystrad Aeron Felinfach/Ystrad Aeron Felinfach/Ystrad Aeron Llanarth Llanarth Llanarth Llanarth Llanilar Llanon Llanon Llanon Llanrhystud Llanrhystud Penrhyncoch Devil's Bridge Devil's Bridge Pontrhydfendigaid Pontrhydfendigaid			Local emissions of sulphur dioxide and nitrogen dioxide are relatively low compared to the rest of the UK. Main contributors from Ceredigion are from road traffic. However, main contributions to levels of deposition are transboundary to the east and south. Nitrogen dioxide emissions are around the AQSR 2010 protection of vegetation critical loads (CL) for oxides of nitrogen in key monitoring sites of Aberystwyth, Cardigan and Lampeter. However, background levels are well below CL. Sulphur dioxide emissions are well below the EPA CL. These will contribute insignificantly to wet decomposition. Nitrogen dioxide levels may contribute more to dry deposition. The majority of sites CL for acidity and nutrient nitrogen have been exceeded Although the contribution				

Proposals	Settlements	Effect alone or cumulatively	Effect in-combination with other plans or projects	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect	No AA/AA
H2101 H2102 H2103 H2104 H2201 H2202 E0201 E0202 E0301 E0302 E0303 E0304 E0305 E0501 E0601 E0602 E0801 E1201	Talybont Talybont Talybont Talybont Borth Borth Parc Teifi, Cardigan Pentood, Cardigan Glanyrafon Extension, Llanbadarn Fawr, Aberystwyth Glanyrafon Industrial Estate, Llanbadarn Fawr, Aberystwyth Llanbadarn Industrial Estate, Llanbadarn, Aberystwyth Cefn Llan Science Park, Aberystwyth Capel Bangor Business Park, Capel Bangor Llanbedr Business Park, Lampeter Llandysul Enterprise, Llandysul Horeb Business Park, Horeb Parc Aberporth, Blaenannerch Aeron Valley Enterprise Park,			from increase in population and in-combination with other plans and projects will be insignificant, we can not rule out an in-combination significant negative affect from increase in population and tourism due to the habitat already being affected. However, the RTP, which Ceredigion County Council has actions in, along with the Ceredigion and other authorities LDPs strategies, air pollution and transport policies, will act as counter-acting measures rendering the effects as not significant				

Proposals	Settlements	Effect alone or cumulatively	Effect in-combination with other plans or projects	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect	No AA/AA
M0201 M0301 M0302 M0303 M0304 M0305 M0306 M0701 M0801 M0802	Felinfach/Ystrad Aeron Pwllhai, Cardigan Aberystwyth Aberystwyth Aberystwyth Aberystwyth Aberystwyth Aberystwyth Tregaron West Wales Airport, Blaenannerch Aberporth / Parcllyn							

Table 3: Cumulative effects of disturbance in Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC from the plan

Proposals	Settlements	Effect alone	Effect cumulative with other parts of plan	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect if these are taken into account	No AA/In-combination test/Straight to AA
S06: Opportunities for Housing Growth	N/A	No significant effect	No significant effect	In-direct: Increase in population could increase boating, swimming, snorkling, angling etc.	National policies and TAN 5	No, not at this stage	No significant effect	In-combination test
H0101	Aberaeron/ Llwyncelyn			Even when the effects of the plan are looked at together, this is not enough to have a likely significant effect	LDP Policies DM14, LU23 and LU24			
H0102	Aberaeron/ Llwyncelyn							
H0103	Aberaeron/ Llwyncelyn							
H0104	Aberaeron/ Llwyncelyn							
H0201	Cardigan							
H0202	Cardigan							
H0203	Cardigan							
H0204	Cardigan							
H0301	Aberystwyth							
H0302	Aberystwyth							
H0303	Aberystwyth							
H0304	Aberystwyth							
H0305	Aberystwyth							
H0306	Aberystwyth							
H0401	Adpar							
H0501	Lampeter							
H0502	Lampeter							

Proposals	Settlements	Effect alone	Effect cumulative with other parts of plan	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect if these are taken into account	No AA/In-combination test/Straight to AA
H0503	Lampeter							
H0504	Lampeter							
H0505	Lampeter							
H0601	Llandysul							
H0701	Tregaron							
H0702	Tregaron							
H0801	Aberporth / Parcllyn							
H0802	Aberporth / Parcllyn							
H0803	Aberporth / Parcllyn							
H0804	Aberporth / Parcllyn							
H0805	Aberporth / Parcllyn							
H0901	Bow Street							
H0902	Bow Street							
H1001	New Quay							
H1101	Cenarth							
H1102	Cenarth							
H1103	Cenarth							
H1201	Felinfach/Ystrad Aeron							
H1202	Felinfach/Ystrad Aeron							
H1203	Felinfach/Ystrad Aeron							
H1301	Llanarth							
H1302	Llanarth							
H1303	Llanarth							
H1304	Llanarth							

Proposals	Settlements	Effect alone	Effect cumulative with other parts of plan	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect if these are taken into account	No AA/In-combination test/Straight to AA
H1401	Llanilar							
H1501	Llanon							
H1502	Llanon							
H1503	Llanon							
H1601	Llanrhystud							
H1602	Llanrhystud							
H1801	Penrhyncoch							
H1901	Devil's Bridge							
H1902	Devil's Bridge							
H2001	Pontrhydfendigaid							
H2002	Pontrhydfendigaid							
H2101	Talybont							
H2102	Talybont							
H2103	Talybont							
H2104	Talybont							
H2201	Borth							
H2202	Borth							
M0301	Aberystwyth							
M0302	Aberystwyth							
M0303	Aberystwyth							
M0304	Aberystwyth							
M0305	Aberystwyth							
M0306	Aberystwyth							
M0701	Tregaron							
M0802	Aberporth / Parclyn							

Table 4: In-combination effects of disturbance in Cardigan Bay SAC and Pen Llyn a'r Sarnau SAC with other plans or projects

Proposal	Settlements	Effect alone or cumulatively	Effect in-combination with other plans or projects	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect	No AA/AA
S06: Opportunities for Housing Growth	N/A	No likely significant effect	No likely significant effect	LDP: Increase in around 7600 people. Could increase boating, swimming, snorkling, angling etc.	Open space policy	Monitoring	No likely significant effect - The Cardigan Bay SAC Management Plan will control and counter-act any effects of increased boating as well as the Recreational Boating Plan	No AA
H0101	Aberaeron/ Llwynceilyn			Outstanding consents: Increase in 2500 homes.				
H0102	Aberaeron/ Llwynceilyn			Cardigan Bay Management Scheme (2008): Has management actions for ensuring that boating will not have a significant effect on the SAC features				
H0103	Aberaeron/ Llwynceilyn							
H0104	Aberaeron/ Llwynceilyn							
H0201	Cardigan							
H0202	Cardigan							
H0203	Cardigan							
H0204	Cardigan							
H0301	Aberystwyth			Recreational Boating Plan 2010: Encourages sustainable recreational and commercial boating and monitors the effects of boating on dolphins				
H0302	Aberystwyth							
H0303	Aberystwyth							
H0304	Aberystwyth							
H0305	Aberystwyth							
H0306	Aberystwyth							
H0401	Adpar							
H0501	Lampeter			Cardigan Bay SAC Code of Conduct: Code for how to act around dolphins, porpoises, seals and nesting birds. Information at points and from boat patrol.				
H0502	Lampeter							
H0503	Lampeter							
H0504	Lampeter							
H0505	Lampeter							

Proposal	Settlements	Effect alone or cumulatively	Effect in-combination with other plans or projects	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect	No AA/AA
H0601 H0701 H0702 H0801 H0802 H0803 H0804 H0805 H0901 H0902 H1001 H1101 H1102 H1103 H1201 H1202 H1203 H1301 H1302 H1303 H1304 H1401 H1501 H1502 H1503 H1601 H1602 H1801 H1901	Llandysul Tregaron Tregaron Aberporth / Parcllyn Aberporth / Parcllyn Aberporth / Parcllyn Aberporth / Parcllyn Aberporth / Parcllyn Bow Street Bow Street New Quay Cenarth Cenarth Cenarth Felinfach/Ystrad Aeron Felinfach/Ystrad Aeron Felinfach/Ystrad Aeron Llanarth Llanarth Llanarth Llanarth Llanilar Llanon Llanon Llanon Llanrhystud Llanrhystud Penrhyncoch Devil's Bridge			<p>Wales Coastal Tourism Strategy (2007): Suggests the potential of identifying a pilot area as a 'Coastal Recreation Area' and suggests provision of visiting berths at marinas, harbours and yacht stations around the Cardigan bay coast which could result in habitat loss.</p> <p>Watersports Tourism Strategy (2004): To increase the supply of long stay and visitor berths and moorings; ideally this would provide a necklace of safe havens at every 10-20 miles along the coast of Wales.</p> <p>Central Wales Plan (2007): Includes promotion of greater recreational access to local green space, the coast, uplands, rivers and forests.</p> <p>Cardigan Bay Action Plan (2007): One of the projects includes improving and</p>				

Proposal	Settlements	Effect alone or cumulatively	Effect in-combination with other plans or projects	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect	No AA/AA
H1902 H2001 H2002 H2101 H2102 H2103 H2104 H2201 H2202 M0301 M0302 M0303 M0304 M0305 M0306 M0701 M0802	Devil's Bridge Pontrhydfendigaid Pontrhydfendigaid Talybont Talybont Talybont Talybont Borth Borth Aberystwyth Aberystwyth Aberystwyth Aberystwyth Aberystwyth Tregaron Aberporth / Parcllyn			<p>extending marinas/harbours along Cardigan Bay.</p> <p>Ceredigion Community Strategy 2020: Plan to develop facilities and activities that encourage the enjoyment of and improve access to the countryside for sustainable tourism activities</p> <p>Pembrokeshire Coast National Park LDP: 1,600 houses to be provided for over the plan period</p> <p>Pembrokeshire County Council LDP: 6,000 houses to be provided for over the plan period</p> <p>Carmarthenshire County Council LDP: 13, 405 houses to be provided for over the plan period</p> <p>Although in-combination with other plans and project there is potential for there to be a significant effect in relation to the increase in recreational</p>				

Proposal	Settlements	Effect alone or cumulatively	Effect in-combination with other plans or projects	Comment	Current Mitigation	Could further mitigation be introduced at this stage?	No effect/ No likely significant effect/ Likely significant effect	No AA/AA
				activities and tourism, the Cardigan Bay SAC Management Scheme, Recreational Boating Plan and Code of Conduct, all of which Ceredigion County Council manages or co-ordinates, control and monitor the effects of increased recreational activities and tourism and therefore will reduce effects to be insignificant				

APPENDIX 6: Key changes to the LDP through the HRA

- 1.1 During the whole LDP process, Ceredigion County Council have employed an ecologist to oversee the ecological aspects of the plan, such as undertaking the HRA, but also generally commenting on candidate sites, allocations, policies etc. Therefore, the HRA has effectively formed an integral part of the LDP planning process.
- 1.2 The information in the HRA Screening of the Preferred Strategy (Ceredigion County Council, 2009b) was used when drawing up policies for the LDP Deposit. In addition, a HRA assessment was made at various points of draft policies. This allowed any initial concerns to be flagged up to officers.
- 1.3 During the candidate site process, it was agreed in the methodology that any candidate site within an International Site would be automatically knocked out. In addition, if a candidate site was in close proximity to International Sites was highlighted in candidate site assessment proforma. Meanwhile general biodiversity assessments were made as part of the candidate site assessment and the SA/SEA. More information can be found in the Candidate Site paper and SA/SEA.
- 1.4 A formal assessment was then made before the LDP Deposit was consulted on in December 2010 (Ceredigion County Council, 2010b).
- 1.5 Once the Deposit had been consulted on there were various changes that came through due to responses in the consultation or changes that were needed to be made in terms of clarity, accuracy etc called Proposed Minor Changes and Proposed Focused Changes. As these came through in draft there were assessed and any queries dealt with. A formal assessment was made before they were consulted on in December 2011 (Ceredigion County Council, 2011a).
- 1.6 During the Inquiry process further changes to the LDP Deposit came through. Some of these were formally consulted on so a formal assessment was carried out (Ceredigion County Council, 2012). However, most were assessed informally during the process and queries dealt with. They were then all formally assessed for the production of this document.
- 1.7 At this stage and the Proposed Focused stage amendments were of the more minor nature and most LDP proposals did not require a rescreening and those that did, the assessments did not require any further parts of the plan to change.

1.8 However, over the LDP period there were a few key changes that came out of the HRA assessment, these mainly occurred at the LDP Deposit stage. The key changes are listed below in Table 1.

Proposal	Change	Comment
Allocation E0201	Boundary changed	Boundary was slightly within the Afon Teifi SAC. It was slightly amended to avoid this. Although the Allocated Site Schedule refers to protection it was safer to follow the existing site boundary to prevent a presumption of extending further towards the river
Allocation E0501	Boundary changed	Boundary was slightly within the Afon Teifi SAC. It was slightly amended to avoid this. Although the Allocated Site Schedule refers to protection it was safer to follow the existing site boundary to prevent a presumption of extending further towards the river
Policy DM14	Inclusion of a HRA caveat for policies of concern	<p>As the following policies steer development towards settlements or areas that could be sensitive, in order to avoid presumption of development, a HRA caveat was introduced into DM14 with a list of the policies of concern:</p> <ul style="list-style-type: none"> • S02: Urban Service Centres (USCs); • S03: Rural Service Centres (RSCs); • S04: Settlements and Locations other than Service Centres; • LU03: Affordable Housing; • LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabins and Chalets; • LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14; • LU17: Tourism Facilities/Attractions; • LU22: Community, Leisure and Recreation Facilities and Services; and • LU31: Resource Recovery and Waste Management Facilities. <p>NB: This was subsequently changed at the Proposed Focussed Changes stage and the Matters Arising Stage and the HRA caveat now points to the HRA report for information on which policies are of concern. This will also be indicated in the SPG</p>

Policy DM14	Inclusion of a HRA caveat for allocations of concern	<p>As the following policies steer development towards settlements or areas that could be sensitive, in order to avoid presumption of development, a HRA caveat was introduced into DM14 with a list of the policies of concern:</p> <ul style="list-style-type: none"> • All employment allocations • All allocations in Cardigan • H0304 and M0303 (Aberystwyth) • All allocations in Lampeter • H0701 and M0701 (Tregaron) • M0801 (Blaenannerch) • H1102 and H1103 (Cenarth) • H1401 (Llanilar) • H2001 and H2002 (Pontrhydfendigaid) • H2103 (Talybont) • All allocations in Borth • Mineral extension allocations • Transport allocations T2101 and T0301 <p>NB: This was subsequently changed at the Proposed Focussed Changes stage and the Matters Arising Stage and the HRA caveat now points to the HRA report for information on which policies are of concern. This will also be indicated in the SPG</p>
Policy LU17	Removal of criterion	Removal of criterion that steered water related tourism to settlements with main rivers and harbours as this could steer development to two of the most sensitive sites – Afon Teifi SAC and Cardigan Bay SAC
Monitoring	Addition of monitoring information	Addition of wording in the monitoring chapter that says 'The outcomes of monitoring could require action by the LPA or its partners, to improve delivery. Alternatively, it might identify a need for a partial or full review of the LDP. Changes could be direct or indirect in nature. For instance changes to schemes e.g. the Cardigan Bay SAC Management Scheme, that were identified in the HRA and SA/SEA as mitigation measures, would necessitate a revision of the HRA and SA/SEA assessment of one or more policies within the LDP, which would indirectly result in the policy amendments or

		additions. Any amendments to the LDP may need to be reassessed under SEA Regulations and/or Habitats Regulations'
Monitoring	Addition of monitoring indicator	Addition of indicator on atmospheric deposition on the International Sites
Allocated Site Schedules	Inclusion of reference to International Sites and Policy DM14 where necessary	<p>In the Allocated Site Schedules of the following sites a reference was included to International Sites that may be affected where it was felt that depending how they are implemented they could have a significant negative effect on an International Site. This was mainly through either direct affects on water quality, affects on disturbance or affects on air quality.</p> <ul style="list-style-type: none"> • All employment allocations • All allocations in Cardigan • H0304 and M0303 (Aberystwyth) • All allocations in Lampeter • H0701and M0701 (Tregaron) • M0801 (Blaenannerch) • H1102 and H1103 (Cenarth) • H1401 (Llanilar) • H2001 and H2002 (Pontrhydfendigaid) • H2103 (Talybont) • All allocations in Borth • Mineral extension allocations • Transport allocations T2101 and T0301

APPENDIX 7: Other plans or projects

Table 1. Plans and projects reviewed which have policies, objectives or outcomes which may impact on International Sites featured in the Ceredigion LDP's Habitats Regulations Assessment and whether it is likely that these will cause in-combination effects

-	Identifies policies/plans that have the potential to be detrimental to the condition of the site/s
?	Identifies policies/plans whose affect on a protected site/s is unknown
0	Identifies policies/plans that are unlikely to have an effect on the site/s
+	Identifies policies/plans which are likely to be beneficial to the management of the site/s.
N/A	Identifies policies/plans which can not yet be assessed

Plan or project	Policy / Objective	Assessment	Key sites affected	Likely to cause in-combination effects?
Ceredigion Community Strategy 2020	To support projects that demonstrate wider economic and social opportunities linked to the environment, including community-led and community managed regeneration schemes and projects in the Teifi Estuary.	+	Afon Teifi and Bae Ceredigion/ Cardigan Bay	N/A
	To develop facilities and activities that encourage the enjoyment of and improve access to the countryside for sustainable tourism activities including cycling projects.	?	In particular the Afon Teifi, Penllyn a'r Sarnau and Elenydd, Cardigan Bay, Cwm Doethie-Mynydd Mallaen	Yes
	Promote Community involvement in the management of Ceredigion's Coast and Countryside	+	All sites	N/A
	Raise awareness of Ceredigion's Biodiversity and landscape.	+	All sites	N/A
	Maintain and enhance the quality of Ceredigion's streams rivers and lakes.	+	Afon Teifi	N/A

	Monitor air quality and enforce relevant environmental standards.	+	All sites	N/A
	Encourage effective management of broadleaved woodland to add value to local timber products.	+	Coedydd a Cheunant Rheidol	N/A
	Protect, promote and enhance sustainable fisheries in Ceredigion.	+	Afon Teifi, Cardigan Bay and Penllyn a'r Sarnau	N/A
	Increase the number of land owners who participate in agri-environment schemes	+	All terrestrial sites	N/A
Managing Flood Risk: North West Wales Catchment Flood Management Plan 2007. EAW	Ensure the impact of flooding (on Borth) does not increase due to future changes (climate change and land use change).	?	Penllyn a'r Sarnau and Cors Fochno	Yes
	Protect and enhance nationally and internationally important biodiversity species and habitats	+	Coed Cwm Enion, Penllyn a'r Sarnau and Cors Fochno	N/A
	Restore rivers and floodplains (Dyfi) to a naturally functioning state.	+	Penllyn a'r Sarnau and Cors Fochno	N/A
	Ensure that there is no detrimental effect on water quality caused by flooding.	+	Penllyn a'r Sarnau	N/A
Managing Flood Risk: Pembrokeshire and Ceredigion Rivers Catchment Flood Management Plan 2007. EAW	With regard to the Teifi (among other rivers): Reduce the risk of harm to life from rapid response flooding, fluvial flooding, tidally influenced flooding and any flooding from surface or ground water.	?	Afon Teifi	Yes
	Ensure that harm to life from flooding does not increase due to future changes (climate change, land use change).			
	Reduce community disruption from fluvial flooding and any flooding from surface and groundwater. (With reference to the A487)	?	Afon Teifi	Yes
	Increase the recreational value of sites through FRM schemes (with reference to Ystwyth, Teifi and Rheidol).	?	Afon Teifi, Coedydd a Cheunant Rheidol, Elenydd and	Yes

			Grogwynion	
	Protect and enhance nationally and internationally important biodiversity species and habitats.	+	All sites in area	N/A
	Restoration of rivers and floodplains to their natural form where possible (with reference to the Rheidol and Ystwyth).	+	Coedydd a Cheunant Rheidol and Grogwynion	N/A
	Increase water quality in rivers considered to be at risk, and maintain on those that are currently considered as low risk (with reference to metal mines on the Rheidol and Ystwyth and acidification on the Teifi).	+	Afon Teifi, Cwm Rheidol and Grogwynion	N/A
North Ceredigion Catchment Abstraction Management Strategy (2007) EAW	Water is available for extraction on the Afon Arth and Ystwyth and unconstrained licences may be issued until a pre-determined limit is reached and there after other licences may be issued which protect the river at low flows. EAW state that this regime will not affect the rivers flora and fauna.	?	Rhos Talglas, Grogwynion and Elenydd	Yes
	No water is available from the Afon Rheidol as it is currently over extracted and is topped up by water from the Dyfi. The Hydro-electricity plant within the catchment affects the annual flow of the river. However, under certain conditions abstraction would still be licensed.	?	Coedydd a Cheunant Rheidol, Elenydd, Penllyn a'r Sarnau and Rhos Talgas	Yes
Teifi Catchment Abstraction Management Strategy (2004) EAW	Due to over abstraction (largely for hydro-electricity schemes) no water abstraction is available at low flows on the Afon Clettwr. Constrained licences may be available otherwise.	?	Rhos Llawr Cwrt and Afon Teifi	Yes
	Apart from the Afon Clettwr and Afon Dulas there is water available on the Afon Teifi and its tributaries even at low flows.		Afon Teifi and Rhos Llawr Cwrt	Yes
Ceredigion Shoreline Management Plan 2004 (CCC)	The plan identifies the following coastal defences which affect coastal processes: Revtment at Gwbert, New Quay Stone Pier, protection at Llanina point, Aberaeron South Pier, Borth timber works.	-	Bae Ceredigion/ Cardigan Bay and Penllyn a'r Sarnau	Yes

	The following coastal defence issues have been identified: erosion at Poppit Dunes, Pen yr Ergyd spit encroachment, coastal slope instability at Traeth Gwyn, New Quay, poor state of Cei bach sea-wall, erosion of Aberaeron south beach, poor state of Aberaeron harbour, coastal erosion from Aberaeron to Llanrhystud, poor state of Borth timber sea-defences.	-	Bae Cardigan and Penllyn a'r Sarnau	Yes
	The plan identified the following places where coastal defences will 'hold the line': Teifi inner estuary north, Gwbert, Southbank, Northbank, Aberporth, New Quay, New Quay harbour, Cei Bach, Aberaeron south beach, Aberaeron harbour, Aberaeron north beach, Borth, Borth to Ynys Las, Borth Bog and Dyfi Junction.	?	Bae Cardigan and Penllyn a'r Sarnau	Yes
	The plan identifies the following places where retreat would be the best option: Tresaith, Traeth Gwyn, New Quay Bay, Aberarth, Ynys Las and Twyni Bach.	+	Bae Cardigan and Penllyn a'r Sarnau	N/A
	The plan identifies the following storm effluent emergency discharge points: New Quay, Aberaeron, Tresaith, Aberporth and Cardigan.	?	Bae Cardigan	Yes
Ceredigion Climate Change Strategy and Borth Coastal Defence	Proposed flood defence work for Borth includes construction of rock breakwaters and a reef which should help maintain the natural defences by controlling shingle movement	0	Cors Fochno and Dyfi	Yes
	Proposed flood defence works also include reinstatement of the breastworks and seawall, together with sand and shingle beach nourishment could affect the natural systems of the sand dunes	?		
	To the rear of the village the construction of drainage systems to allow water to escape eventually to the Leri and then the Dyfi. This could affect the Dyfi and Cors Fochno natural systems and acidity	?		

Wales Coastal Tourism Strategy (2007) WAG	For Cardigan Bay: To consider the potential for developing nature tourism both on land and at sea within strict environmental and protection criteria.	0	Afon Teifi, Bae Cardigan and Pen Llyn a'r Sarnau	Yes
	For Cardigan Bay: To consider the potential of identifying a pilot area as a 'Coastal Recreation Area'.	?	Afon Teifi, Bae Cardigan and Pen Llyn a'r Sarnau	Yes
	The provision of visiting berths at marinas, harbours and yacht stations around the Cardigan bay coast.	-	Afon Teifi, Bae Cardigan and Pen Llyn a'r Sarnau	Yes
Enhancing inland tourism in Central Wales (2007) WAG	Aims to develop and extend the activity tourism product in Central Wales.	?	All inland sites	Yes
Watersports Tourism Strategy (2004) WAG	To increase the supply of long stay and visitor berths and moorings; ideally this would provide a necklace of safe havens at every 10-20 miles along the coast of Wales.	-	Afon Teifi, Bae Cardigan and Pen Llyn a'r Sarnau	Yes
	At present only 3% of the rivers of Wales are accessible to canoeists. Resolving access and shared use of rivers is a complicated issue, but there are successful models in operation in other countries	-	Afon Teifi and Grogwynion	No
	Environmentally sustainable watersports development needs to encourage good practice among operators and participants. Recommended key actions include:• The introduction of a watersports code of practice, Provision of improved information and extended interpretation about wildlife and flora, Consideration of the introduction of water zoning in particular areas, Production of a best practice guide on balancing recreational water use and environmental issues	+	Afon Teifi, Bae Cardigan and Penllyn a'r Sarnau	N/A
Ceredigion Tourism Growth Area Implementation Plan (2002) CCC	The development of a Teifi Trail into a regional route is proposed. This walk from Cardigan to Teifi pools will follow the line of the river passing through the key settlements.	?	Afon Teifi and Cors Caron	Yes
	Develop the Dyfi Way along the Afon Dyfi	?	Penllyn a'r Sarnau	Yes

	Publicise the 32 km Youth Hostel walk between Borth and Devils Bridge as a regional route.	?	Penllyn a'r Sarnau and Cors Fochno, Coed Rheidol	Yes
	Teifi Pools to Elan Valley cycle Way. This cross boundary project is designed to extend an existing cycle route westwards into Ceredigion to Teifi Pools.	?	Afon Teifi and Elenydd	Yes
	Develop and market a Teifi Valley cycle route	?	Afon Teifi and Cors Caron	Yes
	Develop and market a 'Cambrian Mountains Walk' - possibly following the route of the Cambrian Way	?	Elenydd	Yes
	Planning and development of more off-road cycle routes		Potentially all sites although Rhos Llawr Cwrt and Rhos Talglas unlikely.	Yes
Energy Wales: Route map to a clean, low-carbon and more competitive energy future for Wales. (2005) WAG	Make representations to appropriate bodies to improve mid and north Wales grid infrastructure for large wind farms by 2008/2010.	?	Elenydd and Cwm Doethie/Mynydd Mallaen but potentially all sites as route for grid connection unknown.	No
Technical Advice Note 8: Planning for Renewable Energy. (2005) WAG	TAN 8 identifies strategic search areas where wind farm developments should be sited, however, TAN 8 still recommends that small (<5MW) developments should be encouraged where appropriate in the wider countryside, although planning policy should guard against too many in one area.	?	Elenydd and Cwm Doethie/Mynydd Mallaen	Yes
Water Resources for the future: a water resource strategy for England and Wales: a summary of the strategy in Wales (2001) EAW.	The plan identifies the Teifi as a catchment with ground water available for abstraction.	-	Afon Teifi and Rhos Llawr Cwrt	No

Metal Mine Strategy for Wales (2002) EAW	The plan identifies 38 of the top 50 metal polluting mines in Wales as being in Ceredigion. Most of these mines are in the upper Afon Rheiddol, Ystywth and Teifi catchments. Therefore metal pollution and the affects of mitigation measures may have implications for several (eight?) SACs. Although the effects of proposed mitigation will probably be positive if sensitively done the affects on calminarian grassland at Grogwynion could be damaging.	-	Grogwynion and Afon Teifi	?
Central Wales Plan (2007) WAG	Respond to sea level rise and coastal erosion including managed retreat on the sections of coast subject to erosion.	+	Penllyn a'r Sarnau, Afon Teifi and Bae Cardigan	N/A
	Projects to increase catchment resilience and reduce run off rates and erosion losses.	+	Afon Teifi	N/A
	Carbon storage and sequestration through management, restoration and creation of wetlands and through the selective and appropriate use of woodland	+	Coedydd a Cheunant Rheiddol, Cors Fochno, Cors Caron, Elenydd, Cwm Doethie-Mynydd Mallaen	N/A
	Assessing, formalising and improving the networks of green infrastructure throughout central Wales.	+	All sites	N/A
	Habitat restoration	+	All sites	N/A
	Create branded 'wildlands' including areas of tranquillity.	+	All sites	N/A
	ICZM for Cardigan Bay	+	Afon Teifi, Cardigan Bay, Pen Llyn a'r Sarnau	N/A
	Projects to deliver catchment management in Severn and West Wales River basin districts	+	Afon Teifi?	N/A
	Greater recreational access to local green space, the coast, uplands, rivers and forests.	?	All sites	Yes
Flooding – links to projects looking at carbon storage and sequestration through management, restoration and creation of wetlands and through the selective and appropriate use of	+	All sites	N/A	

	woodland			
Cardigan Bay Special Area of Conservation Draft Management Plan (2007)	The Management Plan identifies the following issues within Cardigan Bay: disturbance, coastal development, aggregate abstraction, dredging of new Quay, Aberaeron and Cardigan Harbours, freshwater abstraction, the laying of pipes and cables, wind farms, effluent disposal, land run-off, point source pollution, private fishing, pedestrian and vehicular access to the foreshore, bait digging, commercial filming and photography, marine research, military activities, ports and harbours with associated shipping and boating, oil and gas exploration and exploitation, marine pollution incidents, underwater recovery operations, commercial fishing,, aquaculture, collection of seaweed, animal welfare, non-native species and litter.	-	Bae Cardigan	Yes
Teifi Estuary management Plan (CCC)	The management plan has many positive proposals, namely: Controlling agricultural diffuse pollution and point source pollution from sheep dip, controlling Japanese knotweed and other invasive plants, monitor fungal root disease in riverside alders, protect inter and supra-tidal habitats, conserving salmon and sea trout, stopping illegal fishing, implement sustainable fishing policies, develop a port waste management plan, reduce disturbance caused by high-powered personnel watercraft, maintaining environmentally acceptable flows in the Teifi, promoting water conservation initiatives, producing a water level management plan, promoting better water use among farmers, formulating a strategy to manage waste, regulating discharges into the Teifi including untreated sewage at Craig y Gwbert, reducing the proliferation of septic tanks in key villages, study the pollution content of estuarine sediments, minimise the affect of coastal defence work on wildlife and	+	Afon Teifi and Bae Cardigan	N/A

consider, through the UDP regulating coastal caravan parks and touring caravan sites.			
The feasibility of reintroducing the beaver to the Teifi should be investigated.	?	Afon Teifi	No
The need to establish a catch landing facility for fish, crustaceans and molluscs, to serve the Teifi Estuary, should be considered.	?	Bae Cardigan and Afon Teifi. This facility is now in place.	No
The economic viability and sustainability of elver and eel fisheries should be investigated.	?	Bae Cardigan and Afon Teifi	No
The provision of moorings, navigation aids and landing / access facilities within and along the Estuary should be reviewed and appropriate locations for additional facilities identified.	-	Bae Cardigan and Afon Teifi Largely achieved through Objective 1 Aber-y-Teifi project	Yes
The problems caused by the accelerated growth of Pen-yr-Ergyd spit must be addressed as a matter of urgency.	-	Bae Cardigan and Afon Teifi	?
The feasibility of dredging the Teifi Estuary, or parts thereof, to improve navigation and safety should be investigated as a matter of urgency in consultation with CCW and the EAW.	-	Bae Cardigan and Afon Teifi	No
Consideration should be given to improve the recreational facilities and outdoor attractions in the Teifi Estuary Management Zone.	-	Bae Cardigan and Afon Teifi	Yes
Conduct a feasibility study into the establishment of an alternative route between Cardigan and St Dogmaels across the Teifi	?	Bae Cardigan and Afon Teifi	Yes
LPAs will be encouraged to complete SMPs in accordance with NAW guidance to enable a strategic approach to coastal defence in the Teifi Estuary.	+	Bae Cardigan and Afon Teifi	N/A
The predicted acceleration in sea level rise must be taken fully into account in the strategic approach to coastal defences.	?	Bae Cardigan and Afon Teifi	?

	The impact of coastal defences on wildlife, landscape, archaeology and amenity must be minimised.	+	Bae Cardigan and Afon Teifi	N/A
	The coastal erosion problems in the outer Teifi Estuary must be addressed as a matter of urgency.	-	Bae Cardigan and Afon Teifi	Yes
	The erosion of dune and beach deposits fronting Teifi Boating Club could be addressed with a soft engineering solution.	-	Bae Cardigan and Afon Teifi	No
	A survey of the TEMZ should be conducted to establish areas liable to flooding and, where appropriate, remedial measures should be undertaken.	-	Bae Cardigan and Afon Teifi	Yes
	The preparation of the UDPs should consider the merits of (a) extending the Coastal Caravan Protection Zone to the entire TEMZ, and (b) regulating touring caravans and camping sites on farms.	+	Bae Cardigan and Afon Teifi	N/A
Micro-generation Action Plan for Wales WAG (2007)	WAG targets of 20,000 micro-heat systems installed by 2012; of the order of 100,000 by 2020, 10,000 micro-electricity systems installed by 2012, of the order of 200,000 by 2020 and 50 chp and/or district heating systems in place by 2020. This includes a variety of methods, one of which is micro-hydro. This could potentially have an effect on the freshwater SACs due to abstraction. Micro-wind and heat pumps may also have an effect. Otherwise it will have a positive effect.	?	Could be all but particularly Afon Teifi and Afon Rheidol	Yes
Dyfi Valley Tourism Growth Area Action Plan 2002 – 2004/8 – March 2003	Actions aim to encourage tourists to the Dyfi Valley by improving accommodation, improving attractions, improving cycle routes and diversification of boat trips, improving publicity. This could increase disturbance at the Dyfi/Cors Fochno, however, it should introduce enough variety to not dramatically increase the pressure. The boat trips may effect Pen Llyn a'r Sarnau SAC	?	Dyfi/Cors Fochno and possibly Pen Llyn a'r Sarnau	Yes

TraCC Regional Transport Plan (RTP) (2009)	The RTP's five year programme details improvements to more sustainable modes of transport including bus and rail services and cycle routes. The improvements will help to reduce the number of cars on the road and therefore air pollution. A new railway line is suggested however, this is for some time in the future and not in the lifetime of this LDP.	+	All sites	N/A
Wales Spatial Plan Update (2008)	<p>The following are priorities for Central Wales environment</p> <ul style="list-style-type: none"> • Adapting and responding to climate change both in terms of challenges and opportunities for the Area (flood risk, carbon capture / offset, coastal erosion, renewable energy) • Achieving sustainable use of our resources, including waste, water, soils, minerals, aggregates and land for food production • Conserving and enhancing our ecosystems and increasing the resilience of biodiversity / natural environment to the impacts of climate change • Improving the local environment, including the built environment, and access to the coast and countryside, and prioritising the development of brownfield sites • Promoting environmental education and skills development in the Area to maximise the emerging environmental opportunities and technologies 		All sites	N/A

	The Wales Spatial Plan HRA concluded that it will not have a significant negative effect on European Sites, either alone in combination with other plans, as far as the plan could be assessed due to it's spatial level	0		
Sustainable Farming and Environment: Action Towards 2020	Key Objective - A sustainable Wales that lives within the limits of its natural resources and provides proper rewards for those engaged in environmentally beneficial land management. The conservation of the natural environment in terms of soil, air, water, landscape and biodiversity delivers economic advantages to farm businesses as well as wider benefits to the rest of Welsh society.	+	All sites	N/A
Llandysul and Pont-Tyweli Spatial Regeneration Strategy (2007)	The proposed circular walk which includes the creation of two new foot bridges may affect the SAC	?	Afon Teifi	Yes
Lampeter Economic Development & Regeneration Strategy	The strategy identifies opportunities for employment sites that are based along the river. This could potentially affect the Teifi SAC as development on floodplain will increase pollution, increase damaging flood events and reduce the ability of natural processes in the river. If flood defences are built then this will affect the natural processes. Water abstraction and discharge may also increase.	?	Avon Teifi	Yes
Tregaron Regeneration Study (CCC) (2006)	The regeneration scheme looks at relocating the Central Garage filling station and the Rose Garage body repair workshop onto a site slightly out of town. This would remove it from its riverside location and free up space for a green space with riverside access. If the removal of the garage and the restoration is done sensitively then this could benefit the Teifi SAC	+	Avon Teifi	N/A

	The scheme also suggests a project for relocating car storage sites and potential of creating another riverside area	+	Avon Teifi	N/A
Dyfi Valley Coast Path Development Proposals	CCC proposed a new route to enhance the coastal experience. The route could potentially cause disturbance to the Greenland White-fronted Goose and needs to be sensitive to the water tables. Access across SACs, however, requires permission from CCW and so the impacts will be considered here.	0	Dyfi and Cors Fochno	Yes
Rights of Way Improvement Plan (CCC) (Sept 2008)	Proposed new routes could increase recreational pressure on some European Sites if they are not planned carefully.	?	All sites	Yes
	The introduction of some circular routes could relieve some of this pressure by offering more opportunities	?		
Cardigan Bay Action Plan (2007)	One of the projects includes improving and extending marinas/harbours along Cardigan Bay. This could increase pollution, reduce habitat, damage habitat and increase disturbance	?	Cardigan Bay	Yes
Pembrokeshire LDP Preferred Strategy	Pembrokeshire County Council are looking to provide for 6,000 dwellings over the plan period. Some of this growth will be along the Teifi and Cardigan Bay, increasing pressure on water quality, quantity and disturbance	-	Afon Teifi and Cardigan Bay SAC	
Pembrokeshire National Park Authority Deposit LDP	They are providing for 1,600 houses across the NP and there will be no significant developments to have a significant negative affect on the European sites from water quality, water quantity, land loss or air quality. There may be an increase in disturbance through increase in population but this should not be significant.	0	Afon Teifi and Cardigan Bay SAC	Yes
Carmarthenshire LDP Preferred Strategy	Carmarthenshire County Council are looking to provide for 13, 405 dwellings over the plan period. Some of this growth will be along the Teifi, increasing pressure on water quality,	-	Afon Teifi, possibly Cardigan Bay SAC	

	quantity and disturbance			
Powys UDP	<ul style="list-style-type: none"> • There are 5 sites that they have identified as having the potential to be affected by the UDP. These are: Elenydd - Mallaen, Pen Llyn a`r Sarnau, River Wye, Cors Fochno and Dyfi. • Of these, the UDP related to the vulnerabilities of Pen Llyn a`r Sarnau and the River Wye. • For Pen Llyn a`r Sarnau, this was if there was to be harbour/marina developments in the SAC. • For the River Wye, the issues are with water quality due to riverside development and water abstraction. • They are also avoided/mitigated for in the Powys UDP, as they have avoided where possible making site allocations in areas that will not affect European Sites. Where this may be possible they have a policy to protect European Sites from unnecessary developments (ENV4, GP1 and GP2 and Draft Biodiversity Interim Development Control Guidance (2005) • This document is still unadopted and will be replaced by the Powys LDP when that is adopted 	0	Pen Llyn a`r Sarnau, River Wye, Cors Fochno and Dyfi.	No
Powys LDP	Powys County Council have not produced any strategic policies yet for their LDP and so will be assessed when they have progressed further	N/A		
Snowdonia LDP	<ul style="list-style-type: none"> • There are 3 sites that they have identified as having the potential to be affected by the UDP. These are: Pen Llyn a`r Sarnau, Cors Fochno and the Dyfi. • The LDP relates to the vulnerabilities of all 3 sites. <ul style="list-style-type: none"> ○ There are issues with the housing options (G1a, SS1a, HDB1a and HC1d) as the European Sites are located in close proximity to some of the settlements identified 	?	Pen Llyn a`r Sarnau, Cors Fochno and the Dyfi.	Yes

	<p>within the settlement categories. The issues are; physical impacts from abrasion and compaction due to increased recreation; accidental spillages during construction causing toxic contamination; increased requirement for water abstraction, and; non-physical disturbance through noise and light pollution</p> <ul style="list-style-type: none"> ▪ It is anticipated that the levels of growth would be negligible in terms of physical disturbance, toxic contamination and non-physical disturbance to qualifying features in the European Sites. ▪ It is also anticipated that the quantities of water abstraction from surface and groundwater sources that are either designated European Sites themselves or are hydraulically linked to European Sites would be negligible with this growth scenario. Most towns/villages get their supply from small, local reservoirs – with small scale associated treatment works. ▪ Option B1b which provides the highest protection to European Sites and so should ensure that individual housing developments do not have significantly negative effects on these sites ▪ Although the effects are thought to be negligible, there is potential for the Ceredigion LDP to add to these effects causing them to become significant and so potential for in-combination effects. <p>○ There are also issues with the tourism option (TD1d) which promotes relatively large scale tourism developments outside the National Park where infrastructure linkages can be made to the local Snowdonia economy. The issues are; physical impacts from abrasion and compaction due to increased</p>			
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	<p>recreation; accidental spillages during construction causing toxic contamination as they are not sure where these will be located</p> <ul style="list-style-type: none"> ▪ If inappropriately developed, these tourism sites may have potential to adversely affect a European site. ▪ However, option B1b is thought to provide sufficient overarching protection to all European Sites to ensure that other elements of the strategy which may have some potential to adversely affect the integrity of a European site would not be allowed if a risk was shown to exist on a case-by-case basis. ▪ Although the effects are thought to be negligible, there is potential for the Ceredigion LDP to add to these effects causing them to become significant and so potential for in-combination effects. 			
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APPENDIX 8: Assessment of Matters Arising Changes and Inspector Changes

Matters Arising Changes and Inspector Changes are those that have come through the Inquiry process. These changes have been looked at to see whether they warrant that proposal being re-screened in the HRA. Tables 1 – 6 show the details of this assessment of Matters Arising Changes and Table 7 shows the assessment of Inspector Changes. The assessment of the policies and allocations that required re-screening can be found in Appendix 9.

It should be noted that where the Inspectors Changes have required changes to the plan, these have been incorporated into the MACs table and therefore the assessment of the MACs. New changes were assessed under the ICs table.

Table 1: Consideration of the Need for Assessment for Generic Changes for Volume 1, 2A and 2B

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Various	MAC 1/1	Address grammatical, typographical, formatting issues throughout the LDP. Revise document title, contents pages, foreword, Abbreviations list, list of policies, header and footers and all other ancillaries to acknowledge that this is the final version of the LDP	Such changes have no effect on the material policy content of the Plan and therefore do not require assessment.
Various	MAC 1/2	<p>Replace cross references to Policies S01-S07 to accord with new S01-S05 put forward through the LDP Examination process.</p> <p>Replace cross references to LU01 and LU03 with appropriate S0 policies to accord with new S01-S05 put forward through the LDP Examination process.</p> <p>Replace cross references to LU23 with LU22 as appropriate to accord with changes put forward through the LDP Examination process.</p> <p>Replace cross references to DM02 as appropriate to accord with changes put forward through the LDP Examination process.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not</p>

			therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
Various	MAC 1/3	<p>Replace reference to Welsh Assembly Government and abbreviations (incl. Assembly and WAG) with Welsh Government and/or WG as appropriate (other than where publications pre date May 2011)</p> <p>And replace references to Countryside Council for Wales (CCW), Environment Agency (EA) and Environment Agency Wales (EAW) with 'Natural Resources Wales' (other than where publications pre date November 2012)</p>	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.
Various	MAC 1/4	<p>Insert text to indicate gap where policy does not exist:</p> <p>No Policy [LUXX[[or] DMXX] has been included within the LDP.</p>	<p>The deletion of policies is assessed where they occur in this table.</p> <p>Some of the proposed changes reflect the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>

Various	MAC 1/5	<p>Housing:</p> <p>Replace all references to 'non-allocated' housing land in relation to Service Centres ONLY with the word 'windfall'.</p> <p>Ensure that where reference is meant towards ALL sites that have not been allocated (Service Centre and outside of) that reference should be included to 'windfall and non-allocated sites'.</p> <p>Non-Housing:</p> <p>Replace or delete the word 'windfall' where it to opportunities in relation to all non-housing. Alternative wording that could be applied, depending on the flow of the sentence, are 'non-allocated' or 'on a site not allocated'.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
<p>Volume 1</p> <p>Volume2:</p> <p>Table 1</p> <p>+</p> <p>All other parts of the SGS</p>	MAC 2/1	Delete references to all Linked Settlements which have been removed from the LDP as a result of Appendix 1 of Volume 1 consulted upon in July 2012 (see MAC relating to Volume 1).	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 1:	MAC 2/2	Volume 1:	The change reflects the fact that

Appendix 1		<p>Amend Appendix 1 (July 2012 Version) as follows:</p> <p>Delete all entries for row entitled: ‘Linked settlements outside LA. Please note no analysis has been carried out on these settlements as they are outside of the LA area.’</p> <p>Where entries were included in this row for individual Settlement Groups include the following text:</p> <p>Settlements ‘Linked’ to this Settlement Group are also located in the County of [INSERT] [Carmarthenshire and/or Pembrokeshire].</p> <p>Delete footnote: ‘** and *** indicate Linked Settlement located in the County of Pembrokeshire or Carmarthenshire respectively. The ‘term’ used to refer to the Settlement in the adjoining LA LDP may differ to that which is used here. But for the purposes of the Ceredigion LDP these settlements need to be given a notional definition so it is clear how they relate to Ceredigion’s settlement hierarchy.’</p>	<p>Ceredigion’s LDP has little influence on what goes on in adjoining planning authorities. This does not materially affect the policy content of the Plan and therefore does not need assessment.</p>
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Table 2: Consideration of the Need for Assessment for Section 6

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Para 1.3	MAC 1/6	<p>Amend Para 1.3 as follows: The LDP is a statutory plan which sets out policies and specific proposals for the development and use of land in Ceredigion for approximately 15 years; up to 2022 the 15 year period up to 31 March 2022.</p>	<p>The recommended change is a textual change that does not affect the policy content of the LDP. Therefore, no assessment is required.</p>
Para 2.2	MAC 1/7	Update reference to PPW (WG 2012)	<p>The recommended change is a textual change that does not affect the policy content of the LDP.</p>

			Therefore, no assessment is required.
Table 5.01	MAC 1/8	Delete column referring to Monitoring	The recommended change is a textual change that does not affect the policy content of the LDP. Therefore, no assessment is required.
Volume 1 Section 6 (July 2012 Version)	MAC 1/9	<p>Delete Section 6 of Volume 1 in its entirety and replace with new Version as attached in Annex 1 (which is the July 2012 consultation version minus consultation explanatory text) of this MAC report.</p> <p>Following this land assessment, 39 46ha (net) has been allocated in the LDP for these specific use classes, 23 30ha (net) in the Aberystwyth TTW Area, recognising its national and regional role and 16ha (net) in the Cardigan TTWA.</p> <p>Amend paragraph 6.105 (July 2012 Version) as follows:</p> <p>1.1 In Lampeter the level of need indicated is much lower; and the CACI 2008 and 2009 Assessments and the NLP 2012 Lampeter Convenience Capacity Analysis all concluded that a policy approach would be an appropriate a more responsive way forward in helping to meet needs as they arise in line with Policy S02, Policy LU18 and Policy LU19.</p> <p>Amend paragraph 6.96 (July 2012 Version) as follows:</p> <p>Amend Criterion 2 a of Policy S01 as follows: The 39 46 hectares (net) allocated land (23 30 ha Aberystwyth Area and 16 ha in the Cardigan Area) as set out in the Settlement Group Statements and shown on the Proposals Map; or</p> <p>Please note that Annex 1 (July 2012 Version) may be affected by further individual MACs set out in this MACs report.</p>	<p>The first part of this proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The second part introduces factual changes, with no material policy implications, that have arisen since then.</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 1 Section 6 title as appears in the	MAC 1/76	Delete the word 'Revised' from the heading to Section 6 as it appears in the July consultation Version (2012). The word revised was included only for consultation purposes in July 2012	The recommended change is a textual change that does not affect the policy content of the LDP.

July consultation version			Therefore, no assessment is required.
Volume 1 Para 6.24 as appears in the July consultation version	MAC 1/77	<p>Amend Para 6.24 to better reflect the roles of Adpar and Llwynceilyn following discussion at Hearing Session 17:</p> <p>1.2 6.24 Due to significant physical land constraints in Aberaeron and Newcastle Emlyn it has been necessary to identify a settlement within both each of these Groups which would assist in meeting the need that should otherwise be provided in the USC. For Aberaeron this is Llwynceilyn and for Newcastle Emlyn this is Adpar. These have been chosen taking into account a range of factors. which included; proximity to the USC, accessibility to the USC by means other than the car, and level of facilities and services present within the settlement which provide some opportunity to reduce the need to travel into the USC for basic daily needs. In respect of Aberaeron, Llwynceilyn, though not directly adjacent, offers the best interim solution to service housing needs that cannot be met within the town at least until further options can be explored in detail within Aberaeron itself. Llwynceilyn has good public transport links and a level of services safely accessible to pedestrians to mitigate against journeys into Aberaeron by residents to meet some of their everyday needs. It should be noted however that the LPA are committed to re-evaluating options for Aberaeron's long term direction of strategic growth as part of the first review of the plan (2017) and will, subject to the review process, seek to include for housing development sites behind the school and by Rhiwgoch Road (nearest the existing Aberaeron settlement boundary) provided that access (and other issues) can be overcome. This would lead to a reduction in the housing opportunity currently attributed to Llwynceilyn for this and future plan periods. It should also be noted that if even prior to the review the numbers committed in Aberaeron exceed that envisaged to be provided within the town that this will result in the revising downwards of the number of units to be permitted in Llwynceilyn itself, see Settlement Group Statement for further information. In respect of Newcastle Emlyn USC, Adpar effectively operates as part of the USC and is thereby qualified as a settlement where part of Ceredigion's housing needs should be met on an ongoing basis. See Settlement Group Statements for further information.</p>	The change clarifies the role of Llwynceilyn and Adpar in respect to their larger neighbours of Aberaeron and Newcastle Emlyn. It does not materially change the policy content of the Plan and does not therefore lead to the need to re-assess.

<p>Volume 1 Para 6.47, 6.71, 6.78, 1st sentence Policy S01, Para 6.129 as appears in the July consultation version</p>	<p>MAC 1/78</p>	<p>Amend Para 6.47 as follows:</p> <p>Although care has been taken to ensure all of the Plan's housing opportunities allocations are capable of being delivered it is inevitable that some of the sites will not be developed precisely as anticipated during the plan period. Consequently in order to ensure the number of dwellings needed can be delivered a contingency allowance of approximately 10% has been added to the overall projection and the plan therefore provides opportunities to meet in the region of 6640 6544 units (see Policy S01).</p> <p>Amend Para 6.71 as follows:</p> <p>However, the LDP is not capable of delivering the affordable housing need expressed in the LHNA in view of the level of remaining general housing requirement for the plan period as at August 2010 (that of 3500 3492 units). This is primarily due to viability issues as will be further explained in the paragraphs that follow. As a result the Plan sets an aspirational target of 1100 units for the plan period (Policy S05).</p> <p>Amend Para 6.78 as follows:</p> <p>By applying this 20% contribution in relation to all new applications the yield expected from allocated LDP sites is 527 units, and from windfall and non-allocated sites, approximately 170 units. This is based on the remaining requirement which was 3500 3492 units as at August 2010 (see Policy S01). The LPA also acknowledge that a contribution may also occur in relation to 'Other Locations' outside the Service Centres where housing development of open market housing is not permitted. However, the precise nature of this contribution is difficult to gauge in view of the remaining provision uncommitted, potential claw back of unimplemented consents and uncertainty as to how many units may be taken up to meet needs under TAN 6.</p> <p>Amend 1st sentence of Policy S01 criterion 1 as follows:</p> <p>Up to 6640 Approximately 6544 dwellings in order to meet the projected growth of</p>	<p>This is an amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>
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		<p>6000 units (detailed Table 6.1).</p> <p>Amend Para 6.129 as follows:</p> <p>The projected need for housing over the plan period is for 6000 additional units (see para 6.46). However, in order to deliver that level of growth there is a need to provide flexibility to allow for some sites not coming forward (see Para 6.47). For this reason the plan makes an additional allowance for an additional of approximately 10% of growth resulting in the 6544 6640 units referred to in the policy rounded from the 6635 and shown in Table 6.1. The flexibility is catered for in the sustainable settlements, the Service Centres.</p> <p>Insert new para after para 6.129</p> <p>New para. It should be noted that the strategic distribution of housing provision when calculated directly on the basis of 51:24:25 of the projected need of 6000 dwellings results in an apportionment of 1500 units to ‘Linked Settlements and Other Locations’. However, because the distribution between each Settlement Group was in fact calculated on the basis of the population proportion of each Settlement Group, this resulted in a total figure of 1522 units for the ‘Linked Settlements and Other Locations’ cumulatively not 1500. The same slight variation is true in relation to the Service Centres. It is these actual figures that appear in Table 6.1 under Policy S01 and included in Appendix 2 and which will inform all monthly monitoring calculations. Note that despite this small variance that the figures for all the elements of the hierarchy still add up to 6000 units and that when rounded the proportional split remains 51:24:25</p>	
<p>Volume 1 Para 6.54 as appears in the July consultation version +</p>	<p>MAC 1/79</p>	<p>Amend Para 6.54 as follows:</p> <p>1.3 In line with the Strategy opportunities for housing growth are directed predominantly to the Service Centres as follows:</p> <ul style="list-style-type: none"> • A minimum of 51% in the Urban Service Centres; • 24% in the Rural Service Centres; with 	<p>This is an amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>

Strategy box		<ul style="list-style-type: none"> • A maximum of 25% (or in any event no more than 1522 units) in 'Linked Settlements and Other Locations'. <p>Insert a footnote in relation to the third bullet point of Para 6.54 as follows:</p> <p>The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.</p> <p>Amend third bullet point on page 23 (The Strategy box) as follows:</p> <ul style="list-style-type: none"> • A maximum of 25% of this growth (but or in any event not more than 1522 units) in settlements and locations other than the Service Centres (predominantly in the Linked Settlements). <p>Attach a footnote to the above amended bullet point as follows:</p> <p>The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.</p> <p>Amend Criterion 1c of Policy S01 as follows:</p> <p>A maximum of 25% (but or in any event no more than 1522 units) in the 'Linked Settlements and Other Locations' on non-allocated sites in line with Policy S04</p> <p>Attach a footnote to the above amended Criterion 1c as follows:</p> <p>The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.</p>	
Volume 1 Para 6.64 as appears in the July consultation version	MAC 1/80	<p>Amend the penultimate sentence of Para 6.64 as follows</p> <p>The LPA's reality check concluded that the figure attributed to each of the RSCs was broadly reasonable and realistic. There are a few RSCs which will see growth that is significantly higher than that experienced in the past, however generally this growth</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

		had occurred in the Settlement Group area previously but in the less sustainable locations. The LPA consider that through careful management in terms of how and when development comes forward such levels are acceptable (see Settlement Group Statement for detail), particularly given that the role generally foreseen for these locations is a longer term one than just for the plan period. On this basis no refinement was required to that of the mathematical apportionment in relation to RSCs.	
Volume 1 Para 6.66 as appears in the July consultation version	MAC 1/81	Amend Para 6.66 as follows It should be noted that the strategic distribution of housing provision when calculated directly on the basis of 51:24:25 of the projected need of 6000 dwellings results in an apportionment of 1500 units to 'Linked Settlements and Other Locations'. However, because the distribution between each Settlement Group was in fact calculated on the basis of the population proportion of each Settlement Group, this resulted in a total figure of 1522 units for the 'Linked Settlements and Other Locations' cumulatively not 1500. The same slight variation is true in relation to the Service Centres. It is these actual figures that appear in Table 6.1 under Policy S01 and included in Appendix 2 and which will inform all monthly monitoring calculations. Note that despite this small variance the figures for all the elements of the hierarchy still add up to 6000 units and that when rounded the proportional split remains 51:24:25.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Para 6.80 as appears in the July consultation version	MAC 1/82	Amend Para 6.80 as follows: This 4400 target (1102 units), if delivered in line with the various types of needs would be made up of: <ul style="list-style-type: none"> • 340 DFS at 70% Market Value (includes completions and outstanding consents as per previous paragraph), • 223 at 50% Market Value '(both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent); and • 539 Social Rented units (at 35% Market Value) (private developer subsidy only). 	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Para 6.83 as appears in the July consultation version	MAC 1/83	Amend Para 6.83 as follows: The LPA acknowledge that some of the allocated sites may require contributions to infrastructure provision, which will of necessity that take priority over affordable housing. It is not possible to predict the extent to which this will impact on affordable housing delivery until viability is examined in the context of specific proposals. The	The recommended change is a textual change that does not affect the policy content of the LDP. Therefore, no assessment is required.

		LPA will therefore monitor the delivery of units against the estimated yield set out in the Allocated Sites Schedules and monitor the overall County total accordingly.	
Volume 1 Para 6.113 as appears in the July consultation version	MAC 1/84	Amend Para 6.113 as follows (note that 'mineral resource working' was already included in the original text and that the bolding in that instance was for emphasis when reading) In order to maintain an adequate and sustainable supply of sand and gravel two allocations have been included in the LDP for mineral resource working . Both are extensions to existing operational quarries; Cardigan Sand and Gravel, Penyparc (site MNA0201) and Pant near Llanddewi Brefi (MN0701). No identified needs exist in relation to land allocations for other types of mineral provision for this plan period.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Table 6.1 as appears in the July consultation version	MAC 1/85	Replace (b) in columns c, d, e and g with (a) Amend RSC row column (f) from 236 to 190 Amend RSC row column (g) from 4659 to 1613 Amend Total row column (f) from 649 to 603 Amend Total row column (g) from 6635 to 6589	This factual change reflects changes made in MAC2/19. This change did not require an assessment and therefore one is not required here either.
Volume 1 Policy S03 final Para as appears in the July consultation version	MAC 1/86	Amend final Para of policy S03 as follows: Additionally, all housing development must come forward within the defined settlement boundary illustrated on the Proposals Map, other than rural exception sites (see Policy S05 Affordable Housing). Other uses which come forward adjacent to the settlement boundary will be permitted, provided they accord with other Plan policies and where it has been demonstrated that there is no suitable location available within the boundary	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Policy S04 criterion 2di as appears in the July consultation version	MAC 1/87	Amend Policy S04 criterion 2di as follows: unmet affordable housing need in the locality and accords in line with Policy S05 and its accompanying explanatory text ; or	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1	MAC 1/88	For clarity, insert the wording ' In all Cases ' before Criterion 4 of Policy S04	This is a minor amendment to aid

Policy S04 as appears in the July consultation version			clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Section 6 Applying Criterion 2 of S04 as appears in the July consultation version	MAC 1/89	<p>Amend the wording under Applying Criterion 2 in the section 'Other Locations' as follows:</p> <p>Applying Criterion 2: For affordable housing applications in 'Other Locations':</p> <ul style="list-style-type: none"> • Firstly establish demonstrable unmet affordable housing need in the locality in line with Policy S05 and its accompanying explanatory text. • Firstly Secondly check whether the application complies with Criterion 2b. Is there capacity remaining in the provision for the 'Linked Settlements and Other Locations' for that Settlement Group (see on-line monthly update of Appendix 2, on Council's Planning website). For example, if the housing number for the plan period is 100 and the current commitments shown is 70, then capacity currently remains. If it showed commitments at 100 units then no capacity would remain and this would result in a refusal; 	This is an amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Policy S05 as appears in the July consultation version	MAC 1/90	<p>Amend Policy S05 as follows</p> <p>Policy S05: Affordable Housing The LDP policies and allocations aim to secure in the region of 1100 affordable homes by:</p> <ol style="list-style-type: none"> 1. Seeking to negotiate a proportion of 20% affordable housing on all housing development in accordance with the Local Housing Needs Assessment distribution of need for; <ol style="list-style-type: none"> i. 9% Discount For Sale @ 70% Market Value: and ii. 32% @50% Market Value 9both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent); and iii. 59% Social Rented @35% Market Value; OR iv. A scheme of equivalent value to Criterion 1(i)-1(iii) to meet a mix of current needs in the locality (as determined at pre-application stage to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and Registered Social Landlords on 	This is an amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

		<p>local need and deliverability).</p> <p>2. Requiring that where, as a result of Criterion 1, proposals yield an affordable housing requirement which is not a whole unit or where the mix cannot be provided as whole units then:</p> <p>i. a scheme of equivalent value shall be as determined to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and Registered Social Landlords on local need and deliverability; or</p> <p>ii. at the discretion of the Local Planning Authority, a commuted sum as set out in Supplementary Planning Guidance: 'Affordable Housing' at the 'equivalent value' of 10% of Open Market Value (OMV) of the development as valued at the time of application.</p>	
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Table 3: Consideration of the Need for Assessment for Section 7

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Para 7.5	MAC 1/10	<p>Amend paragraph 7.5 as follows:</p> <p>No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:</p> <ul style="list-style-type: none"> • Tandem development; • Housing in open countryside; • Infill development; • Housing in the vicinity of industrial uses; • Rural enterprise dwellings; and • One planet development. 	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not</p>

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			therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
Para 7.7, including title	MAC 1/11	<p>Amend paragraph 7.7 as follows:</p> <p>Housing Development on Allocated Sites</p> <p>Housing proposals on allocated, windfall and non-allocated sites will be determined in accordance with Policies S02, S03, S08 S01 – S04 and other relevant LDP policies.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 1 LU01+Para 7.8 – 7.9 Including the title 'Housing Development on Non-Allocated	MAC 1/12	Delete Policy Title, Policy LU01 and paragraphs 7.8-7.9.	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening</i>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Sites'			<p><i>Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices (Examination Documents ED012h and ED012i).</i></p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 1 LU02, Para 7.12	MAC 1/13	<p>Amend Para 7.12 as follows:</p> <p>It is necessary to ensure that the right type of dwellings are provided to meet the demographic needs of the settlement or area. It is equally important to ensure that any under provision which exists in the current range of housing stock is addressed. Research information on the nature of the housing stock will be made available to applicants on the Council's website and should be used to inform the mix of dwelling sizes and types put forward in any given location.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU02, NEW Para after Para 7.12	MAC 1/14	<p>Include new paragraph after paragraph 7.12:</p> <p>The proponents of Lifetime Homes acknowledge that it may not be possible to meet all 16 criteria but that the overall aim should be to provide a standard as close to the Lifetime Homes standard as possible. Applicants will therefore need to demonstrate why certain requirements cannot physically be met in respect of Lifetime Homes standard if they are unable to comply fully.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 LU03 + Para 7.13 – 7.26 (incl. title 'Affordable	MAC 1/15	Delete Policy LU03 (including the sub title 'Affordable Housing' along with paragraphs 7.13 -7.26.	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Housing')			<p>may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices (Examination Documents ED012h and ED012i).</i></p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 1 LU05	MAC 1/16	Delete current Policy LU05 and replace with a reworded Policy LU05, and explanatory text , as set out in Annex 2 to the MAC report. Amend Paras 7.31 & 7.32 of the explanatory text and add new paragraphs as set out in Annex 2 to this MAC report.	<p>HRA Screening required</p> <p>HRA Screening required of new LU05 policy as, although it is rewording, the introduction of staged release may have implications. See Appendix 9 for details</p>
Volume 1 LU06	MAC 1/17	<p>Policy LU06 Housing Density</p> <p>The density for a proposed housing development should:</p> <ol style="list-style-type: none"> 1. In Service Centres be in line with the density guide set out in: <ol style="list-style-type: none"> i. the relevant Settlement Group Statement in relation to non- allocated windfall land; or 	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening														
		<p>ii. the Allocated Sites Schedule in relation to allocated sites.</p> <p>2. elsewhere be in accordance with the following guide ranges:</p> <table border="1" data-bbox="667 400 1621 1043"> <thead> <tr> <th data-bbox="667 400 1263 475">Location character</th> <th data-bbox="1263 400 1621 475">Guide density range Units per ha</th> </tr> </thead> <tbody> <tr> <td data-bbox="667 475 1263 550">Urban Centre Core</td> <td data-bbox="1263 475 1621 550">30-80</td> </tr> <tr> <td data-bbox="667 550 1263 625">Inner Urban Suburb</td> <td data-bbox="1263 550 1621 625">30-50</td> </tr> <tr> <td data-bbox="667 625 1263 700">Outer Urban Suburb/Large Rural Settlement Core</td> <td data-bbox="1263 625 1621 700">25-30</td> </tr> <tr> <td data-bbox="667 700 1263 839">Large Rural Settlement Edge/Small Rural Settlement Core</td> <td data-bbox="1263 700 1621 839">20-25</td> </tr> <tr> <td data-bbox="667 839 1263 978">Smaller rural Settlement Edge/Single rural (or urban for that matter) dwellings.</td> <td data-bbox="1263 839 1621 978">15-25</td> </tr> <tr> <td data-bbox="667 978 1263 1043">Single plots based on 15 dph (0.06 ha)</td> <td data-bbox="1263 978 1621 1043">15</td> </tr> </tbody> </table> <p>Densities may be varied if justified by evidence of unforeseen constraints leading to a reduction in density or exceeded provided proposals take account of nature conservation interests and are imaginatively designed and preserve adequate public and private amenity space.</p>	Location character	Guide density range Units per ha	Urban Centre Core	30-80	Inner Urban Suburb	30-50	Outer Urban Suburb/Large Rural Settlement Core	25-30	Large Rural Settlement Edge/Small Rural Settlement Core	20-25	Smaller rural Settlement Edge/Single rural (or urban for that matter) dwellings.	15-25	Single plots based on 15 dph (0.06 ha)	15	
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Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
LU06, paras 7.33 & 7.34	MAC 1/18	<p>Amend paragraphs 7.33 and 7.34 as follows:</p> <p>7.33 The efficient use of land is considered to be important in Ceredigion where there is limited resource within the most accessible settlements. PPW Section 9 suggests that increased densities may be encouraged 'as appropriate' in the most accessible locations. However, in addition to taking into account the amount of developable land in the locality (both for this and future plan periods), consideration also needs to be given to the character and layout of the existing adjacent and the resulting built form, to the identified housing needs of the locality, resource capacity to the topography of the site, and to the landscape setting and nature conservation interests of the settlement. Good design can ensure that higher density can be achieved without detriment to amenity and the quality of the natural and built environment, fulfilling Objective 6.</p> <p>7.34 The Settlement Group Statement site schedules (in Volume 2A) of the LDP set out guideline densities. These incorporate an allowance for the open space provision required on site (see Policy LU24 for details) as well as accounting for known abnormal site conditions. Requirements for SUDs, Nature Conservation Policies DM14 and DM15 and other environmental Policies (DM10: Design and Landscaping, DM20: Protection of Trees, Hedgerows and Woodlands and DM22: General Environment Protection and Enhancement) are also set out in the site schedules. and may affect the amount of developable land on a site. However, These requirements have been estimated in reaching the guide density for each site. In many instances, it is possible to achieve some of the range of requirements within the same area on the site, providing the developer with more flexibility and minimising the overall amount of undevelopable land. This is explained further in Policies LU24 and the Nature Conservation Policies. Accordingly, in the Allocated Site Schedules, when there are no distinct features or characteristics of a site which can be physically demarcated, site densities are given as gross area density per hectare to allow flexibility as to how/where on site the requirements are to be met (as stated above this will have incorporated an allowance for the open provision required on site as well as accounting for known abnormal site conditions). However, where it is possible to</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>identify and demarcate areas such as existing biodiversity features (e.g. Ponds), existing open space or floodplain areas within the site, density guideline is expressed as a density per hectare on the net area calculated by subtracting the area measurement of the known 'undevelopable' areas from the total site area. This 'undevelopable' area will therefore be able to provide for some of the requirements as listed above, depending on the nature of why it was removed. The recommended density for non-allocated sites in Service Centres is also suggested in the relevant Settlement Group Statements.</p>	
LU07 , criterion 5	MAC 1/19	<p>Amend Policy LU07 Criterion 5 as follows:</p> <p>Priority is given to the provision of 3 and 4 bedroom apartments as part of the mix, where converted stock in the locality is predominantly in one and two bedroomed flatted development. there is evidence of unmet local need for larger flats and the property has appropriate physical capacity.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU08, criterion 2 (i)	MAC 1/20	<p>Amend Policy LU08 Criterion 2 (i) as follows:</p> <p>The replacement dwelling should:</p> <ol style="list-style-type: none"> i. be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling unless there are obvious demonstrable planning advantages to be gained from deviating from the original orientation, position or size. 	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU08, para 7.46	MAC 1/21	<p>Amend Paragraph 7.46 as follows:</p> <p>For a proposal to be acceptable it must relate to the replacement of a dwelling that is</p>	This is a correction to a drafting error that does not materially affect the policy content of the Plan.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		intact and which has not been abandoned, otherwise Policy LU08—LU09 should instead be applied which deals with former or abandoned dwellings.	Therefore, no assessment is required.
LU09 + para 7.49 + para 7.51	MAC 1/22	<p>Amend Policy LU09 as follows:</p> <p>Policy LU09: The Re-use of Former/Abandoned Dwellings</p> <p>When considering the re-use of former or abandoned dwellings Within Service Centres and Linked Settlements the choice of renovation or re-build will be considered on its merits. favoured before re-build.</p> <p>When considering the re-use of former or abandoned dwellings located in the open countryside, re-use will only be permitted where: renovation will be favoured before re-build. The re-use of former or abandoned dwellings located in the open countryside through re-build will only be permitted, where:</p> <ol style="list-style-type: none"> 1. The original dwelling: <ol style="list-style-type: none"> i. Has not been demolished, or fallen into such a state of disrepair so that it no longer has the substantial appearance of a dwelling; ii. Is not capable of renovation. Where renovation is not practicable because the building is structurally unsound, detailed justification must be provided for re-build repair and reinstatement; or, ii. Is not a temporary or mobile dwelling; <ol style="list-style-type: none"> 2. The replacement dwelling is of a form, bulk, size, scale and high quality design that respects the qualities of the original building and the character of the surrounding area. The replacement building should respect the footprint of the original dwelling and should make re-use, where practicable, of the original materials; 3. The replacement dwelling and its associated works, subject to conditions, would not have a detrimental effect on the character of the landscape or on the open countryside. <p>Otherwise proposals will be deemed to be for new housing in the open countryside and determined in accordance with national guidance.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Amend paragraph 7.49 as follows:</p> <p>7.49 The LPA will seek to ensure that re-use only occurs if the original dwelling has substantially retained the appearance of a dwelling. Features which may determine whether the structure is recognisable as a dwelling may include the retention of; substantial parts of external walls, especially a front or rear elevation; openings for doors or windows; roof; chimney stack. It is recognised that re-use of existing dwellings through renovation alone may not be possible. Where the former/abandoned dwelling is incapable of being renovated, due to it being structurally unsafe or due to unreasonable costs, then consideration will be given to a replacement dwelling. Evidence in the form of a structural and financial report will need to be provided in support of such a case.</p> <p>Amend paragraph 7.51 as follows:</p> <p>7.51 If the dwelling has been demolished prior to permission for re-use being granted, then the application will be treated as new build, and in which case it will be subject to policies S01 – S04. national guidance on development in the open countryside</p>	
LU10	MAC 1/23	<p>Amend Policy LU10 as follows:</p> <p>Temporary Residential Caravans Proposals for the siting of caravans for full time residential use will be permitted:</p> <ol style="list-style-type: none"> 1. for a temporary period where the accommodation is required in association with a prior-approved building project; and 2. the caravan is located on or adjoining the site, provided that land outside the curtilage of the associated permanent dwelling is restored to its original use within a specified period after completion of the dwelling, and 3. The caravan is removed on completion of the permanent dwelling. 	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU12, para 7.73	MAC 1/24	Amend paragraph 7.73 as follows:	The proposed change reflects the Matters Arising Changes made to

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Smaller scale developments' for employment in Ceredigion, are defined as follows:</p> <ul style="list-style-type: none"> • B1: built floorspace of less than 500m². • B2/B8: New development sites of less than 0.5 ha. <p>This is because approximately 50% of employment accommodation on allocated employment sites in Ceredigion less than 250m² and only a small proportion of units are for large scale users requiring in excess of 1,000m².</p> <ul style="list-style-type: none"> • B1, B2 or B8 employment development with a gross floor space of less than 1500 sq meters. 	<p>Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 1 LU13	MAC 1/25	<p>Policy LU13: Change of Use in Relation to Existing Employment Land or Buildings Change of use of employment land or buildings within Use Classes B1, B2 or B8 should in the first instance be to other appropriate B uses in that class order and, where planning permission is required, will be permitted provided that the loss of the existing use does not leave an under provision for that use class within the Travel to Work Area. Where this is not possible, a change to another use class will be permitted where evidence is provided to demonstrate that:</p> <ol style="list-style-type: none"> 1. The employment facility in its present use class is no longer viable; or 2. The loss of the existing use does not leave an under provision of that use within the Travel to Work Area; or 3. No other alternative suitable sites exist and the new use would result in a significant improvement to the environment which outweighs the loss of employment land; 	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>or</p> <p>4. The scale of the proposed use is small and ancillary to the main use of the unit and supports the wider function of the unit, and where relevant, the employment site; and</p> <p>5. 4. On allocated sites that the change of use of a specific unit does not affect the overall integrity of the site to perform its function in meeting the economic needs of the area as defined in the most recent economic needs assessment.</p>	
<p>Volume 1</p> <p>LU14, criterion 2a</p>	<p>MAC 1/26</p>	<p>Amend Policy LU14, criterion 2a as follows:</p> <p>New sites for touring caravans, and camping and cabin accommodation will be permitted provided that:</p>	<p>This is a minor amendment that ensures that all aspects of this type of accommodation, which are listed in the policy's title, are accounted for in the policy itself. It does not affect the original HRA of the policy.</p>
<p>LU14, criterion 2a(iv) and 2b(i)</p> <p>+</p> <p>para 7.91</p>	<p>MAC 1/27</p>	<p>Amend Policy LU14 Criterion 2a (iv) as follows:</p> <p>2a (iv): A business plan detailing the long term use and viability of the site Tourism Needs Assessment is submitted as part of the application process.</p> <p>Amend Policy LU14, criterion 2b (i) as follows:</p> <p>2b(i) A business plan setting out the viability of the proposal Tourism Needs Assessment is submitted; and</p> <p>Amend Paragraph 7.91 as follows:</p> <p>It is the applicant's responsibility to provide evidence as part of the planning application as to why a new site or an extension to an existing one is appropriate. This evidence should detail potential environmental or landscape impacts and appropriate mitigation. A Tourism Needs Assessment may also be required, the detail expected to be provided as part of this is set out in the Ceredigion Local Development Plan: Tourism Impact Assessment Guidance Note.</p>	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>In brief the information required will vary greatly and will be proportionate to the nature of the proposal, its scale and location.</p> <p>However, as a general overview the types of information required would be:</p> <ul style="list-style-type: none"> • Proposed size of development; • Evidence to support why a development of this type is needed e.g. no sites within the locality, waiting list of people wishing to use the existing site etc. • Evidence to show that the proposal is viable / sustainable; i.e. expected turnover, occupancy rates etc. and • Impact on the local community – how will the development support them e.g. more revenue for the local shop, job creation. <p>Much of this information will be readily available to tourism operators as it commonly forms part of their business planning.</p>	
LU14, para 7.89	MAC 1/28	<p>Amend paragraph 7.89 as follows:</p> <p>Outside of the Coastal Area (inland) however the picture is different. Accommodation inland is generally deficient and needs strengthening in most sectors. However in relation to the static and chalet accommodation there remains concern regarding the impact of these structures on the landscape. The LA is therefore keen to establish the need for additional units and considers that if there is a need this should be accommodated as part of existing static caravan and chalet sites located outside of the Coastal Area. The LA will then monitor this demand and review the approach if necessary.</p>	This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 LU14, after Para 7.92 (NEW at Focused Changes)	MAC 1/29	<p>Amend after Para 7.92 (NEW at Focused Changes) as follows:</p> <p>In addition permission for new sites, or extensions to existing sites which provide additional units, will include a requirement to submit a Statutory Declaration annually along with a site register of occupants. The LPA may also attach conditions to planning permissions which limit the amount of time a person/family can occupy the holiday</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		accommodation. to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes.	
LU14, para 7.93	MAC 1/30	Amend paragraph 7.93 as follows: Applications for change of use to residential will therefore not be supported as the Council do not consider caravans, chalets and cabins as suitable for permanent residency. They have been developed as tourism accommodation and have not been developed in the first instance for residential use and as such do not meet the high standards associated with permanent residency, including appropriate amenity space, parking and access requirements.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU16, para 7.103	MAC 1/31	Amend paragraph 7.103 as follows: New self-catering holiday accommodation will be required to submit an annual Statutory Declaration accompanied by a site register of occupants to confirm that it is being used for tourism purposes. The LPA may also attach conditions to planning permissions which limit the amount of time a person/family can occupy the holiday accommodation to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes and that the accommodation does not become permanent residential.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU17, criterion 7 + NEW para after para 7.109	MAC 1/32	Amend Policy LU17 Criterion 7 as follows: Are accompanied by an appropriate business and management plan Tourism Needs Assessment detailing the long term use and viability of the facility. Insert a NEW paragraph after paragraph 7.109 as follows: 1.4 A Tourism Needs Assessment may also be required, the detail expected to be provided as part of this is set out in the Ceredigion Local Development Plan: Tourism Needs Assessment Guidance Note. See also explanatory text that accompanies Policy LU14 for further detail regarding Tourism Needs	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
LU18, para 7.120	MAC 1/33	<p>Assessment.</p> <p>Shops within Ceredigion tend to be smaller in scale than in larger towns across Wales and therefore negative impacts become apparent sooner. For that reason large scale retail units are defined within this the LDP as that which has a gross floorspace greater than 800 sq. m 500m². All large scale units located outside of town centres must be accompanied by a retail impact study. This figure is however intended as a guide, and an impact study may be required, in some circumstances, for developments of less than 800 sq. m 500m². Any proposed retail development which has a floorspace greater than 800 sq. m 500m² would generally be considered inappropriate in a rural location. This is because the size of shops and services which currently exist within the County outside of the USCs are generally less than 800 sq. m.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
LU21	MAC 1/34	<p>Amend Policy LU21 Criterion (iii) as follows:</p> <p>iii. If in a Secondary Frontage (see Proposals Map) the proposal would not create an overall predominance of non-retail uses and does not harm the retail function of the town centre.</p>	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>
LU22, sub title	MAC 1/35	<p>Amend policy sub title as follows:</p> <p>Community, Leisure and Recreation Facilities and Services Community Provision</p>	<p>The recommended change is a textual change that does not affect the policy content of the LDP. Therefore, no assessment is required.</p>
LU22, NEW	MAC 1/36	<p>Amend paragraph 7.141 as follows:</p>	<p>This is a minor amendment to aid</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Para 7.141 as proposed by FC059		Community Provision for the purposes of this policy is defined as includes leisure and recreation facilities and also open space. This Community Provision should therefore be taken to include, but is not limited to, village halls, schools, sports pitches, playareas etc	clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU24, 1 st para of policy + para 7.157	MAC 1/37	Amend 1 st paragraph of Policy LU24 as follows: Where As specified in the Settlement Group Statements land allocated for housing will be required to make provision for open space. Amend paragraph 7.157 as follows: 1.5 Most All sites that have been allocated for housing within the LDP will be required to provide an element of open space in line with Policy DM05. The Settlement Group Statements (Volume 2 of the LDP) set out the requirements on sites allocated for housing.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU24, 2 nd para of policy + Para 7.160	MAC 1/38	Amend 2 nd paragraph of Policy LU24 as follows: Development that occurs on windfall and non-allocated sites will also be required to provide open space if the development results in the provision in total of more than 10 bedrooms. Amend paragraph 7.160 as follows: 1.6 The policy will also apply to windfall and non-allocated residential sites which provide more than that 10 bedrooms overall.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 LU26 + Para 7.187	MAC 1/39	Delete current Policy LU26 and Reasons Para 7.187 and replace with rewritten Policy LU26 and Reasons Para 7.187. Insert Table and Map after Para 7.187, all as set out in Annex 3 of the MAC report.	This is an amendment to aid clarity that will not affect the policy content of the Plan, although it is rewording, it essentially has the same meaning. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Volume 1 LU27, criterion 2	MAC 1/40	<p>Amend LU27 criterion 2 as follows:</p> <p>Specific Sites for future sand and gravel extraction have been allocated and are shown on the Proposals Map (see Policy S08 S01). Applications for minerals working within these areas will be considered in accordance with Policy LU28, relevant DM policies and other material considerations and having regard to the specific requirements set out in the relevant Settlement Group Statement and Site Allocations Schedule.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Appendix 6 (as at July 2012)	MAC 1/41	<p>Amend all references within the plan to site area from 13.04ha to 12.79ha</p> <p>A separate MAC has been included regarding changes to Volume 2 to reflect the above changes.</p>	The change reflects a minor amendment to the boundary of MN0201 to better account for the crutilage's of the properties surrounding the site. It is not significant enough to result in reassessment of the site's original HRA, especially as the site size is now smaller.
Volume 1 LU27, criterion 5 + Add NEW criterion following Criterion 5	MAC 1/42	<p>Amend Policy LU27 Criterion 5 , splitting it into 2 separate criteria, as follows:</p> <p>5. Other than where development accords with either any of criterion 2, 3 or 4, no new rock quarries or new sand and gravel sites will be permitted,</p> <p>The remaining text of criterion 5 as amended below will then form new criterion) as follows:</p> <p>6. and Extensions to existing sites will only be permitted where otherwise there would be:</p> <ul style="list-style-type: none"> i. an overall shortage of supply, or inadequate production capacity to maintain the required rate of supply, or ii. a shortage of materials that cannot readily be substituted, or iii. net adverse environmental impacts arising from changes to the pattern of aggregates supplies; or 	The change introduces a requirement that is already incorporated as part of DM22, but for the sake of clarity, has been repeated here. It does not change the overall polity content of the plan and there're no reassessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		iv. sterilisation of mineral resources, or v. a lost opportunity to bring about clear overall benefits in environmental terms, without significant increase in the landbank. Amend subsequent criteria numbering accordingly.	
Volume 1 LU27 (intro) + Para 7.201 + Para 7.202	MAC 1/43	Amend intro paragraphs to the Policy as follows: In order to enable The LDP shall ensure that an adequate and sustainable supply of mineral resources to can be produced to meet society's needs, without compromising the environment, amenity, geodiversity, or future resource needs: In practice ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out for Ceredigion in the RTS to be met (set at 4.5Mt of aggregate provision over 15 years from 2007 in the current RTS) and maintaining a minimum landbank (of permitted reserves) of 10 years for crushed rock aggregates and a minimum landbank of 7 years for sand and gravel aggregates, throughout the plan period. To ensure the above can be achieved: Amend Paragraph 7.201 as follows: 1.7 The terms 'adequate' and 'sustainable' in the context of the opening sentence of Policy LU27 are intended to reflect Minerals Planning Policy Wales (MPPW), Minerals Technical Advice Note 1: Aggregates (MTAN1) and the South Wales RAWP Regional Technical Statement (RTS). The RAWP RTS provides the strategic basis for ensuring a sustainably balanced supply of aggregates across the South Wales Region and sets the level of apportionment to individual authorities. Delete Paragraph 7.202 1.8 In practice 'an adequate supply' will mean meeting the apportionment set out	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		for Ceredigion in the RTS (4.5Mt of aggregate provision over 15 years from 2008) and maintaining a minimum landbank (permitted reserves) of 10 years for crushed rock aggregates and a minimum landbank of 7 years for sand and gravel throughout the plan period.	
Volume 1 LU27, criterion 3 + Para 7.206 + Para 7.207	MAC 1/44	<p>Amend Policy LU27, Criterion 3 as follows:</p> <p>Small scale mMineral operations will be permitted where it can be demonstrated that they are needed:-</p> <ul style="list-style-type: none"> i. to provide local building stone (aka Dimension stone) where the stone is required to match a traditional local building stone that cannot be obtained from any other existing local sources, other than from intact stone structures. In this case the production of aggregates as ancillary by-products will be permitted. ii. to provide low grade fill materials on a small scale where no other suitable substitute materials can be sourced from anywhere within a 10 mile radius. <p>Amend Paragraph 7.206 as follows:</p> <p>1.9 'Small scale' (see Criterion 3 ii) is not defined anywhere in Minerals planning policy or guidance. By their very nature sites producing only building stone or 'as-dug' material tend to be significantly smaller than sites producing aggregates. It is estimated that across the whole of Wales total building stone output is only 60-70,00 tonnes per year (MPPW), which is less than the annual output of a typical aggregates site. The English Stone Forum sought to define small and large scale building and roofing stone quarries in 2008 and concluded 'It might be appropriate therefore, as a rule of thumb to propose that small quarries produce less than 2000m³ [i.e. approx 4000 tonnes] of stone per annum and large sites produce more than this. In the context of Ceredigion the total output from sites producing building stone or 'as-dug' fill are materials is unlikely to exceed a few thousand tonnes per year. Circumstances will differ from site to site so no specific threshold is applied. However, in practice the larger the site proposed the more difficult it will be to demonstrate to the satisfaction of</p>	Although the change means that building stone sites are no longer restricted in scale, this is a criteria based policy and this therefore will not affect the assessment. Therefore, no re-assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>the LPA that the site is only required for the production of building stone and/or 'as-dug' fill material, and the less likely it will be that planning permission will be obtained.</p> <p>Amend Paragraph 7.207 as follows: 1.10 'Low grade' refers to materials generally unsuited for use as a crushed rock aggregate because they do not meet the required specifications. In practice most of Ceredigion's rock faces contain both sandstone (suited for aggregate) and mudstone (only really suited for use as fill material) together. Where there is a predominance of mudstone over sandstone the rock is unlikely to be suitable for aggregate use and notwithstanding the presence of some sandstone, overall the material is will be low grade.</p>	
Volume 1 LU28	MAC 1/45	<p>Amend Policy LU28 as follows (please note that a separate MAC has been included regarding changes to Volume 2 to reflect the changes below):</p> <p>All mineral planning applications must include sufficient information to enable them to be fully assessed to establish whether individually or cumulatively they will have an unacceptable adverse impact on the environment and/or the amenity of nearby residents and will only be approved where it can be fully demonstrated that they will not.</p> <p>Each of the two areas shown allocated for future sand and gravel extraction on the Proposals Map (see Policy S01) represent the fullest extent of the allocated potential operational area, including associated margins for accommodation works, bunding or other mitigation requirements. The outer boundary of the allocation is not to be interpreted as the acceptable extent of future extraction. Approval of the precise form and extent of workings within the allocated area will be dependent on detailed consideration of the impacts arising from any scheme submitted for planning permission, in order to ensure an acceptable form of development in all material respects.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 LU30, Para	MAC 1/46	<p>Delete paragraph 7.220 in its entirety and amend paragraph 7.219 as follows:</p> <p>The aggregate mineral resources identified for safeguarding on the Proposals Map are</p>	The change reflects the fact that the Aggregates Safeguarding Map has now been published. Therefore,

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
7.219 and 7.220		the Nationally and Regionally Important primary aggregate mineral resources identified on the Aggregates Safeguarding Map of Wales National Mineral Resource map of Wales, June 2010 November 2012 . Non-aggregates minerals identified on the Mineral Resource Map of Wales have not been safeguarded.	no assessment is required.

Table 4: Appendix 2: Consideration of the Need for Assessment for Section 8

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Volume 1 DM01 + DM02 + Para 8.4 – 8.25	MAC 1/48	Delete section title 'sustainable Development in terms of Rate, Scale and Design'. Delete current policy wording for DM01 and DM02 and paragraphs 8.4 through to 8.25 and replace with new policy DM01 as it appear in Annex 5 to the MACs report	HRA Screening required The change, which results in significant changes in the policy approach to both DM01 and DM02, is considered significant enough to require assessment. See Appendix 9 for details
Volume 1 DM03	MAC 1/49	Amend policy DM03 as follows: Sustainable Travel Development should minimize the need to travel, provide opportunity for and promote sustainable modes of transport in Ceredigion. Parking provision for all modes of transport should be in accordance with Ceredigion SPG: based on the Wales Parking Standards 2008 as amended to meet local	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>conditions.</p> <p>A Transport Assessment (TA) should be provided at the thresholds set out in SPG. A s106 planning agreement will be used to secure an associated Transport Implementation Strategy. Where the TA reveals the need for a Transport Implementation Strategy this will need to be secured through a planning obligation.</p>	
Volume 1 DM03, Para 8.34	MAC 1/50	<p>Amend 4th sentence onwards Para 8.34 as follows:</p> <p>However, it is important to emphasise that the policy applies in a range of circumstances. It therefore differentiates between the provision of sustainable travel infrastructure relating directly to a single development and that relating to strategic provision for which 'pooled' contributions may be sought. Sustainable travel infrastructure will be dealt with in accordance with TAN 18, paragraphs 9.20-21 and Circular 13/97 'Planning Obligations'. The LPA will revisit this if it subsequently decides to implement the option of Community Infrastructure Levy (CIL). The transport interchange land allocations currently identified in the LDP are to be funded under the bidding process linked to the RTP. There are in fact no transport infrastructure plans at this time for which 'pooled' contributions will be sought from new development. The policy therefore applies to the provision of sustainable travel infrastructure directly relating and proportionate to developments. The LPA will revisit this policy at review if it subsequently decides to implement the option of Community Infrastructure Levy (CIL).</p> <p>The transport interchange land allocations currently identified in the LDP are to be funded under the bidding process linked to the RTP. There are in fact no transport infrastructure plans at this time for which 'pooled' contributions will be sought from new development. The policy therefore applies to the provision of sustainable travel infrastructure directly relating and proportionate to developments. The LPA will revisit this policy at review if it subsequently decides to implement the option of Community Infrastructure Levy (CIL).</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 DM05, Insert NEW criterion after existing	MAC 1/51	<p>After criterion 6 of Policy DM05 add new criterion as follows:</p> <p>6. Other facilities and services considered necessary- ; and</p> <p>7. Affordable Housing in line with Policy S05.</p>	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the</i>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
criterion 2			<p><i>Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices (Examination Documents ED012h and ED012i).</i></p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 1 DM05, criterion 1	MAC 1/52	<p>Amend Policy DM05 criterion 1 as follows:</p> <p>Desirable Transport and utility infrastructure (including ICT); Sustainable Travel infrastructure proportionate to the needs arising from the development;</p>	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>
Volume 1 DM05, Para 8.59	MAC 1/53	<p>Amend Para 8.59 as follows:</p> <p>Contributions or provisions will either be via planning obligations and Section 106 agreements in accordance with the Welsh Office Circular 13/97 Planning Obligations or via the newly introduced a Community Infrastructure Levy if the Council decides to adopt this Levy approach in the future.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
Para 8.65 (table)	MAC 1/54	<p>Amend 1st column of 1st row as follows:</p> <p>Conservation areas and Listed Buildings</p>	<p>The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
DM07 + Para 8.79	MAC 1/56	<p>Amend Policy DM07 as follows:</p> <p>Development within Conservation Areas, as designated on the Proposal Map, and any future designated Conservation Areas will be determined in accordance with National Guidance. Applications must demonstrate that regard has been had to Conservation Area Appraisals, where available, and national guidance in relation to the following Conservation Areas and any further Conservation Areas designated during the plan period:</p> <ul style="list-style-type: none"> •Aberystwyth; •Aberaeron; •Adpar; •Cardigan; •Cenarth; •Lampeter; •Llanbadarn Fawr; •Llanddewi Brefi; •Llandysul; •Llanrhystud; •Llansantffraed; •New Quay; and •Tregaron. <p>Amend paragraph 8.79 as follows:</p> <p>1.11 1.12 Conservation Areas have been designated because of their special architectural or historic interest and more may be designated during the plan, details of which will be placed on the Council's website and included as part of any LDP review.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Currently Ceredigion has thirteen Conservation Areas they are:</p> <ul style="list-style-type: none"> • Aberystwyth; • Aberaeron; • Adpar; • Cardigan; • Cenarth; • Lampeter; • Llanbadarn Fawr; • Llanddewi Brefi; • Llandysul; • Llanrhystud; • Llansantffraed; • New Quay; and • Tregaron. 	
Volume 1 DM10	MAC 1/57	<p>Amend Policy DM10 as follows:</p> <p>A landscaping scheme should be submitted as part of any proposed development. The scheme should:</p> <p>All applications, other than for householder developments (see para 8.95), which will have an impact on the landscape should be supported by a landscaping scheme. The landscaping scheme should:</p> <ol style="list-style-type: none"> a. Demonstrate how the proposed development Rrespects the natural contours of the landscape; b. Demonstrate how the proposed development Rrespects and protects local and strategic views; 	<p>The change reflects the fact that householder applications will not be subject to the policy. It also amends internal grammatical inconsistencies within the policy. The change is not significant enough to warrant an assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>c. Respects, retains and complements any existing positive natural features, landscapes, or other features on site;</p> <p>d. Identify trees, hedgerows, water courses and topographical features to be retained;</p> <p>e. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;</p> <p>f. Provides details of any proposed new landscaping together with a phased programme of planting;</p> <p>g. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species within the landscaping;</p> <p>h. Ensures that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and</p> <p>1.13 9. Provide permeable hard surface landscaping.</p>	
DM11 para 8.104	MAC 1/58	<p>1.14 Amend paragraph 8.104 as follows:</p> <p>1.15</p> <p>1.16 TAN 15: Development and Flood Risk covers most matters relating to development and flood risk and should be consulted by all applicants. Flood Risk mapping is available off the Welsh Government website as part of their Development Advice Map http://data.wales.gov.uk/apps/floodmapping. TAN 15 allows for possible development of sites located on the floodplain if they satisfy the tests set out within Section 6 of the TAN. However it doesn't cover matters in relation to flood resilient measures for those developments and as such these matters are referred to in this local policy. Further advice on this issue will be provided within the SPG: 'The Built Environment'. The requirements in relation to regenerations sites allocated in the LDP are set out in the Allocated Sites Schedule (see Volume 2 of the LDP). These requirements are based on, and are further set out in the Strategic Flood</p>	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		Consequence Assessment (SFCA) for both Aberystwyth and Cardigan (see Council website). The SFCA does not negate the need for a Flood Consequence Assessment at the time of the application.	
DM12 para 8.107	MAC 1/59	<p>Amend paragraph 8.107 as follows:</p> <p>Some parts of Ceredigion have infrastructure provision problems in terms of water resources, sewage capacity etc. The Settlement Group Statements (Volume 2 of the LDP) clarifies whether there were known capacity issues in that particular Group as of September 2010. However, for an up to date position with regard to network and WWTW capacity issues contact refer to the Planning Department website and/or contact the infrastructure service provider at the earliest possible opportunity. The Settlement Group Statements (Volume 2 of the LDP) clarify however where physical site specific constraints are known such as where a site is crossed by an existing water main. In addition, it is advised to contact the EA at the earliest opportunity to ensure that abstraction licences/environmental permits are available where necessary and there are no biological or hydraulic capacity issues with the water bodies affected.</p>	This is a minor amendment to aid clarity that will not materially affect the policy content of the Plan. Therefore, no assessment is required.
DM14, para 8.131 & 8.132	MAC 1/60	<p>Delete paragraphs 8.131 and 8.132 and replace with the following new text:</p> <p>The plan policies and allocations (including the in combination effects of this plan with other strategies/plans and projects) have been the subject of a HRA which concluded that in principle there will be no adverse effects on the integrity of International sites¹. However, further assessment and relevant mitigation may be required at the planning application stage to ensure that development proposals will not adversely affect the integrity of such sites². National policy will therefore apply to planning applications in these circumstances. Where it is found that there would be an adverse effect on the integrity of an international site which cannot be mitigated the application will be refused unless the proposed development satisfies Regulation 62 of the Conservation of Habitat</p>	This change is a minor change that will have no affect on the outcome of the HRA screening of the LDP Deposit as it does not materially affect the policy content of the plan.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>and Species Regulations 2010. Further guidance can be found in 'Technical Advice Note 5: Nature Conservation and Planning'³ and in the authority's Supplementary Planning Guidance 'Nature Conservation'.</p> <p>And add the following 3 footnotes to the footnotes:</p> <ol style="list-style-type: none"> 1. See the Habitat Regulations Assessment Screening Report Adopted Version for more information 2. Where known, it has been highlighted in the Allocated Site Schedules where an International Site may be affected (depending on the nature of the development) and therefore where further assessment will be required. 3. http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf (link to TAN 5) 	
DM15, criterion 3	MAC 1/61	<p>Amend Policy DM15 Criterion 3 as follows:</p> <p>With regards to developments affecting LNRs, sites that meet SINC's criteria and priority species and habitats, there is an overriding social, economic or environmental need for the development that outweighs the losses to biodiversity (after mitigation), the development could not reasonably be located elsewhere and these losses can be readily and fully compensated within the local area; and'</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
DM15, Para 8.138 and 8.142	MAC 1/62	<p>Amend the last sentence of paragraph 8.138 as follows:</p> <p>'It may be necessary for compensation land to be created before the biodiversity interest is disturbed and therefore development can start e.g. for translocation of reptiles and in some cases S106 monies provision may be required to provide for the compensation.'</p> <p>Amend the penultimate sentence of para 8.142 to say:</p>	This is minor ammendment that does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		'S106 manies provision may be required to pay for the management. Management plans may be requested before planning permission is granted if they will form part of the decision.'	
DM15 , Para 8.143	MAC 1/63	Amend the last sentence of paragraph 8.143 as follows: 'This will be secured through planning conditions and or s106 where appropriate.'	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
DM17, para 8.161	MAC 1/64	Amend paragraph 8.161 as follows: Development boundary limits distinguish the Service Centres from the open countryside which surrounds them (see Policy S02 and S03). However, Linked Settlements are without defined boundary limits and development within them is managed on a sequential basis (see in accordance with Policy S04). It is particularly important, that where development is allowed to infill or round off Linked Settlements, that proposals are designed and landscaped so as to respect their surroundings. Linear extensions to Linked Settlements or small groups of houses, in ribbon form, is an unacceptable intrusion into the open countryside and will not be permitted.	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i). The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Para 8.162	MAC 1/65	<p>Amend paragraph 8.162 as follows:</p> <p>The inclusion of land within a settlement boundary of a Service Centre or the built form of a Linked Settlement does not mean the land is suitable for development. Within and adjacent to settlements there are often areas of undeveloped land (brownfield or greenfield) which are important in terms of their visual, historic, geological, ecological or cultural setting, character or amenity value. These areas can include features such as riverside meadows, steep banks, woodlands, small coppices, prominent areas of open land or the setting of a building of historic or cultural significance e.g. the open space in the front of the National Library of Wales, Aberystwyth. Development of such areas can lead to the loss of the rural feel of many settlements. Such areas are often highly regarded by the local community for their landscape value even though in many instances there is no public access. This policy seeks to prevent over development and the inappropriate siting of development, which would affect the natural character of a settlement.</p>	This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment is required.
DM19, para 8.175 + Para 8.176 (New at Focused Changes stage)	MAC 1/66	<p>Amend paragraphs 8.175 and 8.176 as follows:</p> <p>The Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales (an advisory and non-statutory document) highlights what are considered to be the best examples of different types of historic landscape and gardens in Wales. Upland Ceredigion has been identified as a landscape of outstanding historic interest. A good practice guide explains how the Register should be used in assessing the effect of major developments on the historic landscape. Applicants should consult CADW, CCW or one of Wales' archaeological trusts to view this Register.</p> <p>The Register identifies four landscapes of Special Historic Interest and twelve historic gardens of national importance in Ceredigion. The landscapes are: Upland Ceredigion; Lower Teifi Valley; Drefach-Felindre and the Tywi Valley. Details and maps of the characterisation of these historic landscapes are available from Dyfed Archaeological</p>	This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		Trust at www.dyfedarchaeology.org.uk . The Gardens are Hafod (Grade I); Nanteos, Plas Penglais, the Aberystwyth and Llanbadarn Campuses, National Library of Wales (Grade II*); Alltrodyn, Coedmore, Derry Ormond, Llanerchaeron, Llanllyr, Lodge Park, Pigeonsford walled garden, Trawsgoed and Cardigan Castle (Grade II). The register is non-statutory but Chapter 6 of PPW sets out specific requirements for the LPA to undertake in determining planning applications. Applicants should consult PPW in relation to these requirements	
Volume 1 DM21, Para 8.200	MAC 1/67	Amend Para 8.200 as follows: In 2007 Arup prepared a report for Ceredigion and Powys County Councils, 'TAN 8 Annex D study of SSA D: Nant-y-Moch', intended as a 'refinement' exercise in accordance with TAN 8 Annex D methodology. The Arup study was primarily a landscape and visual assessment exercise which sought to identify a 'Preferred Area or Areas' for large-scale wind farms broadly within the boundaries of the SSA, working within the context of the indicative capacity targets for the SSA. The study also used a range of technical and other environmental data to inform its work. The study resulted in a recommendation that TAN 8 capacity aspiration to 2010 could be met within a substantially reduced area largely within the SSA D boundary. LDP Policy LU26 puts forward the area identified in the Arup report (which is wholly within the SSA D in respect of Ceredigion's own boundary) as a 'preferred area of search'. As such, the report's technical information will be is the basis for SPG describing the 'preferred area of search'. Moreover, the 'sensitivity ranking' of additional parcels within SSA D will constitute the basis for further sequential preference for the siting of turbines within SSA D, in the consideration of proposals for further expansion of capacity within SSA D. SPG will be entitled: 'Supplementary Planning Guidance on Wind Farm Development in SSA D'.	This is a factual change that reflects amendments made to LU27. Neither of these changes affect the material content of the plan and therefore do not lead to the need for an assessment.
Section 9, Para 9.7 and 9.9	MAC 1/68	Amend Para 9.7 as follows: The Monitoring Framework is based around the 18 LDP Objectives. As set out in	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
& Appendix 3		<p>Appendix 3. each objective is monitored via the monitoring of a selection of related policies. The table also sets out a target, indicator, data source, frequency and actions.</p> <p>Amend Para 9.9 as follows:</p> <p>The LDP plan period started in 2007 and applications up to the issue of the Inspectors Report are determined against previous plans. Therefore, when monitoring aspects of the LDP it will be noted which plan the relevant applications were determined against, to avoid misrepresentative results. In order to achieve a housing distribution in line with the settlement strategy it is proposed that the settlement hierarchy strategy begin to be taken into consideration from the 1st September 2010. However it is recognised that the LDP cannot be applied until after the Inspector's Report has been received. Therefore monitoring of this aspect will be divided into three time periods, with the addition of the interim period between 1st September 2010 and the receipt of the Inspectors Report</p> <p>Also:</p> <p>Delete Appendix 3 of Volume 1 in its entirety and replace with new Version as attached in Annex 8 of this MAC report</p>	assessment is required.
Para 10.2	MAC 1/69	<p>Amend Para 10.2 as follows:</p> <p>The LA recognises that not all sites will come forward in terms of housing. Generally a flexibility allowance of 10% has been applied to all Service Centres in relation to the amount of land identified to meet housing growth. In addition, where there remains concerns regarding the deliverability of sites in a specific settlement (due to the issues to be addressed in order to allow delivery), a choice of sites has been included. In these cases it is the housing requirement figure that will be used to manage the level of development that comes forward, not the amount of land included. This will ensure</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>that the Service Centre is not over developed in relation to the growth set out for it in the LDP. Furthermore the LA will be monitoring the delivery of sites, where concern materialises with regard to availability of deliverability, where housing numbers are not being delivered, the LA has the option of amending the land allocation. As all Candidate Sites in relation to the Service Centres were assessed, it would be relatively quick process at review to exchange a problematic site for the next best site according to the Candidate Site Assessment.</p>	
Appendix 1 (July 2012 Version)	MAC 1/70	<p>Delete Appendix 1 of Volume 1 in its entirety and replace with new Version as attached in Annex 6 of this MAC report</p> <p>Please note that Annex 6 may be affected by further individual MACs set out in this MACs report.</p>	This is an amendment to aid clarity that will not affect the policy content of the Plan, as it is further detail to support policy. Therefore, no assessment is required.
Appendix 2 (July 2012 Version)	MAC 1/71	<p>Delete Appendix 2 of Volume 1 in its entirety and replace with new Version as attached in Annex 7 of this MAC report.</p> <p>Please note that Annex 7 may be affected by further individual MACs set out in this MACs report.</p>	This is an amendment to aid clarity that will not affect the policy content of the Plan, as it is further detail to support policy. Therefore, no assessment is required.
Appendix 2 (July 2012 Version + NEW Appendix 6 (July 2012 Version)	MAC 1/91	<p>Appendix 2 should therefore be further amended as follows:</p> <p>Amend Column (i) row for Felinfach Service Centre to read 144 units not 190.</p> <p>Amend Column (h) row for Felinfach Service Centre to read 32 to 78 units</p> <p>Amend final row for Appendix 2 as follows:</p> <p>amend column (h) to 328 units from 374 and amend 6635 in column (i) to 6589 not 6635</p> <p>Amend all references throughout Volume 1 from 6635 to 6589.</p>	It is not considered that the scale and nature this of this change results in the need to reassess, particularly as it is a reduction in units.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Volume 1 Appendix 4	MAC 1/72	<p>Amend Appendix 6 to refer to 90 units in relation to site H1202 rather than 136 units</p> <p>Amend relevant text in Appendix 4 as follows:</p> <p>1)</p> <p>In respect of Intermediate Rent Affordable Housing: It is important that the Intermediate Rent affordable housing scheme should reach its target audience, that is:</p> <ul style="list-style-type: none"> ● those who would fail to qualify for the Common Housing Register but be unable to access Market Rent housing and therefore are in need of Intermediate Rent affordable housing; OR ● those who may qualify but are unlikely ever to be able effectively to access are realistically unlikely to be able to access housing through the Common Housing Register and who may as a result have little option but to choose to spend a higher proportion of their income as rent than is deemed 'affordable' (i.e., >35%). <p>Intermediate Rental properties will be 'banded' by size and applicable intermediate rent level.</p> <p>The specifics of the criteria will change over time as a function of rent and wage levels in the county and the criteria property size / rental value bandings from time to time will be set out in SPG.</p> <p>Eligibility to occupy Intermediate Rent Affordable Housing needs to satisfy the following requirements:</p> <ul style="list-style-type: none"> ● Applicant is a household with at least one member working full time (defined for the purpose of this scheme as 35 hours per week) 	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<ul style="list-style-type: none"> Intermediate Rental property applied for will not be 'under-occupied' by the household (that is, it meets the needs of the household as confirmed by the Affordable Housing Officer). <p>The applicant cannot access market rented properties to meet their needs at 35% or less of their gross earned household income.</p>	
NEW Appendix 5 (July 2012 Version)	MAC 1/73	<p>Insert New Appendix 5 (July 2012 Version) as attached in Annex 9 of this MAC report.</p> <p>Please note that Annex 9 may be affected by further individual MACs set out in this MACs report.</p>	This is an amendment to aid clarity that will not affect the policy content of the Plan, as it is further detail to support policy. Therefore, no assessment is required.
NEW Appendix 6 (July 2012 Version)	MAC 1/74	<p>Insert New Appendix 6 (July 2012 Version) as attached in Annex 10 of this MAC report. Please note that as this is the supporting text of what was previously the supporting text to Policy S08 which explained the background to the allocations. The information is largely existing therefore and not new and is merely being relocated in the document. Therefore the new wording and deletion of wording has been emphasised. Unless otherwise stated, all changes within Appendix 6 refer to MAC1/74. Other changes have been listed as separate MACs.</p> <p>Please note that Annex 10 may be affected by further individual MACs set out in this MACs report.</p>	This is an amendment to aid clarity that will not affect the policy content of the Plan, as it is further detail to support policy. Therefore, no assessment is required.
NEW Appendix 6 (July 2012 Version)	MAC 1/92	<p>In the Housing table, make the following amendment to the row relating to M0701:</p> <p>Amend the area to say 2.1ha</p> <p>Add the following:</p> <p>In the Housing table, make the following amendment to the row relating to H2101, amend the third column as follows:</p> <p>0.8449</p>	It is not considered that the scale and nature this of this change results in the need to reassess.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>In the Housing table, make the following amendment to the row relating to H2104, amend the third column as follows:</p> <p>1.418</p>	
<p>NEW Appendix 6 (July 2012 Version)</p>	<p>MAC 1/93</p>	<p>In the Housing table, make the following amendments to the row relating to H0806 as follows:</p> <p>Replace H0806 with M0802 under the site reference column.</p> <p>Add Housing (See main entry in Mixed Use table below) after 48 under the units column.</p> <p>In the Mixed Use Allocations table, insert a new containing the following information:</p> <p>Site reference: M0802 Name: Social club and playing fields Area (ha): 3.90 Permitted Uses: Community and Housing (See entry in Housing table above) Settlement Group: Aberporth / Parcllyn</p> <p>Amend Para 6.183 by adding the following bullet point:</p> <p>M0802: Social Club and Playing Fields (Aberporth/Parcllyn) where the site provides for a mix of housing and community uses.</p>	<p>This is an amendment to aid clarity that will not affect the policy content of the Plan, as it is further detail to support policy. Therefore, no assessment is required.</p>
<p>NEW Appendix 6 (July 2012 Version)</p>	<p>MAC 1/94</p>	<p>Amend the table included in Appendix 6 as set out in the amendments to the LDP consulted upon in July 2012 (Examination document ED012e). Specifically amend the new column entitled 'Additional Available Land (ha)' in relation to entry which deals with site E0305 to refer to 9.7ha. This new column was an addition which the LPA proposed in Examination document ED012e.</p>	<p>It is not considered that the scale and nature this of this change results in the need to reassess.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		A separate MAC has been included regarding changes to Volume 2 to reflect the above changes.	
NEW Appendix 6 (July 2012 Version)	MAC 1/95	<p>In the Employment table, make the following amendment:</p> <p>For the E0501: column entitled 'Additional Available Land (ha)' Detail: gross developable area being 8.39ha and the net developable area is 3.32ha.</p> <p>A separate MAC has been included regarding changes to Volume 2 to reflect the above changes.</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. The changes to the site detailed under Vol 2 have been considered there. Therefore, no assessment is required.
NEW Appendix 6 (July 2012 Version)	MAC 1/96	<p>Amend the last sentence of Para 12.27 Appendix 6 as attached to this MACs report (July 2012 Version) as follows.</p> <p>Although The development will include some level of supported housing (potentially up to 4020 units) it which is not depended upon to deliver the housing requirement for Tregaron.</p> <p>A separate MAC has been included regarding changes to Volume 2 to reflect the above changes.</p>	It is not considered that the scale and nature this of this change results in the need to reassess.
Glossary	MAC 1/75	<p>Delete the following:</p> <p>Community and Linguistic Impact Statement: A statement to be included within planning applications for small scale development which explains any possible impacts new development may have on the community and the Welsh Language (see Policy DM02: Sustainable Development: Community and Welsh Language Statements and Assessments).</p> <p>Include the following:</p>	This is an amendment to aid clarity that will not affect the policy content of the Plan, as it is further detail to support policy. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Staged release: Policy LU05 sets out the need to ‘stage’ the release of allocated sites and in some instances non-allocated and windfall sites. This management mechanism is necessary in order for the LPA to retain control of permissions by not granting permissions which may then not get built (or built in their entirety). If development does not come forward in relation to an existing permission then where all or most of the settlement housing number was taken up by that site no further permissions can be granted until the existing one expires or is brought back under control by the serving of completion notices. In order to avoid this situation where permissions exist but aren’t coming forward, despite there being a need for housing, it may be necessary to control the way in which permissions are released in order to ensure delivery. This is not about x units being allowed in the first 2 years and y amount in the following 2 years which would be about managing the potential impacts of development (see definition of ‘phasing’ in this Glossary and Policy DM01). This is about making sure that the x units get built first (or significantly progressed) before the release of the permission for y units. It could therefore be the case that as soon as the first stage was built a second permission would be granted immediately, even if only a year had passed, since the very purpose of the ‘staged release’ is to ensure delivery. See Policy LU05 for further detail regarding ‘staged release’ of sites.</p> <p>Phasing: It may be necessary to ensure that development does not come forward at a rate greater than that which a certain settlement can absorb. In this case granting permissions which control the rate ensures that potential impacts on the existing community (and its Welsh language) are minimised. For the purposes of the LDP this management mechanism is referred to as ‘phasing’. This mechanism will be applied only to settlements where retaining control on the rate of development is considered to be an issue. The need for ‘phasing’ should</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		not be confused with the need for 'staged release' of individual sites which is further defined in this Glossary (see 'staged release' and Policy LU05). See Policy DM01 for further detail in relation to 'phasing'.	

Table 5: Appendix 3: Consideration of the Need for Assessment for Volume 2: Changes Affecting All SGS

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Table 1 + All other parts of the SGS	MAC 2/1	Delete references to all Linked Settlements which have been removed from the LDP as a result of Appendix 1 of Volume 1 consulted upon in July 2012 (see MAC relating to Volume 1).	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
			therefore need to be subject to further assessment.
<p>Volume 2: Page (iv), Para 9 + Page (v), Table 1 + Vol 2b Page vi + Various</p>	MAC 2/2	<p>Volume 2a:</p> <p>Amend Para 9 on page (iv) (Vol 2a) as follows:</p> <p>Please note that ‘Linked Settlements’ located in the County of Pembrokeshire or Carmarthenshire are also listed within the Settlement Group Statements. These Council recognises that there are inclusions settlements just across the border in Carmarthenshire and Pembrokeshire especially, that relate to settlements which are located in Ceredigion (and the adjoining LA). The Council recognises that many of those settlements consider to have links with a Service Centre within Ceredigion and that they are therefore effectively ‘Linked Settlements’ to a Ceredigion Service Centre. However, although the Settlement Group Statements make reference to links across the border, ‘Linked Settlements’ located in the County of Pembrokeshire or Carmarthenshire are also listed not specifically named within the Settlement Group Statements. The ‘term’ used to refer to the Linked Settlement in the adjoining Carmarthenshire and Pembrokeshire LDP may differ to that which is used here. But for the purposes of the Ceredigion LDP these settlements need to be given a notional definition so it is clear how they relate to Ceredigion’s settlement hierarchy. It should also be noted that although the links between settlements across the border are recognised that Linked Settlements which are outside of the County do not have a share of the Ceredigion Settlement Group’s housing allowance, since they are catered for by allocations in the relevant adjacent counties.</p> <p>Amend Table 1:</p> <p>Delete references to all Linked Settlements that are located across the border in other Counties and replace with the following reference in each relevant column: Settlements ‘Linked’ to this Settlement Group are also located in the County of</p>	<p>The changes reflect the fact that Ceredigion’s LDP has little influence on what goes on in adjoining planning authorities. This does not materially affect the policy content of the Plan and therefore does not need assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>[INSERT] [Carmarthenshire and/or Pembrokeshire].</p> <p>Delete footnote:</p> <p>‘** and *** indicate Linked Settlement located in the County of Pembrokeshire or Carmarthenshire respectively. The ‘term’ used to refer to the Settlement in the adjoining LA LDP may differ to that which is used here. But for the purposes of the Ceredigion LDP these settlements need to be given a notional definition so it is clear how they relate to Ceredigion’s settlement hierarchy.’</p> <p>Amend all SGS:</p> <p>Delete reference to named Linked Settlements, and associated text, in all relevant individual SGSs that are located across the border in other Counties. Replace where appropriate with the following text or equivalent: Settlements ‘Linked’ to this Settlement Group are also located in the County of [INSERT] [Carmarthenshire and/or Pembrokeshire].</p>	
<p>Volume 2a</p> <p>All 22 Individual Settlement Group Overview Tables (para 1.1, 2.1, 3.1 etc)</p>	<p>MAC 2/3</p>	<p>Amend detail relating to housing provision set out in each individual Settlement Group Overview table with that set out in Annex 1 of this MACs Report. The figures used should reflect those included in Appendix 1 of Volume 1 as attached to this MACs report (see MAC to Volume 1).</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2a</p> <p>All Individual Settlement Group para X.2 (i.e.1.2, 2.2, 3.2 etc) except</p>	<p>MAC 2/4</p>	<p>Insert the following NEW paragraphs and delete any similar text that already exists in introduction part of the Service Centre Section of the SGS:</p> <p>Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and [S02: Development in Urban Service Centres (USCs)] [or] [S03: Development in Rural Service Centres (RSCs)] as well as all S, LU and DM policies that are relevant to the proposals being considered.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the ‘Habitats Regulations Assessment</i></p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Llanybydder		<p>The information set out below applies to [INSERT SC NAME] as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table XX.02).</p>	<p>for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a</p> <p>'Housing Requirements' sub Section in ALL SGSs bar Llanybydder</p>	MAC 2/5	<p>Amend sub title 'Housing Requirements', the 1st para under that sub title and table XX.01 for all SGSs as set out in Annex 2 of this MACs Report.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
			therefore need to be subject to further assessment.
<p>Volume 2a</p> <p>'Housing Requirements' sub Section</p> <p>Paras following table XX.01 in ALL SGSs bar Llanybydder</p>	<p>MAC 2/6</p>	<p>Insert the following new paragraphs in appropriate location after table XX.01 in the Housing Requirement sub section. This may lead to the deletion of some of the existing paragraphs to avoid duplication of text – where this is the case it is highlighted as a specific MAC to that Service Centre in this MACs Schedule:</p> <p>For all SGS bar Tregaron (see bespoke MAC) delete any existing text which describes the number of allocated sites and land area currently and Insert the following NEW Para:</p> <p>Opportunity to meet the remaining number of units identified by the LDP (XX units) has been [for Aberaeron add ...partly] provided for through the allocation of XX sites (XX ha) as detailed in the Allocated Sites Schedule (Table XX.02) [for Aberystwyth only also add...and through identified opportunity for windfall] and shown on the Proposals Map (see H XX - HXX) [for Aberaeron/Llwyncelyn only also add ..., the remainder (23 units) will be catered for either by windfall sites or by the inclusion of further allocated sites at review stage]. The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.</p> <p>Delete any references to windfall development in the Para's that follow Table XX.01 'Housing Requirements' and insert the following new paragraph in all SGSs except for Aberystwyth:</p> <p>Some opportunity may exist for the development of windfall sites within the settlement boundary. [For every settlement apart from Aberaeron/Llwyncelyn ...However the genuine availability and deliverability of these sites is not known</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period.] Where windfall sites do come forward they will need to be determined in accordance with Policy [S02] or [S03].</p> <p>Delete any references to existing strategic policies that apply in the Para's that follow Table XX.01 'Housing Requirements' and insert the following new paragraph in all SGSs:</p> <p>All development on allocated and windfall sites will have to be in accordance with Policy S01 and [S02] [or] [S03]. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the XXX units.</p> <p>Additionally the following new Para should also be inserted for all the <u>RSCs ONLY</u>:</p> <p>In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of XXX units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to XXX units. [also add the following text where more provision has been included in the SC than the number of units specified for the SC] The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the XXX units.</p>	
<p>Volume 2a</p> <p>'Housing Requirements' sub Section</p>	<p>MAC 2/7</p>	<p>Insert NEW Para following on from the previous MAC as follows:</p> <p>Insert the following new para in relation to Aberaeron (Llwyncelyn):</p> <p>In relation to Aberaeron itself there is no reason to believe that the level of</p>	<p>The change reflects changes made to DM01 and DM02; owing to the scale of these changes, an assessment was required. Since changes to DM01 and DM02 have already been assessed, no</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
NEW para to be added to all SGS bar Llanybydder following MAC XX		<p>growth proposed would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no phasing, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect. Despite Llwynycelyn's future role as set out in the overview above, in order to ensure that the potential impact of development on communities and the Welsh language is minimised, it will be necessary to control the rate at which new housing development comes forward. This will be achieved by 'phasing' the number of units permitted within the Settlement during any period of the plan. The LPA will therefore consider applications received in the light of its timing within the Plan period, the number of completions to date and the number of outstanding consents pending within Llwynycelyn to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed is unclear. The LPA also acknowledge that constraints in regard to Waste Water Treatment Works (WWTW) may impact the rate at which development comes forward.</p> <p>Insert the following new para in relation to Felinfach/Ystrad Aeron, Llanilar, Llanrhystud:</p> <p>In order to ensure that the potential impact of development on communities and the Welsh language is minimised, it will be necessary to control the rate at which new housing development comes forward. This will be achieved by 'phasing' the number of units permitted within the Settlement during any period of the plan. The LPA will therefore consider applications received in the light of its timing within the Plan period, the number completions to date and the number of outstanding consents pending within the Service Centre to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed is unclear.</p> <p>Insert the following new para in relation to Pontarfynach:</p>	additional assessment is needed for this change.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>In order to ensure that the potential impact of development on communities and the Welsh language is minimised and spread across the plan period, housing development will be expected to come forward in a phased manner. In Pontarfynach the ability to phase is somewhat restricted in that only 9 of the 45 units can come forward prior to 2015 due to water infrastructure constraints which need to be addressed through DCWW AMP programme (see Utilities Section below). In this Service Centre the LPA will therefore need to consider how best to phase the remaining development once a commitment to infrastructure improvements has been confirmed and a planning application received. The LPA will therefore consider applications received in the light of its timing within the Plan period, the number of completions to date and the number of outstanding consents pending within the Service Centre to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed is unclear.</p> <p>Insert the following new para in relation to ALL <u>other</u> SGSs (other than for Llanybydder) :</p> <p>As has been previously noted above there is no reason to believe that the level of growth proposed for [INSERT NAME OF SERVICE CENTRE] would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no phasing, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.</p>	
<p>Volume 2a</p> <p>'Housing Requirements' sub Section</p> <p>NEW Para in all</p>	<p>MAC 2/8</p>	<p>Insert NEW Para as follows to all SGSs except Felinfach/Ystrad Aeron:</p> <p>Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion</p>	<p>The change reflects changes made to LU05; owing to the scale of these changes, an assessment was required. However, since changes to LU05 have already been assessed (and thus changed to wording such as this</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
SGSs bar Llanybydder		<p>1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.</p> <p>In Felinfach/Ystrad Aeron SGS, insert NEW Para as follows: Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition). Due regard will however need to be had in relation to the viable delivery of the sites in Felinfach/Ystrad Aeron and therefore the appropriateness of a staged approach will be reviewed at the time of pre-application discussion.</p>	incorporated), no additional assessment is needed for this change.
<p>Volume 2a</p> <p>'Housing Requirements' sub Section</p> <p>New Final para</p> <p>Applies to all SGSs bar Llanybydder</p>	MAC 2/9	<p>Insert the following new par as the final par for all 'Housing Requirements' sub Sections:</p> <p>The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in [INSERT SERVICE CENTRE NAME] Service Centre is XX units per hectare. This average density of XX units per hectare should provide a guide starting point for non-allocated all windfall development sites in the settlement.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a	MAC 2/10	Insert the following New Para for all RSCs other than Felinfach and delete any similar text that is already included dealing with how applications will be determined and/or	The proposed change reflects the Matters Arising Changes made to

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
<p>Economic Requirements sub Section</p> <p>ALL RSC SGSs bar Felinfach and Llanybydder</p>		<p>noting that no sites have been allocated:</p> <p>No [INSERT the word 'further' where the SC already has an existing employment site] multi use employment sites have been allocated for the Service Centre as in the absence of clear public or private funding proposals future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.</p>	<p>Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a</p> <p>Economic Requirements sub Section</p> <p>ALL RSC SGSs bar Llanybydder</p>	MAC 2/11	<p>Insert the following New Para for all RSCs and delete any similar text that is already included regarding the fact that sites have not been allocated and that proposals will be considered in relation to the relevant policies:</p> <p>In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a [range of small convenience shopping facilities] [or] [list if only a few], which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
			and ED012i). The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
Volume 2a Employment Allocated Site Schedules	MAC 2/12	Insert an additional column after column 3. Insert title ' Additional Land Available (ha) '. Populate each row in accordance with information contained in NEW Appendix 6 (as per MAC to Volume 1) – unless otherwise stated in the MACS table.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a Housing Allocated Site Schedule Final column	MAC 2/174	Where applicable amend Allocated Sites Schedules 'Area' column to distinguish between gross development area available and net developable area (not applicable to all Sites). Amend the following: H0302: 3.90 gross (Minus Biodiversity area = 3.36 net) H0303: 4.15 gross (Minus playing fields and area for biodiversity = 2.58 net) H0305: 9.49 gross (Minus 30% (2.21ha bio grassland and 0.64ha formal space = 6.64 net) H0401: 2.69 (gross) Net Developable area:	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>{1.99 available as housing land}</p> <p>M0802: 3.90 (gross) Net Developable area: {1.2 of which is for Housing}</p> <p>H1801: 2.95 gross (minus football pitch = 2.08 net)</p> <p>H2103: 1.07 gross (minus flood plain = 0.57 net)</p>	
<p>Volume 2a</p> <p>Allocated Site Schedule</p> <p>Final column</p>	MAC 2/13	<p>Insert the following new paragraph in the allocated sites schedules for sites affected in Aberystwyth (H0303, H0305, M0302), Tregaron (H0701 and H0702), Cenarth (H1102), Felinfach (H1201 and H1202), Pontrhydfendigaid (H2001) and Talybont (H2101):</p> <p>The allocation is crossed by a public water main for which protection measures are required to allow Dŵr Cymru/Welsh Water to perform its statutory duties. Protection measures are either in the form of easement, which prevents development near the public asset, or diversion of the asset at the developer's expense.</p>	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.
<p>Volume 2a</p> <p>Allocated Site Schedule</p> <p>Final column</p>	MAC 2/14	<p>Insert the following new paragraph in the allocated sites schedules for sites in Bow Street Aberaeron (Llwyncelyn) (not H0102 or H0103), Llanon, Llanrhystyd Penrhyncoch Pontarfynach</p>	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Pontrhydfendigaid Talybont Y Borth</p> <p>Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).</p>	
<p>Volume 2a</p> <p>Settlements and Locations Outside of the Service Centre Section</p> <p>All 22 Individual SGS Section XX.3 (i.e. Para 9.3, 10.3, 11.3 etc)</p>	MAC 2/15	<p>Amend Sub title as follows:</p> <p>Linked Settlements and Other locations outside of the Service Centres.</p> <p>Amend any references to 'settlements and locations' throughout this Section to 'Linked Settlements and Other Locations'.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 2a	MAC 2/16	Amend table XX.03 for all SGSs as set out in Annex 3 of this MACs Report	The proposed change reflects the Matters Arising Changes made to

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
<p>Settlements and Locations Outside of the Service Centre Section</p> <p>Table XX.03 in ALL SGSs (e.g. 09.03, 10.3 etc)</p>			<p>Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a</p> <p>Settlements and Locations Outside of the Service Centre Section</p> <p>NEW paras to follow Para X.3.5 in all SGSs</p>	MAC 2/17	<p>Insert two New Para following para X.3.5 for all SGSs as follows:</p> <p>All housing development in 'Linked Settlements and Other Locations' will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.</p> <p>General market housing will not be permitted in the 'Other Locations'. Housing Development in the 'Other Locations' will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
			<p>and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a</p> <p>Settlements and Locations Outside of the Service Centre Section</p> <p>Table XX.04 in SGSs where it is included (e.g. 03.04, 18.4 etc)</p>	<p>MAC 2/18</p>	<p>Amend Title of table XX.04 as follows:</p> <p>Site Allocations Schedule for Locations Other than the Service Centre Linked Settlements and Other Locations that are outside of Service Centres</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>

Table 6: Changes Affecting Specific SGS

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Aberaeron (Llwyncelyn)			
<p>Vol 2A Aberaeron (Llwyncelyn)</p> <p>Amend Para 1.1.2</p> <p>New Para's after 1.1.2</p>	<p>MAC 2/19</p>	<p>Amend Para 1.1.2 as follows: Aberaeron has a relatively small geographical area when compared to other Settlement Groups throughout the County. It is associated with four Linked Settlements, some of which are located a small distance inland. The largest of the Linked Settlements is Ffosyffin, which is approximately 3km from Aberaeron, but this contains no services or facilities for the immediate population. Despite the advantages of proximity that Ffosyffin has in relation to Aberaeron, Llwyncelyn 4.1km from the Service Centre has been chosen to assist in meeting in the interim the housing needs of Aberaeron (see Service Centre Section below for more information).</p> <p>Insert new paragraphs as follows after Para 1.1.2:</p> <p>Aberaeron is very constrained by the surrounding steep slopes which descend into the Aeron Valley. Due to this topography there is a shortage of suitable and easily developable building land for the future, hence only one site has been allocated within Aberaeron itself in this LDP period (site H0101). In preparing the LDP it was only possible therefore to identify opportunity to accommodate in Aberaeron itself currently for 35 units through commitments as of 2010 (13 completions and 22 outstanding consents) and opportunity for a further 19 units through the additional allocation. This left a shortfall of 77 units which should in theory have been catered for by the USC. The underlying problem of the availability of suitable building land in Aberaeron is a significant one. It should be noted however that the LPA are committed to re-evaluating options for Aberaeron's long term direction of strategic growth as part of the first review of the plan (2017) and will, subject to the review process, seek to include for housing development sites behind the school and by Rhiwgoch Road (nearest the existing Aberaeron settlement boundary) provided that access (and other issues) can be overcome. See the Section on Direction of Future</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement and how this relates to the Strategic policies. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Growth regarding some of the options to be considered. However, it was necessary to identify a solution to this issue in relation to this plan period and therefore as an interim solution Llwynceilyn has been chosen to accommodate the current shortfall of opportunity to meet the growth identified for Aberaeron. The LPA recognises that up to 54 units could be permitted in Llwynceilyn over the plan period and the LDP makes provision for this level of development, the remaining 23 units will need to be catered for at plan review unless it has already materialised by then through windfall sites within Aberaeron itself (hence 23 units are included in column (e) in the table above). It should however be noted that if during the plan period Aberaeron itself in practice delivers more committed units than envisaged currently in the LDP then the number of units to be further permitted in Llwynceilyn would be revised downwards to reflect that commitment in Aberaeron, see Housing Section below for detail on numbers.</p> <p>Llwynceilyn is a relatively modest settlement of 54 dwellings (as of 2007). It has only had 6 completions between 2001 and 2011 and had 9 outstanding consents (as of August 2010). It is acknowledged that the growth provided for by the LDP (up to 77 units) is significantly larger than that which it has experienced in the past but that potential impacts are accepted given that a sustainable interim solution is needed in relation to the provision of housing in this Settlement Group.</p> <p>Although there is a significant difference between past and potential future growth within Llwynceilyn some of the potential impacts this may cause can be managed through appropriate controls being placed on how the development comes forward. Phasing the rate of development for the overall settlement will ensure that development does not come forward all at once. This will assist with integration of new occupants into the existing community and facilitate community cohesion. Ensuring that the right type of housing comes forward will be equally important in assisting with community cohesion. This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not result in the creation of a 'new settlement'.</p>	
<p>Vol 2a Aberaeron (Llwynceilyn)</p> <p>New para after table 01.01</p> <p>Deleted Para 1.2.10</p>	<p>MAC 2/20</p>	<p>Insert the following new Para after table 01.01</p> <p>As of August 2010 there were 45 commitments which comprised of 11 completed units and 34 outstanding consents within the Aberaeron (incl. Llwynceilyn) Urban Service Centre. These were made up of 13 completions and 22 outstanding consents in Aberaeron itself and 9 completions and 1 outstanding consent in Llwynceilyn. The majority of the consents are for 1 or 2 unit developments on various sites.</p> <p>Deleted Para 1.2.10</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Vol 2a Aberaeron (Llwynceilyn)</p> <p>after para 1.2.11</p>	<p>MAC 2/21</p>	<p>Insert new paragraph after Para 1.2.11:</p> <p>The LDP requires that Llwynceilyn provides opportunity to cater for an additional 67 units (this is in addition to the 10 commitments it already had as at 2010). Land therefore had to be identified which could accommodate the remaining 67 units. However, unlike in Aberaeron itself where further units might be permitted in line with Policy S01 and S02 even if the overall USC housing number of 131 has been met, in Llwynceilyn no more than 77 units will be permitted over the plan period (the 67 catered for through allocation and 10 commitments). Therefore whilst the land allocated can potentially accommodate 89 units any applications that come forward within Llwynceilyn will not be permitted if they exceed the 77 units overall for that settlement whether on an allocated site or not.</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement and how this relates to the Strategic policies. Therefore, no assessment is required.</p>
<p>Vol 2a Aberaeron</p>	<p>MAC 2/22</p>	<p>Delete paras 1.2.12, 1.2.13 and 1.2.14</p>	<p>The MAC represents changes made by MAC 2/6, which does not</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
(Llwynceilyn) Paras 1.2.12, 1.2.13 and 1.2.14			require assessment. Therefore, no assessment of MAC2/22 is required either
Vol 2a Aberaeron (Llwynceilyn) Paras 1.2.16 and 1.2.18	MAC 2/23	<p>Amend Para 1.2.16 as follows:</p> <p>Aberaeron is home to a number of small retail and commercial outlets, largely concentrated in the town centre, which display a number of good frontages with strong retail offerings. Generally the turnover of units within the town centre (as defined on the Proposals Map) is good, with vacancy rates low. In terms of retail there are no specific allocations in the USC. Further development of retail facilities in the settlement will be supported provided in accordance with policy S02 and all relevant LU and DM policies.</p> <p>Amend para: 1.2.18 as follows:</p> <p>However, criteria based policies within the LDP will continue to allow economic development in appropriate locations throughout the town and the wider area. Any development of land that is not allocated will need to be compliant with Policy S02 and all relevant LU and DM policies.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Vol 2a Aberaeron (Llwynceilyn) New para after 1.2.32	MAC 2/25	<p>Add new Para prior to Para 1.2.32 as follows:</p> <p>As noted previously in Section 1.1, it is the long term aim of the LA to ensure that the highest possible level of growth identified for this Service Centre can be located within the settlement boundary of Aberaeron itself. The LA acknowledges that land currently constrained during this plan period, or at least during the early part of the plan, may become available in the future. The</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>LPA is therefore committed to looking at the long term strategic direction of growth in relation to Aberaeron as part of the first review of the LDP (2017). This could result in a reduced or different role for Llwynceilyn within the Settlement Group.</p> <p>Amend Para 1.2.32 as follows:</p> <p>Options may include land The future direction of growth for Aberaeron has been identified as potentially being behind Lloyd Motors. Development in this location can only occur if some existing buildings are however demolished – and at present this does not appear likely to occur during this plan period. It is also possible that further growth will occur to the west of site H0101 (see Table 01.02), however this area can only be opened up for development once if-site H0101 comes forward first. Land behind the school and land on Rhiwgoch road are also options that require further investigation. If feasible opportunities are identified on sites adjacent to the current Aberaeron settlement boundary then this could lead to a review of the LDP prior to 2022 and to a reduction in the amount of land needed at Llwynceilyn. If such options cannot however deliver further development opportunity in Aberaeron in the future then the LA will need to consider whether it would be appropriate to continue to displace growth in the future in relation to this Service Centre. If this does not occur growth will continue to be displaced.</p>	
<p>Volume 2a, Aberaeron (Llwynceilyn)</p> <p>Allocated Site Schedule</p> <p>H0101</p> <p>column 5, Para 4</p>	<p>MAC 2/175</p>	<p>Amend Allocated Site Schedule for H0101, column 5, Para 4 as follows:</p> <p>As has been noted in Section 1 of the Settlement Group Statement it will be necessary for the LPA to undertake further detailed feasibility work in relation to whether or not sites currently outside the Aberaeron settlement boundary can be accessed for development either later in this plan period or in future plan periods. With this in mind access may be required to be provided through this allocated site to link up with other potential future development sites. Firstly access may need to be secured through this allocated site to link up with land to the east of Rhiwgoch road (between Rhiwgoch Road and the A487).</p>	<p>The change has been introduced to highlight the LA's future aspirations for development in Aberaeron. It does not affect any of the current policies or allocations within the Plan and therefore no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Such a requirement would affect the overall layout and yield (number of units) that could be developed on this allocated site. If it proves feasible to secure development to the east of the Rhiwgoch road, the access road in part would affect the upper part of H0101 which is currently excluded from development due to its high biodiversity value and therefore the decision regarding the provision of any access route would need to address whether this high biodiversity value can be compensated for on the land to the north as part of the development. Secondly, the layout of any proposed development on this allocated site should include provision to gain access to the land to the south which may also be needed to accommodate further development during future plan periods. The inclusion of adjoining land, both to the east and to the south, for future development is not at this point guaranteed as it would need to undergo further extensive detailed assessment as to its suitability for development, assessment that is scheduled to occur in the lead up to the 1st review of this LDP. Developers therefore need to discuss with the LPA early in the plan period the provisions which may be required by the LPA in relation to retaining access provisions to other land beyond the allocation. Early dialogue should help ensure that the delivery of the development is not unnecessarily delayed.</p>	
Cardigan			
Volume 2a, Cardigan Overview Table at para 2.1	MAC 2/26	Amend Economic Requirements sections of table in accordance with Annex 4 of this MACs document.	The change reflects the change proposed by MAC2/33 which does not require assessment. No assessment is therefore required for MAC2/26
Volume 2a, Cardigan para 2.1.3	MAC 2/27	Amend the paragraph as follows: Within Ceredigion, the Settlement Group is the second most populous area in the county, with almost 9% of the County's population (Census 2001) and with a housing stock of 3326 as of July 2011. Because of the importance of Cardigan as the second and former county town of Ceredigion, two of the Group's Linked	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		Settlements within Ceredigion have greater population levels than their equivalents in other groups, with a good level of facilities by comparison with many of the County's other Linked Settlements. In past plan periods, these settlements have seen growth displaced from Cardigan because of a lack of genuine land availability within Cardigan associated with the need for flood protection works in the river basin of the Mwdan – now completed.	
Volume 2a, Cardigan para 2.1.4	MAC 2/28	After para 2.1.4, insert new paragraph as follows: Within Ceredigion the growth in housing stock over a ten year period to 2011 for the Cardigan Settlement Group was almost 300 units, a quarter of which were built outside the Service Centre – approximately 10% growth over 10 years. The LDP Strategy is seeking to promote more sustainable development by encouraging a larger proportion of new growth in the area to go into the Service Centre and to encourage demand there and prompt the completion of the large number of outstanding consents in the town. A growth of approximately 21% in dwelling numbers across the plan period (15 years) is therefore appropriate in this context and overall the rate of development will not need to be specifically managed. Given the general level of past growth in the Settlement Group and the prospect of retail, integrated health and social care services helping provide employment opportunities, the level is capable of being absorbed into the settlement and community without potential significant impacts on the community and Welsh language.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement and how this relates to the Strategic policies. Therefore, no assessment is required.
Volume 2a, Cardigan Para 2.2.2	MAC 2/29	Amend paragraph to read: With a population of 4,020 at the 2001 Census (1828 dwellings as at April 2007), Cardigan is the county's second largest settlement and is recognised as a primary service hub by the Wales Spatial Plan. It is an important cultural, heritage and tourism centre, the home of the first Welsh National Eisteddfod at Cardigan Castle, and a centre for health and further education services. Since the start of the new millennium the town the town has been the focus for regeneration of the historic built environment, and is the location for innovative combined health and social care developments and new retail facilities at Bath House, relatively close to and	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>increasing the potential for enhancing the vitality of the existing town centre. There is provision for employment development at two employment sites to the south and east of the town at Pentood and Parc Teifi and in <u>a mixed use redevelopment sites</u> at the old Cardigan Hospital and at Pwllhai. There are a number of areas within Cardigan that are available for redevelopment or are likely to become available during the Plan period. The most significant of these is Cardigan Hospital, which is located on one of the main entrances to the town. As such, it is considered to be a gateway location and its development will be required to meet a high standard of design.</p>	
Volume 2a, Cardigan Para 2.2.15	MAC 2/30	<p>Insert a new sentence at the start of para 2.2.15 as follows:</p> <p>The LPA is aware that a water supply to service allocation opportunity in Cardigan (incl housing and employment) will involve the provision of some modest off-site mains. However, it is anticipated that the sewage infrastructure is capable of supporting the new development opportunity identified in the LDP.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Cardigan Para 2.2.32	MAC 2/31	<p>Amend the paragraph as follows:</p> <p>The second project involves a bid by a local shareholder the community organisation '4CG' (Cymdeithas Cynnal a Cefnogi Cefn Gwlad – Society to Sustain and Support the Rural Countryside' – a not-for-profit charity) to purchase utilise land at Pwllhai. Their stated intention is to create creating a town centre car park with some community retail space and potentially some office space.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Cardigan Housing Allocations Schedule	MAC 2/32	<p>Insert the following text for all housing and mixed use allocated sites within the Schedule:</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Mixed Use Allocations Schedule			
Volume 2a, Cardigan Employment Allocations Schedule E0203	MAC 2/33	Delete entire Row E0203 from Allocated Sites Schedule and any associated references in the SGS.	<p>The change reflects the outcome of a deposit representation and the subsequent hearing session which concluded that an allocation would be too restrictive for this site.</p> <p>The site's deletion does not require assessment, since the Plan's approach to windfall development has already been accounted for in the <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i). It should be noted however, that the assessment for E0203 found in the Deposit HRA Screening Report no longer carries any weight.</p>
Vol 2a Cardigan	MAC 2/34	<p>Amend amount of a hectares that needs to be protected from 1.36ha to 0.8ha in final Column (3rd from last para)</p> <p>Amend MNA0201, Table 02.04, Allocated Site Schedule, last column, insert before</p>	The change is a factual correction due to an error in the original calculation. Owing to the limited scale of the change, it is not

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Minerals site Allocations Schedule MNA0201		<p>last paragraph.</p> <p>The area shown allocated for future sand and gravel extraction on the Proposals Map (see Policy S01) represent the fullest extent of the allocated potential operational area, including associated margins for accommodation works, bunding or other mitigation requirements. The outer boundary of the allocation is not to be interpreted as the acceptable extent of future extraction. Approval of the precise form and extent of workings within the allocated area will be dependent on detailed consideration of the impacts arising from any scheme submitted for planning permission, in order to ensure an acceptable form of development in all material respects</p> <p>Amend all references within the plan to site area from 13.04ha to 12.79ha</p> <p>Delete Inset Map 0203 and replace with new version as set out in Annex 10 of this MAC.</p> <p>A separate MAC has been included regarding changes to Volume 1 to reflect the above changes.</p>	considered that it is significant enough to alter the original assessment for the allocation. Therefore, no assessment of the change is required.
Aberystwyth			
Volume 2A, Aberystwyth Settlement group Overview Para 3.1.2	MAC 2/35	<p>Amend paragraph 3.1.2 as follows:</p> <p>With a population of 16,270, Aberystwyth is now the county's largest settlement. Aberystwyth itself It is identified in the Wales Spatial Plan (WSP), published in 2004 and updated in 2008, as a Settlement of Primary National Importance consistent with its role as a strategic centre for Central Wales, and its national significance for Wales. It is part of a Primary Settlement cluster with Aberaeron.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A Aberystwyth	MAC 2/36	<p>Amend paragraph 3.1.5 as follows:</p> <p>The Group's Linked Settlements are located to the north, east and south, and west of</p>	This is a correction to a drafting error and does not materially affect the policy content of the

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Settlement group Overview Para 3.1.5		Aberystwyth, and range in size from Llanfarian, which has about 160 dwellings, to Clarach, which is predominantly a holiday park. Capel Bangor is the most outlying of the Linked Settlements, located around 6.5 km to the east of Aberystwyth on the A44 (T).	Plan. Therefore, no assessment is required.
Volume 2a, Aberystwyth Settlement group Overview New Para after Para 3.1.5	MAC 2/176	Insert a new paragraph after Para 3.1.5 as follows: In 2007 the housing stock of Aberystwyth was 6894 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 1877 dwellings which is a growth rate of just over 20% for the Service Centre. The level of housing growth proposed is higher than that experienced per annum over recent years (around 125 units per annum). However, owing to Aberystwyth's size and function, it is considered that the level of development proposed can easily be accommodated without significant negative impact on the community and the Welsh language without needing to be managed in terms of overall rate therefore housing development in this settlement will not be subject to phasing.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement and how this relates to the Strategic policies. Therefore, no assessment is required.
Volume 2A Aberystwyth Section 2 Para 3.2.6	MAC 2/37	Amend paragraph 3.2.6 as follows: As of August 2010 there were already 389 commitments within the Service Centre, equating to 159 completions and 230 outstanding consents. Because of Aberystwyth's size and status, it is expected to accommodate a significant proportion of Ceredigion's housing requirement, and the rate of development is expected to be greater to that experienced in recent years. This is because it is intended that Aberystwyth will provide for a greater share of Ceredigion's housing needs, thereby taking pressure for development away from the surrounding area. This reflects the national importance of the settlement in terms of its social and economic role.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2A Aberystwyth Section 2	MAC 2/38	Amend paragraph 3.2.8 as follows: Unlike other settlements in the county, a significant proportion of residential units are likely to come forward from the reuse of vacant space in the town, the redevelopment of vacant and underused land and the conversion of larger buildings and houses to	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Para 3.2.8		<p>flats. An allowance of approximately Approximately Approximately 500 units could potentially come forward over the Plan period (2007-2022) is therefore expected to come from such non-allocated windfall sites. The plan is dependent on 225 of these units coming forward to help meet the identified housing number, the remaining 275 units add to the choice and flexibility of sites available in order to ensure that the housing number can be met. Where windfall sites do come forward they will need to be determined in accordance with Policy S02.</p>	<p>may be found in <i>Addendum to the 'Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a, Aberystwyth</p> <p>Allocated Sites Schedule</p> <p>H0302</p>	MAC 2/39	<p>Amend the final Para of the Allocated Site Schedule (table 02.02) to site H0302 (final column) as follows:</p> <p>Site layout should include provision to gain access to the land to the south and north, which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development. Site layout should also include provision for pedestrian access to the land to the north.</p>	<p>The proposed change reflects representations that were received during the deposit consultation and subsequent hearing session. It was agreed that vehicular to the north was not viable, although pedestrian access would need to be maintained.</p> <p>It is not considered that the scale and nature this of this change results in the need to reassess.</p>
<p>Volume 2a, Aberystwyth</p>	2/183	<p>Amend column 4 of the Allocated Site Schedule (table 02.02) to site H0305 as follows:</p> <p>Guide Density per ha Net Developable Area:</p>	<p>It is not considered that the scale and nature this of this change results in the need to reassess.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Allocated Sites Schedule H0305MAC		40-37	
Volume 2a, Aberystwyth Allocated Sites Schedule - Housing M0305	MAC 2/40	Amend the Allocated Site Schedule table (Housing Allocations) to site M0305 ('Proposals' column) as follows: Guide density per ha Net Developable Area: 45 Estimated yield: 450 units Estimated affordable units:90.0	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Aberystwyth Allocated Sites Schedule - Housing M0303	MAC 2/41	Amend the Allocated Site Schedule table (Mixed Use Allocations) to site M0303 (final column) as follows: Any redevelopment will need to suitably relocate or incorporate the existing uses (for example, the bus depot and football ground). Where an existing use is retained and incorporated into the redevelopment of the site, any new nearby uses should be compatible with that existing use and not adversely affect its operation.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Aberystwyth Allocated Sites Schedule - Housing M0305	MAC 2/42	Amend the 3 rd Para of the Allocated Site Schedule table (Mixed Use Allocations) to site M0305 (final column) as follows: The western portion of this site will deliver a 4.54ha area of employment land. The employment element of this site is to be the first development to be delivered. It offers considerable potential for a high quality, attractive and viable commercial development (Uses B1a and B1b). Both the residential and employment elements of the site should be bought forward in a phased manner. This will be secured through a Section 106 agreement. A masterplan for the whole site showing both the residential and employment elements should be produced at the planning application stage. Uncoordinated proposals for housing will not	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		be considered favourably.	
Volume 2a, Aberystwyth Employment Allocated Sites Schedule E0305 & Vol1 App 6	MAC 2/43	Amend the Aberystwyth Settlement Group Statement (Table 03.04: Site Allocations Schedule for Locations Other than the Service Centre). Insert the figure 9.7ha into the new column entitled 'Additional Available Land (ha)' of the Allocated Site Schedule (Table 03.04: Site Allocations Schedule for Locations Other than the Service Centre) to site E0305. This new column was an addition which the LPA proposed in Examination document ED012e. Amend reference to Allocated Employment Land (2007-2022): in the Settlement Group Overview form 24ha to 23ha .	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Adpar			
Volume 2a, Adpar para 4.1.1 & 4.1.2	MAC 2/44	Amend Para's 4.1.1 & 4.1.2 to read: The Newcastle Emlyn (Adpar) Settlement Group (with a housing stock of 1067 as of July 2011) lies in the south of Ceredigion spanning the rural agricultural area from the River Teifi extending north and west between and along three B roads, the B4570, the B4333 and B4571 and east along the A475 towards Lampeter. A network of minor roads criss-crosses the Settlement Group linking its small settlements and farmsteads. The River Teifi forms the County boundary with Carmarthenshire to the south of Ceredigion where Adpar borders the Carmarthenshire market town of Newcastle Emlyn. Small Pembrokeshire hamlets and the settlement of Abercych also lie close to Newcastle Emlyn. The Linked Settlements in the Settlement Group within Ceredigion generally look towards Newcastle Emlyn as the natural direction of travel for most services and facilities as is also the case for Linked Settlements in Carmarthenshire and Pembrokeshire. There are a large number of outstanding residential consents in the Settlement Group outside the Service Centre.	The change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a,	MAC 2/45	After para 4.1.3 add new paragraph:	This is an amendment to aid clarity that has no effect on the

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Adpar New para below para 4.1.3		In 2007 the housing stock of Adpar was 305 dwellings. The proposed increase of dwellings over the plan period equates to 54 dwellings which is a growth rate of 17.7%. The level of growth is considered to be acceptable given its proposed longer term role in relation to Newcastle Emlyn and that in recent years it had experienced a similar growth rate (3.1 per annum) without resulting in significant adverse effects on the settlements and its residents. It is therefore considered that the level of development proposed is suitable and can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate (phasing).	policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.
Volume 2a, Adpar Amend Para 4.2.1	MAC 2/177	Amend paragraph 4.2.1 to read as follows: Because of general topographical constraints – steep terrain and C2 flood zone - impacting on the Urban Service Centre (the Carmarthenshire town of Newcastle Emlyn) its sister settlement, Adpar, which has always been associated with Newcastle Emlyn, in Ceredigion, offers the most reasonable prospect of meeting the Urban Service Centre role for plays a traditional role in delivering housing growth for Ceredigion , though it also suffers similar constraints.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Adpar Delete Para 4.2.8, 4.2.9 and 4.2.10	MAC 2/46	Delete Para's 4.2.8 and 4.2.9	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/46 is required either
Volume 2a, Adpar Para 4.2.17	MAC 2/47	Amend paragraph to read: Developers of both residential and non-residential allocated and non-allocated/ windfall sites will need to refer to Policy LU24 in relation to providing additional open space as part of all development. For information as to whether provision is required on the allocated sites, see Table 04.02: Allocated Sites	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		Schedule below.	
Volume 2a, Adpar Para 4.2.22	MAC 2/48	<p>Amend paragraph to read:</p> <p>There remains a strong planning preference to consolidate the built form at sites between Derwen Gardens and Parc y Trap. A broader view of longer term development has been considered in view of the finite number of units capable of being served by one access junction. There are two a few options – the first is dependent upon whether it is possible in reality and in practical terms to achieve a satisfactory improvement to Parc y Trap road and its junction with the B4571, the second is dependent upon achieving a route through land to the west of Derwen Gardens, south of Brynderi Close, and the third, which the landowner concerned understands to be a longer term option, is the potential for development of a new access road from the B4571 to the north at Bryndioddef Hill, facilitating the prospect of further consolidation of the settlement to the west of the B4571 and the eventual creation of a through-route from Bryndioddef Hill, crossing Parc y Trap road and linking up to sites south of Parc y Trap and existing development at Derwen Gardens.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Adpar Table 04.02, H0401 Final Col	MAC 2/49	<p>Insert new para before first para of final column as follows:</p> <p>There is an expectation of lead-in time being required for land assembly and negotiations to achieve a scheme to optimise vehicular access and future access to the playing field/equipped play space. Developers are therefore encouraged to work up the detail of a planning application early on in the plan period with the LPA so that the delivery of the development is not unnecessarily delayed.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Adpar Para 4.3.3	MAC 2/50	<p>Amend paragraph to read:</p> <p>Development in locations across the border in Pembrokeshire and Carmarthenshire are subject to Pembrokeshire and Carmarthenshire development plans (adopted Unitary Development Plan or subsequent Local Development Plan). Development in locations outside of the Service Centre, which are within Ceredigion will be subject to the Ceredigion LDP and national policies.</p>	The change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Lampeter			
Vol 2a Lampeter Settlement Group Overview Economic Requirements	MAC 2/51	In the Settlement Group Overview table for Lampeter amend the following: Economic Requirements (2007-2022): Allocated Employment Land: Lampeter Business Park 8.08ha 9.46ha Retail Requirement (2007-2016): Comparison Goods Floorspace: 352m2 Convenience Goods Floorspace**: 949-1289m2 548m2 Bulky Goods Floorspace: 733m2	This MAC reflects two changes to the Plan. The first change reflects the extension to H0501, the need for assessment of which has been considered under MAC2/61 which required reassessment. The second change reflects an update to the LDP's evidence base. It does not materially affect the policy approach of the Plan and does not therefore require assessment.
Vol 2a Lampeter New para after 5.1.3	MAC 2/52	<p>The growth being envisaged for Lampeter and set out through the LDP aims to bolster the significance of the town in the local area by concentrating growth away from the Linked Settlements and into the town itself. Lampeter has performed well in terms of housing numbers in the preceding plan period (with just under 20 units per annum being completed). The total percentage increase on housing stock allocated through the LDP (as of housing stock figures from 2007) equates to 21.6%.</p> <p>The town of Lampeter is adept at managing population change as it is used to accommodating the annual influx of students. The impacts of the additional growth is therefore likely to be minimal and there is no general need to control (through phasing) the rate at which development comes forward.</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.
Vol 2a Lampeter	MAC 2/53	<p>As of August 2010 there were already 94 commitments within the USC. This was made up of 10 completions and 84 outstanding consents. Development for 22 dwellings at Cwrt Dulais, behind the Royal Mail Delivery Office is also on-</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
New para after table 05.01 Delete Para para 5.2.10 and 5.2.11		going. This includes a provision of 6 affordable houses. A further consent for 38 dwellings is outstanding on land opposite Llanfair road. The remainder of the outstanding consents are on small sites scattered throughout the USC. Delete Para para 5.2.10 and 5.2.11	Therefore, no assessment is required.
Vol 2a Lampeter Para 5.2.8	MAC 2/54	There are more units catered for within the allocations than is currently required for the Service Centre in this plan period. The main reason this has occurred is related to allocated housing site H0505. This site is very large and can provide a number of houses, however the site size may amount of developable land will reduce if access to this new site is required over an existing open space. If this is the case this existing open space facility will need to be accommodated within the new development site . See H0505 in the Allocated Site Schedule for further detail. It is possible therefore that not all the sites allocated will be needed during this plan period and that it has been included to ensure that a comprehensive and workable scheme can come forward on H0505 and that there is a choice of sites available. The housing figure will set the total level of development over the plan period, not the total land area.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Lampeter Delete Para 5.1.20, 5.1.22 & 5.1.27	MAC 2/55	Delete Para 5.1.20, 5.1.22 & 5.1.27	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/55 is required either
Vol 2a Lampeter Para 5.2.16	MAC 2/56	As Lampeter also has a significant role in relation to some settlements within Carmarthenshire, cross border discussions are on-going as to what additional housing needs should be met in Lampeter. The Carmarthen LDP is at an earlier stage of the process and at the time of writing details as to the housing requirements of these Carmarthenshire areas was not known. Any identified needs will form part of the monitoring process and will be addressed through review if necessary. Until then the Carmarthenshire UDP will continue to provide for the needs of those settlements	The change reflects the fact that Ceredigion's LDP has little influence on what goes on in adjoining planning authorities. This does not materially affect the policy content of the Plan and therefore does not need

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		across the border. Discussions to date recognise the need to ensure that the role of Lampeter is strengthened and that nearby settlements do not cater for large scale growth which would be better, and more sustainably located in Lampeter.	assessment.
Vol 2a Lampeter Para 5.2.29	MAC 2/57	There is a high number of small retail and commercial outlets concentrated in the town centre which meet a wide range of needs. Generally the turnover of units within the town centre (as defined on the Proposals Map) is good, with vacancy rates low. The turnover of retail units in Lampeter is relatively low with many businesses being long standing to the community. The Cardigan and Lampeter Retail Needs Planning Study undertaken in 2008 by CACI demonstrated that there is capacity for additional comparison and bulky goods floor space in Lampeter, which could be delivered in the form of a range of new small format stores, which will come forward on an incremental basis without the need for specific allocations. The Lampeter Convenience Capacity Analysis undertaken in 2012 by NLP demonstrated that there is capacity for additional convenience, comparison and bulky goods floor space in Lampeter, which could be delivered in the form of a range of new small format stores, which will come forward on an incremental basis without the need for specific allocations. Therefore no specific allocations have been made as it is considered that any future retail growth can be met under existing LDP policies.	The change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Lampeter New para before 5.2.20	MAC 2/58	The LPA will also encourage the development of employment units within the Service Centre. Any development that is to occur will need to be compliant with Policy S02 and all relevant LU and DM policies.	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h)

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
			and ED012i). The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
Vol 2a Lampeter 5.2.34	MAC 2/59	Future direction of growth is at the rear of the Brynpen housing development and behind housing properties Chestnut Lodge and Oakwood Lodge on Falcondale Drive and on land adjoining Bryn Hebog.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Lampeter Table 05.02	MAC 2/60	Inserted within the second paragraph after the second sentence of Table 05.02: Allocated Sites Schedule: Lampeter USC for site H0503 the following: Any road improvements required to facilitate the development of H0504 in this site (H0503) could affect the number of units to be provide. The number of units deliverable from this site will be dependent upon the nature of the road improvements.	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Lampeter Table 05.02	MAC 2/184	Amend Table 05.02: (Allocated Sites Schedule, Housing Allocations) for H0505 as follows: third column: 4.20ha (gross) Net Developable Area: 3.5ha 4 th column: Guide density per ha gross Guide density per net ha gross: 30 5 th column:	This is an amendment to aid clarity that has no effect on the policy content of the Plan.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Delete 2nd para This allocation includes a parcel of land that is currently used as recreational land (0.74ha). This land has not been removed from the total developable area of the site due to the reason that access may be required over it for the whole of the site to come forward. If access to this site is required the loss of the recreation land would have to comply with policy LU22. As the Guide Density was worked out on the site as a whole if relocation of the existing open space is required within the new site a higher density will need to be applied in order to achieve the stated number of units.</p> <p>5th column, 4th para: The excluded area relates to existing playing field. Additional open space requirement associated with development should be assumed to need to be taken from site area .If access is required over the existing open space this provision will need to be provided for within the new development. If access to the site is not required over the existing open space not all of the allocation will be required in this plan period.</p>	
<p>Vol 2a Lampeter</p> <p>Table 'Employment Allocations' Site E0501, 3rd and new 4th column</p> <p>&</p> <p>Vol 1 App 6 new column</p> <p>&</p>	<p>MAC 2/61</p>	<p>Vol 2a Lampeter, Site E0501</p> <p>Amend 3rd column (Gross Area ha): 7.97 8.39ha</p> <p>4th column: Column title: Additional Available Land (ha) Detail: 3.32ha Net developable area.</p> <p>Appendix 6 E0501: column entitled 'Additional Available Land (ha)' Detail: gross developable area being 8.39ha and the net developable area is 3.32ha.</p> <p>Amend Inset map 0501 as set out in Annex 5 to this MAC Report. Add the area marked in red to the current E0501 allocation.</p>	<p>HRA Screening required</p> <p>This minor extension is designed to provide the site with more flexible access arrangements.</p> <p>As those arrangements are through a corridor that might be used by otters, a feature of the Afon Teifi SAC, it was deemed that a re-assessment of the site was necessary.</p> <p>See Appendix 9 for details</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Vol 2b Inset Map 0501		A separate MAC has been included regarding changes to Volume 1 to reflect the above changes	
Vol 2a, Lampeter Table 'Employment Allocations', E0501, column 7, after 2 nd para	MAC 2/62	<p>Level topography to the east of the A485 and sloping topography to the west.</p> <p>Appropriate landscaping will be encouraged as part of any development, redevelopment or rationalization throughout the site, with particular attention paid to the land to the west of the A485.</p> <p>Development to the west of the A485 should take into account the residential properties adjacent to the site's boundary. B2 uses and any other type of development that could be incompatible with residential uses, should be located away from these properties and a high quality landscaping scheme should be implemented to ensure that the visual and environmental amenity of the area is not significantly adversely effected.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a, Lampeter Table 'Employment Allocations', E0502, column 7, after 2 nd para	MAC 2/63	<p>Landscape</p> <p>Biodiversity</p> <p>Open Space</p> <p>Utility</p> <p>Other considerations</p>	This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Llandysul			
Volume 2a, Llandysul Para 6.1.1	MAC 2/64	<p>At para 6.1.1, add a new sentence to the end of the para:</p> <p>'It has a housing stock of 2436 as of July 2011.'</p>	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a,	MAC 2/65	After para 6.1.3, add a new para:	This is an amendment to aid

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Llandysul Para 6.1.3		Within Ceredigion the growth in housing stock over a ten year period to 2011 outside Llandysul in the identified Settlement Group has been four times that within the Service Centre, 126 units as opposed to 33 units in the USC during that time. The LDP Strategy is seeking to promote more sustainable development by encouraging a larger proportion of new growth in the area to go into the Service Centre and to encourage demand there and prompt the completion of the large number of outstanding consents in the town. A 37.4% growth in dwelling numbers (227 units) across the plan period is therefore appropriate in this context and overall the rate of development will not need to be specifically managed. Given the general level of past growth in the Settlement Group, the level is capable of being absorbed into the settlement and community without potential significant impacts on the community and Welsh language.	clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement and how this relates to the Strategic policies. Therefore, no assessment is required.
Volume 2a, Llandysul Delete paras 6.2.7, 6.2.8 and 6.2.10	MAC 2/66	Delete paras 6.2.7, 6.2.8 and 6.2.10, which are superseded by new paras.	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/66 is required either
Volume 2a, Llandysul Economic Requirements Para 6.2.13	MAC 2/67	At para 6.2.13, add a further sentence: It has not been necessary to allocate sites specifically for new retail provision within the LDP. Any applications received should be determined in accordance with Policy S02 and relevant LU and DM policies.	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and</i>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
			<p><i>associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 2a, Llandysul Housing Allocated Sites Schedule H0601	MAC 2/68	<p>In Table 06.06, row H0601, final column, add the following text after the first sentence:</p> <p>There is an expectation of lead-in time being required for land assembly and for access to be provided from adjoining existing development sites. Developers are therefore encouraged to work up the detail of a planning application early on in the plan period with the LPA so that the delivery of the development is not unnecessarily delayed.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
Tregaron			
Vol 2a Tregaron Settlement Group Overview New entry	MAC 2/69	<p>Minerals requirement: Pant Quarry, Llanddewi Brefi 3.18ha</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
Vol 2a Tregaron New paras after 7.1.5	MAC 2/70	<p>The growth being envisaged for Tregaron and set out through the LDP allocations aims to bolster the significance of the town in the local area by concentrating growth away from the Linked Settlements and into the town itself. Tregaron is a large settlement relative to its hinterland with 444 dwellings (as of 2007) the proposed growth for Tregaron would increase the dwelling numbers by 102 units which equates to an increase of 23%.</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>The growth planned for Tregaron is congruent with the level of services available in the town and based on its history of expansion and contraction will be accommodated without any significant harm to the fabric of the community and its Welsh language.</p>	assessment is required.
<p>Vol 2a Tregaron</p> <p>New para after table 7.2</p> <p>Delete para 7.2.11 & 7.2.12</p>	MAC 2/71	<p>Insert new para:</p> <p>As of August 2010 there were already 24 commitments. This was made up of 7 completions and 17 outstanding consents. In terms of current permissions the largest development in terms of number of units is located directly to the south of Maesamlwg estate. This permission is for the development of 14 dwellings which will provide a mixture of dwelling types and sizes all of which will be social rented properties provided by Cymdeithas Tai Cantref.</p> <p>Delete para 7.2.11 & 7.2.12</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
<p>Vol 2a Tregaron</p> <p>Para 7.2.9</p> <p>Delete Para 7.2.10</p> <p>Volume 1:</p> <p>Appendix 6 (July 2012 version as attached to this MACs report)</p>	MAC 2/72	<p>Add after the second sentence & amend the original third sentence of paragraph 7.2.9</p> <p>Opportunity to meet tThe remaining number of units identified by the LDP requirement has been provided for through the allocation of 2 Housing sites (2.72ha) and as part of one mixed use site (20 or so units) as detailed in the Allocated Sites Schedule (Table 07.02) and shown on the Proposals Map. These allocations are capable of yielding approximately 94 74 units. Extra care units are classed as part of the general housing requirement as they do provide housing for a range of persons, not just the elderly or infirm. The mixed allocation M0701 could provide up to approximately 20 40 extra care units which are part of the normal overall housing provision requirement. It is possible that all of these units could be provided which would mean that the Service Centre has an over provision of land, however equally the site may not deliver the 40 and would only allow for a level of flexibility. It is therefore expected that this site will help the Service Centre meet its housing requirement. The overall housing figure for the Service centre will be used to control the level of development that comes forward and not the amount of land that has been allocated for potential development. The sites allocated have been</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best locations in the Service Centre to provide opportunity for growth in a sustainable location which will enhance and respond positively towards the existing built form.</p> <p>Delete para 7.2.10</p> <p>Volume 1:</p> <p>Amend Appendix 6 as attached to this MACs report (July 2012 Version). Ensure that para 6.208 which discussed the Mixed use Allocation site M0701 refers to 20 units rather than 40 units.</p>	
<p>Vol 2a Tregaron</p> <p>Paras 7.2.14 and new para after</p>	<p>MAC 2/74</p>	<p>Amend para 7.2.19 as follows:</p> <p>Tregaron has a small, compact town centre (see Proposals Map) which offers a range of facilities. It is made up of a mixture of small shops, catering establishments, financial services and other general facilities. In the Western part of the settlement there is a small collection of industrial units, which houses industrial suppliers and warehouses. An outstanding consent for a mixed use development in the Talbot Yard area includes a provision of retail uses (A1) and D1 uses. Although there are no B1, B2 and B8 allocations proposed in the Service Centre or Settlement Group, there are opportunities for further economic development arising from small scale windfall developments, the rationalisation of existing uses and the delivery of the site M0701. Any development that is to occur on a sites not allocated will need to be compliant with Policy S02 and all relevant LU and DM policies.</p> <p>New para:</p> <p>In terms of retail there are no specific allocations in the Tregaron USC. At present the community is provided for by a range of convenience shopping facilities, the designation of the settlement as an Urban Service Centre should retain and strengthen these facilities. Further development of retail facilities in</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a HRA Screening, the findings of which may be found in <i>Addendum to the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit Version. Matters Arising in relation to Section 6 of the Local Development Plan and associated Appendices</i> (Examination Documents ED012h and ED012i).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		the settlement will be supported provided in accordance with policy S02 and all relevant LU and DM policies.	
Vol 2a, Tregaron 7.2.17	MAC 2/75	A water supply can be provided to service the proposed allocations, however this will involve the provision of some modest off-site mains. For current updates and more detail on For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Tregaron Paras 7.2.19 7.3.9	MAC 2/76	7.2.19: The strategic review by the Education Department secondary schools is ongoing has concluded that a 3-19 year old school should be further considered in Tregaron. This is to would ensure that facilities and provision of education in Tregaron are of the highest quality in order to ensure the highest level of learning within the area. This could result in a new campus. 7.3.9: Primary schools exist within Bronnant, Llanddewi Brefi and Llangeitho. However as set out within the Service Centre section of this Settlement Group Statement the future of these schools could be affected depending on the outcome of any review if the 3-19 year olds school goes ahead within Tregaron.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Tregaron Allocated Site Schedule Site H0701, 3 rd , 5 th & 6 th column	MAC 2/185	Amend Tregaron Allocated Site Schedule for Site H0701 as follows: 4 th Column Guide density per ha gross: 30 20 5 th column Delete 9 th paragraph 0.5ha has been removed from the amount of developable land on this site. This area has been removed to provide possible future provision for the extension to the Church cemetery if required. The provision of Open Space of this site can be accommodated within this area if desired. Open space will be sought on site.	It is not considered that the scale and nature this of this change results in the need to reassess, particularly as it is a reduction in units.
Vol 2a Tregaron Allocated Site	MAC 2/77	Include a new entry to the Allocated Site Schedule, add a new row with the following information:	This is a minor amendment to aid clarity that has no effect on the

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Schedule for Housing, new entry		Site Reference: M0701 (part) Name: Cylch Caron Project, land rear of Talbot Yard Area (Ha): 2.2 Proposal: 20 Site characteristics constraints and requirements: See main entry in Mixed Use Allocated Site Schedule below.	policy content of the Plan. Therefore, no assessment is required.
Vol 2a Tregaron Allocated Site Schedule Site M0701, 5 th column	MAC 2/78	Amend Tregaron Allocated Site Schedule for Site M0701 as follows: Amend 3 rd column 3.67 (gross) Net Developable area: 3.57 Of which 2.1ha is for extra care housing and 1.47ha is for Integrated Health Care Centre Amend 5 th column as follows: Includes up to approximately 20 40 residential units as part of the overall development. Amend 6 th column (Site Characteristics) 5 th Para: The site is good moderate semi-improved grassland which should be protected and managed in accordance with Policy DM15. 8 th Para: Due to the known areas of high biodiversity value on site (double hedgerow running through the site), approximately 0.1-20 ha of the total area (3.67ha) is not available for development. This can in the most part, be integrated with the provisions required	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>below on open space.</p> <p>Insert after 8th paragraph of the Tregaron Allocated Site Schedule (Mixed Use Allocations Table) to site M0701(final column) as follows:</p> <p>Due to its topography some parts of the allocated site which are elevated may be less suitable for development. Careful consideration will be required in relation to the layout and design of the whole site in order to ensure that the landscape and the setting of the town at this location is protected and enhanced.</p>	
<p>Volume 2a</p> <p>Minerals Allocated Sites Schedules</p> <p>MNA0701</p>	MAC 2/178	<p>Allocated Site Schedule for MNA0701, Table 07.04, Allocated Site Schedule, last column, insert after last paragraph:</p> <p>The area shown allocated for future sand and gravel extraction on the Proposals Map (see Policy S01) represent the fullest extent of the allocated potential operational area, including associated margins for accommodation works, bunding or other mitigation requirements. The outer boundary of the allocation is not to be interpreted as the acceptable extent of future extraction. Approval of the precise form and extent of workings within the allocated area will be dependent on detailed consideration of the impacts arising from any scheme submitted for planning permission, in order to ensure an acceptable form of development in all material respects.</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Aberporth/Parcllyn			
<p>Volume 2a, Aberporth/Parcllyn para 8.1.1</p>	MAC 2/79	<p>Amend Para 8.1.1 to read:</p> <p>The Settlement Group of Aberporth/Parcllyn is located in south west Ceredigion between the coast and the A487 coastal trunk road and is one of the most extensive geographic Settlement Groups in the County. It is relatively sparsely populated, with 10 Linked Settlements of various sizes and numerous small hamlets and farmsteads and a housing stock of 2333 as of July 2011. It is also the location for the Urdd Centre, a major Welsh cultural, activity and tourism centre for young people,</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>as well as for the West Wales Airport and for employment sites centred on the Qinetiq test range and more recently (with Welsh Assembly investment for innovative technology development) at Aberporth Business Park.</p> <p>Retain Para's 8.1.2 and 8.1.3.</p> <p>Delete existing Para 8.1.4 and replace with the following new wording</p> <p>The growth in housing stock over a ten year period to 2011 for the Aberporth/Parclyn Settlement Group was 173 units, 57% of which were built outside the Service Centre – approximately 8% growth over 10 years. The LDP Strategy is seeking to promote more sustainable development by encouraging a larger proportion of new growth in the area to go into the Service Centre. A growth of approximately 26.5% in dwelling numbers in the Service Centre across the plan period (15 years), although an increase in the overall rate of development, will not need to be specifically controlled (except at the mixed use site M0802 – see Allocated Sites Schedule). The rate does not need to be controlled given the history of tourism and in migration (both from nearby communities and further afield) into the locality arising from employment opportunities at the MOD base. The Settlement Group is also the location for the Urdd Centre, a major Welsh cultural, activity and tourism centre for young people, as well as for the West Wales Airport and for employment sites centred on the Qinetiq test range and more recently (with Welsh Government investment for innovative technology development) at Aberporth Business Park. The level of growth is therefore capable of being absorbed into the settlement and community without potential significant impacts on the community and Welsh language, and therefore phasing will not be applied to housing development sites within this settlement other than for site M0802.</p>	
Volume 2a Aberporth/Parclyn	MAC 2/80	Delete Para's 8.2.6 and 8.2.7	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/80 is

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Paras 8.2.6, 8.2.7 and 8.2.9			required either
Volume 2a, Aberporth/Parclyn Housing Allocated Sites Schedule H0801	MAC 2/81	In Row H0801, final column, delete the first line as follows: There is an undetermined planning application for this site at present.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Aberporth/Parclyn Housing Allocated Sites Schedule H0802	MAC 2/82	In Row H0802, final column, delete the first line: Undetermined planning application for 21 units. Development subject to securing adoptable highway standards over road frontage to junction. Insert the following text as first line: There is a planning permission for this site as at August 2012.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Aberporth/Parclyn Housing Allocated Sites Schedule	MAC 2/83	In Row H0803, final column, amend the first line as follows: Existing undetermined proposal There is a planning permission on part @ 20dph (5 units) as at August 2012.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
H0803			
Volume 2a, Aberporth/Parcllyn Housing Allocated Sites Schedule H0805	MAC 2/84	<p>In Row H0805, in fourth column, amend Guide Density per ha gross to read '25'.</p> <p>Amend final column: insert new para after first line:</p> <p>Developers are encouraged to work up the detail of a planning application with the LPA early on in the plan, in relation to demolitions and provision of access and estate roads for this site so that the delivery of the development is not unnecessarily delayed.</p> <p>Insert further new para before para that starts with 'The anticipated foul demands....'. New para should read:</p> <p>The site is crossed by a public sewer for which protection measures are required. These are either in the form of an easement which prevents development near the public asset or diversion of the asset at the developer's expense.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Various	MAC 2/85	<p><u>In Volume 2A:</u></p> <p>Amend the Aberporth/Parcllyn Allocated Site Schedule (Table 08.02) entry for H0806 as follows:</p> <p>Separate the H0806 site row from Housing allocations table, Add new title: Mixed Use Allocation, followed by a note in brackets under the title:</p> <p>(For Mixed Use Allocation Site M0801 which lies outside the Service Centre, see Table 08.04 below).</p> <p>Amend first column from H0806 to M0802.</p> <p>Amend final column, 1st Para as follows:</p>	This is an amendment to clarify that the site is for a mix of uses, rather than just housing. It has no effect on the policy content of the Plan and therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Housing/mMixed use site for comprehensive redevelopment. Site is for housing redevelopment is confined to the land portion on the south eastern side of the road only. of sports/social club site The parcel to the north west of the road comprises land both outside the security fence (for the relocation of social club and / recreation/community facilities) and within the security fence (i.e., playing pitches to which community access in perpetuity is to be secured). to playing fields. Comprehensive nature of the development to be secured by means of s106 agreement.</p> <p>After second paragraph, insert:</p> <p>Negotiations by interested parties with the LPA are encouraged early on in the plan, to work up the detail in relation to a comprehensive scheme as described in the paragraph above, so that the delivery of the development is not unnecessarily delayed.</p> <p>At p81, below 'Mixed Use Allocations table, add a note in brackets</p> <p>(For Mixed Use Allocation Site M0802 which lies within the Service Centre, see Table 08.02 above.).</p> <p>Replace Inset Map 0801 with that set out in Annex 6 of this MACs Report. This shows that the allocation of the site has changed from H0806 to M0802.</p>	
Volume 2a, Aberporth/Parclly n	MAC 2/86	<p>Delete para 8.3.8: The LDP recognises that there will also be circumstances which accord with PPW where development in locations other than the named Linked Settlements will be acceptable, including dwellings for agricultural workers, farm diversification for economic gain etc.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Bow Street			
Volume 2A, Bow	MAC 2/87	Amend Paragraph 9.1.1 as follows:	The proposed change is factual

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Street Settlement group Overview Para 9.1.1		Bow Street Settlement Group is located in northern Ceredigion, just to the northeast of Aberystwyth. It is a relatively small Group with a housing stock of 871 dwellings as of July 2011. Bow Street is the Rural Service Centre for this Settlement Group. The Settlement Group has only one sizeable settlement which warrants to be defined a Linked Settlement, Llandre, which is located just to the north. Although all of the residents within the Group's residents look to Aberystwyth for many of their needs, especially for comparison goods, Bow Street supports many of their day to day needs.	and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Bow Street Settlement group Overview Para 9.1.2	MAC 2/88	Add following paragraph after paragraph 9.1.2: The Plan allows for an additional 100 units to be provided for in the Service Centre, and a further 19 units to be provided for in the Linked Settlements and other locations outside of the Service Centre between 2007 and 2022. This is a total of 119 units for the Settlement Group as a whole. Recently there has been a relatively low level of growth in the Settlement Group predominantly due to the infrastructure constraints, with 10 completions in the Service Centre and 10 completions in the 'Linked Settlements and Other Locations' between 2001 and 2011. Although the number of units proposed for the Service Centre is higher than that experienced in recent years it does not represent a significant growth overall to the settlement which had circa 600 units as at 2007. It is therefore considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate. It is also considered that the growth allocated in Bow Street will help to support the local services and that the plan policies should also assist in furthering economic opportunities at the Service Centre.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.
Volume 2A, Bow Street Section 2	MAC 2/89	Insert a new paragraph after Table 09.01 as follows: As of August 2010 there were already 27 commitments within the Service Centre equating to 25 completions and 2 outstanding consents.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Table 09.01			
Volume 2A, Bow Street Section 2 Para 9.2.5 and 9.2.8	MAC 2/90	Delete Paragraphs 9.2.5 and 9.2.8	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/90 is required either
Volume 2A, Bow Street Section 2 Para 9.2.5 and 9.2.8	MAC 2/91	Add following paragraph as penultimate para in the Housing Requirements sub-section (before revised para in relation to density): It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around two thirds of the 100 possible new units which could come forward could not be permitted until either commitment for upgrades has been secured through DCWW's AMP programme or solutions can be identified by the developer. Once upgrades are committed, which could be as early as 2015 if included in DCWW next funding round, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Bow Street Section 2 Para 9.2.10	MAC 2/92	Amend Para 9.2.10 as follows: At the time of writing, the LPA are aware that improvements to the sewage infrastructure are required. This affects approximately two thirds of the housing growth identified for the settlement over the LDP period. Development in Bow Street will need to incorporate improvements as part of the development of those sites in order for development to be permitted unless such improvements are addressed by DCWW funding programme. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Bow	MAC 2/93	Amend paragraph 9.3.7 as follows:	The proposed change is factual

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Street Section 3 Para 9.3.7		Llandre is served by the same Waste Water Treatment Works as Bow Street and is subject to the same constraints (see above). No improvements are confirmed within Dwr Cymru Welsh Water's current Capital Investment Programme (years 2010 -2015) Developers have the option of funding improvements in advance of any planned Regulatory work provided in line with policy DM12.	and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
New Quay			
Vol 2a New Quay New para after 10.1.1 delete para after 10.1.3 Deletion of para 10.1.4	MAC 2/94	<p>New paragraph after 10.1.1</p> <p>The Settlement Group is quite large in size with 719 dwellings in 2011. There are a number of defined Linked Settlements which look to it and these range in size. The Group extends from the coast inland for 10.4km (6.5 miles) to Plwmp. There are seven Linked Settlements within the Settlement Group, which range in size from Pentre'r Bryn as the smallest with 34 dwellings (2007) to Cross Inn (New Quay) being the largest with 112 dwellings (2007) with a range of facilities including a Post Office, two food shops and agricultural merchant.</p> <p>During 2001 to 2011 there have been 52 completions in New Quay (average 5.2 per annum). The Plan allows for 151 units to be provided for in the Service Centre during 2007-2022. This is a total of 233 for the Settlement Group as a whole. New Quay will therefore see a 21% increase in housing stock (based on dwelling stock as of 2007) if all the growth comes forward. Traditionally some of the New Quay growth has been displaced by going to Cross Inn. This will now be re-directed to the RSC itself.</p> <p>New Quay is a popular tourist destination and seasonally adjusts to an influx of new (albeit temporary) residents. The community is adept at managing this influx of growth. It is considered that the level of growth allocated to New Quay can be absorbed by the local community and will actually help secure a permanent year round community as currently many homes are second homes. Phasing the rate of development will not therefore be a requirement.</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>More land than is required has been allocated within the Service Centre. Site H1001 is constrained, though not insurmountably, by topography, biodiversity and access requirements see Housing Section below for further detail (refer also to the Allocated Site Schedule Table 10.02).</p> <p>Delete para 10.1.2 and Para 10.1.3</p>	
<p>Vol 2a New Quay</p> <p>Insert new Para following Table 10.02</p> <p>Delete Para 10.2.10</p>	<p>MAC 2/95</p>	<p>Insert new para following Table 10.02:</p> <p>As of August 2010 there were 51 commitments comprised of 18 completed units and 33 outstanding consents. The majority of new development in New Quay has occurred in the area that is referred to as Cnwc-y-Lili and Cwm Halen. This is to the east of the heart of the settlement. Within this 'modern' area there is a large development known as 'Dolphin Court' which has permission for 36 dwellings of which 13 are built. As permission pre-dated the Unitary Development Plan no affordable housing has been secured via this development. The majority of the outstanding consents in New Quay are located in the 'Dolphin Court' development, there are then some individual consents for one or two dwellings scattered throughout the settlement.</p> <p>Delete Para 10.2.10</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.</p>
<p>Vol 2a New Quay</p> <p>Para 10.2.7 & Para 10.2.9 & Para 10.2.11</p>	<p>MAC 2/96</p>	<p>Delete para 10.2.7, Para 10.2.9 and 10.2.11</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/96 is required either</p>
<p>Vol 2a New Quay</p> <p>Amend Para</p>	<p>MAC 2/97</p>	<p>Land in the Service Centre is constrained by topography and highway requirements; however there are potential solutions and therefore sites H1001 is are considered to be deliverable. Part of this site is currently a privately operated public car park and it is the LPA's intention that an element of the site is retained for this use.</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
10.2.8		More land has therefore been included in the site allocation than is required to ensure that there is enough flexibility to ensure a high quality development which retains a provisions for public car parking. Due to these constraints the LPA has allocated more land than is required in order to provide flexibility if some don't come forward. The LPA does not therefore intend for all the land to be developed in this plan period. The sites will be developed on a first come, first served basis. The overall housing figure for the Service centre will be used to control the level of development that comes forward and not the amount of land that has been allocated for potential development.	more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.
Vol 2a New Quay Para10.2.14	MAC 2/98	The LPA are not aware of any sewage infrastructure constraints that would affect development on the allocated sites. For up to date site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Cenarth			
Volume 2a, Cenarth para 11.1.1	MAC 2/100	Amend the para as follows: The Cenarth Settlement Group is one of the smallest in terms of population (971 within Ceredigion as at 2001 Census) and the number of Linked Settlement. A substantial proportion of this small population lives in farmsteads and hamlets in south Ceredigion, as well as in north Pembrokeshire and Carmarthenshire. Situated on the A484, the Cenarth lies within Ceredigion to the north west of the Teifi River from Cenarth bridge and to the south and east of the bridge, within Carmarthenshire.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Cenarth para 11.1.4	MAC 2/101	After para 11.1.4, insert new para: The LDP has identified a housing provision of up to 49 units in Cenarth for the plan period in recognition of its Service Centre status. Growth on the Ceredigion side of Cenarth recently has been roughly 1 unit per annum (15 in a 15 year period). The LDP growth would therefore represent a 63.6% increase in the size of the Ceredigion part of the settlement or 45.8% of the whole settlement (taking into account the Carmarthenshire part of the settlement as	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>well). However, it should be recognised that within Ceredigion alone the growth in housing stock in the identified Settlement Group outside Cenarth over a ten year period to 2011 has been similar to that within the Service Centre. Moreover, as indicated above, there is evidence from Carmarthenshire of additional unmet demand in Cenarth. Allowing for more growth to take place in the RSC, in line with the LDP, will improve the sustainability of this area and help move away from dispersed development. Although higher than past rates the provision of up to 49 additional residential units will help support tourism businesses out of season and would be unlikely to impact negatively on a host community well accustomed to the presence of significant numbers of tourists during the summer months. As such although the level of growth is higher than that experienced in the past it is not considered necessary to control the rate (through phasing) at which development comes forward during the plan period.</p>	
<p>Volume 2a, Cenarth New para after Table 11.01</p>	<p>MAC 2/102</p>	<p>After Table 11.01, insert new text:</p> <p>As at August 2010 there were already commitments for 13 units within the RSC (see Table 11.01 above).</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2a, Cenarth para 11.2.12 Housing Allocated Sites Schedule H1101 + H1103</p>	<p>MAC 2/103</p>	<p>Add standard phrase to paragraph 11.2.12 as follows:</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p> <p>Add the same phrase to each of the Allocated Site Schedule entries H1101 + H1103 as follows and delete any existing wording in those schedules which refer to water/sewage capacity:</p> <p>H1101, final column, insert above final para/line.</p> <p>H1103, final column, insert above final para.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Volume 2a, Cenarth Housing Allocated Sites Schedule H1102	MAC 2/104	<p>Insert the following new para after in columns 5 after para 1:</p> <p>There is an expectation of lead-in time being required for land assembly and negotiations to achieve a scheme to optimise vehicular access. Developers are therefore encouraged to work up the detail of a planning application early on in the plan with the LPA so that the delivery of the development is not unnecessarily delayed</p>	This is a minor amendment to provide developers with clarity relating to some of the unusual constraints that relate to the site. It has no effect on the policy content of the Plan. Therefore, no assessment is required.
Felinfach			
Vol 2a Felinfach Para 12.1.2 Para 12.1.3 New paras after 12.1.3	MAC 2/105	<p>The Settlement Group of Felinfach /Ystrad Amend Para 12.1.2 as follows:</p> <p>The Settlement Group is quite large in size with a housing stock of 1064 as of July 2011. located generally within the centre of Ceredigion. There are a number of The defined Linked Settlements attached to it which look to Felinfach / Ystrad Aeron, which range in size, with Cilcennin being large, with a school and some community facilities to others that are quite small and have no facilities, for example-Talsarn. Creuddyn Bridge.</p> <p>Amend Para 12.1.3 as follows:</p> <p>The Settlement Group Felinfach /Ystrad Aeron was identified as the Service Centre has been predominantly defined due to the level of facilities and services it already has which clearly serve a much wider geographical area than the confines of the two settlements themselves and the ease of access to and from the Centre, it being located on one of the main transport routes in Ceredigion. upon the ease of access that the Linked Settlements have towards, Felinfach and Ystrad Aeron, the Service Centre and also the social and economic links between them and Felinfach and Ystrad Aeron</p> <p>Insert new paras after 12.1.3 as follows:</p> <p>The key change in relation to the Service Centre is the level of housing growth</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>which could occur during the plan period. The Plan allows for 112 additional units be provided for in the Service Centre during 2007-2022. Recently a very low level of growth has occurred in the Service Centre itself bearing in mind its location and level of facilities and services, there has been 6 completions, during 2001-2011. However, past growth rates within the Settlement Group as a whole demonstrate that a higher level of development has historically occurred in this Settlement Group as a whole (an average of 8 units per annum or 102 units in last 15 years). This compares with a provision of 177 in the LDP. The difference however is that housing growth in this Settlement Group has historically been dispersed and that slow growth has occurred in the Service Centre mainly due to development being dispersed throughout the remainder of the Settlement Group. The difference therefore mainly occurs in relation to where the development will be permitted during this LDP period and into the future rather than to the overall growth level provided for. The intention of the LDP in this part of the County and others is to have the majority of growth focused within the Service Centres, to do this in a number of the Settlement Groups this requires a re-focus of growth to the most sustainable of locations leading to a higher level of development in those Service Centres than that which they have previously experienced. This re-focusing approach is consistent with the LDP Strategy.</p> <p>Although there is a significant difference between past and potential future growth within the Service Centre any potential impacts this may cause can be managed through appropriate controls being placed on how the development comes forward. Phasing the rate of development for the overall settlement will ensure that development does not all come forward all at once. This will assist with integration of new occupants into the existing community and facilitate community cohesion (see requirement set out below in the Housing Section). Ensuring that the right type of housing comes forward will be equally important in assisting with community cohesion (see requirement set out below in the housing section). This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new settlement'.</p>	
<p>Vol 2a Felinfach Insert New para after Table 12.01</p> <p>Delete Para 12.2.7</p>	<p>MAC 2/106</p>	<p>Insert New para after Table 12.01 as follows:</p> <p>As of August 2010 there are 20 commitments composed of 2 completed units and 18 outstanding consents. The outstanding consents were a mixture of small scale developments with one of the proposed residential developments being for 6 dwellings (A090471CD), all to be affordable houses at the rear of the Bryn Salem estate. There is also a permission for 4 units by the church, a further 5 units are permitted on the old mart site, 2 further units are on the Bryn Salem estate and a single unit on land adjacent to the Brynog Arms.</p> <p>Delete Para 12.2.7</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Vol 2a Felinfach/Ystrad Aeron</p> <p>Delete Para 12.2.5 & 12.2.6 & 12.2.8 & 12.2.9</p>	<p>MAC 2/107</p>	<p>Delete Para 12.2.5 & 12.2.6 & 12.2.8 & 12.2.9</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/107 is required either</p>
<p>Vol 2a Felinfach</p> <p>New para before 12.2.9</p>	<p>MAC 2/108</p>	<p>From the Utilities section below it is clear that sites in the Felinfach part of the Service Centre are subject to sewage constraints. The constraints will need to be addressed by the developer(s) of those sites either via the provisions of S98-101 of the Water Industry Act (Sewer Requisition) or via S.106 of the Town and County Planning Act 1990 (See Policy DM12). The developers of these two sites (H1201 and H1202) are encouraged to work together in addressing the constraints which exist so that development can start to progress early in the plan period. Site H1203, located in the Ystrad Aeron part of the RSC is</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		unconstrained and will be expected to be developed early on in the plan period to ensure that needs are met throughout the plan period.	
Vol 2a Felinfach Para 12.2.10 and 12.2.11	MAC 2/109	<p>Amend Para 12.2.10 as follows: Felinfach and Ystrad Aeron is home to a number of small businesses that serve local needs, including a large agricultural supply shop. It also has a number of shops including a large garage shop. There are no large multi-unit sites present in the settlement itself and the need for one has not been identified.</p> <p>Amend Para 12.2.11 as follows: Although there are no large multi-unit sites present in the Service Centre itself and the need for one has not been identified, However, located a short distance away from the village of Felinfach/Ystrad Aeron is the Felinfach Industrial Estate. This site has been allocated for B1, B2 and B8 use, allocation E1201 in order to allow the re-development (if such opportunity occurs during the plan period) of the site in a holistic manner. Existing multi-unit employment sites have been allocated within the LDP because they provide for specific types of employment uses that need to be protected. Whilst it is recognised that individual uses on such sites may be protected through the application of the Plan's criteria based policies, allocating the site as a whole recognises the holistic role of the site and provides a framework for a coherent, site wide regeneration should it be needed. No further multi use employment sites have been allocated for the Service Centre as in the absence of clear public or private funding proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. This is a small industrial park comprised of mainly B2 uses (see Table 12.04: Allocated Sites Schedule). slightly removed from the large units are Theatre Felinfach, Department of Social Services, Language Centre, Centre for Professional Education for Teachers, Wes-glei office and the broadcasting studio for Radio Ceredigion.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Felinfach Para 12.2.13	MAC 2/110	The LPA are aware that at the time of writing the plan improvements to the sewage infrastructure are required. In terms of numbers of housing this affects	The proposed change is factual and does not materially affect the

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>approximately 45 units or so out of a 112. Land in Ystrad Aeron (incl. allocation H1203) are unaffected by these constraints. Land in Felinfach is however affected and development of allocated sites in Felinfach will need to incorporate improvements as part of the development of those sites in order for development to be permitted. These improvements can be undertaken by the developer. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p>	<p>policy content of the Plan. Therefore, no assessment is required.</p>
<p>Vol 2a Felinfach Allocated Site Schedule, H1201 4th column after para 8 And H1202, 4th column after para 14</p>	<p>MAC 2/111</p>	<p>Insert the following text:</p> <p>Sewage constraints exist in relation to Site H1201 and H1202. The constraints will need to be addressed by the developer(s) of these 2 sites either via the provisions of S98-101 of the Water Industry Act (Sewer Requisition) or via S.106 of the Town and County Planning Act 1990 (See Policy DM12). The developer(s) of these two sites are encouraged to work together in addressing the constraints which exist so that development can start to progress early in the plan period.</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2a, Felinfach Allocated Site Schedule Site H1202</p>	<p>MAC 2/179</p>	<p>Amend allocated Site Schedule for site H1202 as follows:</p> <p>Amend 3rd column as follows:</p> <p>Net Developable Area: 5.42 3.61ha</p> <p>Amend 5th column as follows:</p> <p>Est yield: 136 90 Est Affordable Housing : 27.2 18</p> <p>Amend 3rd paragraph as follows:</p>	<p>This is an amendment to provide clarity on the precise number of dwellings allowed in Felinfach-Ystrad Aeron. It does not materially affect the policy content of the Plan and therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Approximately 2.8ha of the site cannot be developed for housing as it is affected by the C2 flood zone. This amount of land has been removed from the overall site size of 8.22ha net. A further 1.81ha has also been removed from the overall developable site area. This 1.81ha relates to the land either side the river and will largely be taken up through providing for access in the form of a bridge between the northern and southern part of the allocated site. The LPA consider that it is unlikely therefore that any housing units can be accommodated on that part of the site, that is either side of the river, partly due to the infrastructure requirements but also due to floodplain restrictions.</p> <p>Amend 5th paragraph as follows:</p> <p>Access to this site can potentially be achieved either via the existing estate road for Bro Henllys (though it is likely that this will only be for emergency vehicle access) and off the A482. Access via the estate road would require the relocation of existing garages and a scheme implemented to address the issue of on street parking. Alternatively access could be provided directly off the A482. The likely main access will however be directly from the A482, at the northern part of the site and should be capable of servicing the entire allocation. Any access provided from the A482 will need to take into account the C2 flood zone and would involve the provision of a bridge over the floodplain area. Any access implemented will need to be of a standard to accommodate the future development of the whole site.</p>	
Vol 2a Felinfach Allocated Site Schedule, H1203 4 th column after para 1	MAC 2/112	<p>Insert the following text:</p> <p>Site H1203 will be expected to be developed early on in the plan period. Dialogue with the local planning authority should therefore occur at the start of the plan period to secure delivery.</p>	The change reflects the LAs aspirations for the delivery of the site. It does not affect any of the originally prescribed development requirements and therefore does not lead to the need to assess.
Vol 2a Felinfach Delete Para 12.3.4	MAC 2/113	Delete Para 12.3.4	This is a correction to a drafting error. It does not materially change the policy content of the

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
			plan, therefore, no change is required.
Volume 2a, Felinfach Allocated Site Schedule, E1201	MAC 2/180	Amend 'Proposal' column to allocated Site Schedule for site E1201 as follows: Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses.	The change is a correction to a drafting error – the remaining area of land on E1201 is negligible. It does not materially change the policy content of the plan, therefore, no change is required.
Llanarth			
Vol 2a Llanarth New para after 13.1.3	MAC 2/114	In 2007 the housing stock of Llanarth was 237 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 77 dwellings which is a growth rate of 32.5% for the Service Centre. This level of housing growth is not much greater than that which it has experienced per annum over recent years (3 per annum or 45 over a 15 year period). On this basis the level of growth is therefore considered to be acceptable particularly given that the aim of the Plan is to move away from a dispersed distribution of development and to re-focus growth in the most sustainable location, which in this particular area would be in Llanarth. Additionally it is considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate. It is also considered that the growth allocated in Llanarth will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.
Vol 2a Llanarth para Include new Para after Table 13.01 Delete Para's 13.2.6, 13.2.8	MAC 2/115	Include new Para after Table 13.01 as follows As of August 2010 there were 19 commitments composed of 4 completed units and 15 outstanding consents. The outstanding consents are a mixture of small scale developments with one of the residential developments being for the development of 9 dwellings. Of which 4 would be affordable units, this is an outstanding consent in the south east of the settlement behind Brynawen. The	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
and 13.2.9		<p>proposed access and highway at this location would be able to accommodate more development than currently permitted. A further application behind Brynawen has resolution to approve 9 dwellings with 3 affordable units. This application is awaiting the Section 106 in relation to the affordable units to be signed.</p> <p>Delete Para's 13.2.6, 13.2.8 and 13.2.9</p>	
Vol 2a Llanarth Delete Para 13.2.7 & 13.2.10	MAC 2/116	Delete Para 13.2.7 & 13.2.10	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/116 is required either
Vol 2a Llanarth Amend Para 13.2.13 and new para	MAC 2/117	<p>Amend Para 13.2.13: The LPA are aware that at the time of writing the plan improvements to the sewage infrastructure are required in relation to site H1301. In terms of numbers of housing this affects approximately a third of the housing growth identified in the LDP. The upgrades may come forward in future AMPs alternatively the restrictions could be overcome through developer contributions to upgrade the sewage infrastructure (see also Allocated Site Schedule below). For up to date site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p> <p>& add a new Para after Para 13.2.13 The LA is not aware of any capacity issues relating to electricity at time of writing the plan. Developers should contact relevant utility providers to check capacity prior to application.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Llanarth Allocated Sites Schedule, H1301, 4 th column 9 th para	MAC 2/118	<p>There are identified sewage problems which are site specific to this allocation. If development occurs in advance of DCWW acquiring funding for upgrades the site can be progressed by the developers either via the provisions of S98-101 of the Water Industry Act (Sewer Requisition) or via S.106 of the Town and County Planning Act 1990. See Policy DM12.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Llanilar			
Volume 2A, Llanilar Settlement group Overview Para 14.1.1	MAC 2/119	Amend paragraph 14.1.1 as follows: The Settlement Group of Llanilar is located in northern Ceredigion, just to the southeast of Aberystwyth. It is a relatively large group, with a total housing stock of 994 dwellings as of July 2011. Although all of the settlements within the Group look to Aberystwyth for many of their needs, especially for comparison goods, Llanilar supports many of their day to day needs and is unusual for a settlement of its size in that it has its own doctor's surgery.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Llanilar Settlement group Overview Para 14.1.2	MAC 2/120	Add the following paragraphs after paragraph 14.1.2: The key change in relation to the Service Centre during this plan period will be the level of housing growth which could occur. Between 2007 and 2022, the Plan allows for an additional 125 units to be provided for in the Service Centre. This compares to approximately 45 units which have been completed over the past 15 years (based on an average of 3 a year). However, past growth rates within the Settlement Group demonstrate that the level of development which has historically occurred within this area and the opportunity for growth provided for by the LDP are not significantly dissimilar at around 123 units in the last 15 years (based on annual average completions for 2001-2011) compared with 179 units now allowed for in the Settlement Group as a whole by the LDP. It is clear however that housing growth in this Settlement Group has historically been dispersed and predominately away from the Service Centre. The main difference therefore between past development and the LDP is between where development has historically occurred and where it will be permitted during this LDP period and into the future. The intention of the LDP is to have the majority of growth focused within the Service Centres. To achieve this in Llanilar Settlement Group, growth must be re-focused in the most sustainable location, which leads to a higher than historic level of development within the Service Centre. This re-focusing approach is consistent with the LDP Strategy. In the Service	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Centre of Llanilar this leads to a very specific matter which needs to be carefully addressed, that of the potential level of housing growth being higher than what it has experienced in the past in the service Centre itself and the potential impacts this may have on the social fabric of the settlement. Growth can be managed through appropriate controls being placed on how the development comes forward. Phasing the rate of development for the overall settlement will ensure that development does not come forward all at once. This will assist with integration of new occupants into the existing and facilitate community cohesion (see Housing Section of this Settlement Group Statement). Ensuring that the right type of housing comes forward will be equally important in assisting with community cohesion. Using local information to assist in identifying gaps in housing needs within the communities of the existing Settlement Group will help with ensuring that the housing provided can meet existing community needs and thus help those households stay in the area. This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new village'.</p>	
<p>Volume 2A, Llanilar Section 2 Para 14.2.5</p>	<p>MAC 2/121</p>	<p>Amend paragraph 14.2.5 as follows:</p> <p>As of August 2010 there were already 49 commitments within the Service Centre, all of which are outstanding consents. A residential development of 46 dwellings has been granted permission at Y Grolan Grolan Gorlan near the settlement's core and will provide 14 affordable units. This will likely account for much of Llanilar's allocation for the first part of the Plan.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Llanilar</p>	<p>MAC 2/122</p>	<p>Delete Para 14.2.4 & 14.2.6</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Section 2 Para 14.2.4 & 14.2.6			assessment of MAC2/122 is required either
Llanon			
Vol 2a Llanon New para after 15.1.3	MAC 2/123	In 2007 the housing stock of Llanon RSC (including Llansantffraed) was 338 dwellings. The proposed increase of dwellings over the plan period equates to 108 dwellings which is a growth rate of 27.8% for the RSC. The level of growth is considered to be acceptable particularly given that the aim of the Plan is to move away from a dispersed distribution of development and to re-focus growth in the most sustainable location, which in this particular area would be in Llanon. Additionally it is considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate. It is also considered that the growth allocated in Llanon will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Llanon Para 15.2.2	MAC 2/124	When the two settlements are considered together it produces a large RSC of approximately 400 dwellings. The settlement has a good range of facilities and services, including; a primary school (capacity for 60 pupils), general store/post office, public house, garage, village hall, a place of worship, and a play area.	The change reflects information provided within MAC2/123; It may therefore be regarded in conjunction with this change. It does not therefore result in the loss of any information in the plan nor does it materially alter the plan's policy approach. Therefore, no assessment is required.
Vol 2a Llanon Insert new para after Table 15.01 Delete Para	MAC 2/125	Insert new para after Table 15.01 As of August 2010 there were 43 commitments composed of 14 completed units and 29 outstanding consents. The outstanding consents are a mixture of small scale developments with a one of the residential developments being for a	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
15.2.8		<p>large estate known as Stad Craig Ddu this is an allocated site in the LDP (H1502). Development is commencing on the second phase of the estate.</p> <p>Delete Para 15.2.8</p>	
<p>Vol 2a Llanon</p> <p>Delete Para 15.2.6 & 15.2.7 & 15.2.9</p>	MAC 2/126	Delete Para 15.2.6 & 15.2.7 & 15.2.9	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/126 is required either
<p>Vol 2a Llanon</p> <p>New para after para15.2.8</p>	MAC 2/127	<p>Infrastructure constraints (as identified in the Utilities Section below) will mean that somewhere in the region of 20-50 of the units which could come forward will not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. As noted below as Llanrhystud and Llanon share the same WWTW, development within the two settlements will need to be considered together in determining planning applications until upgrades have been achieved. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
<p>Vol 2a Llanon</p> <p>Para 15.2.11</p>	MAC 2/128	<p>Waste water from Llanon (and Llansantffraed) feeds into the Llanrhystud WWTW. Although there is some additional capacity within the WWTW, this is not enough to accommodate the whole of the housing number for both Llanon and Llanrhystud. AMP funding through DCWW will be needed in order for those improvements to be achieved. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Llanrhystud			
<p>Volume 2A, Llanrhystud</p>	MAC 2/129	Amend paragraph 16.1.2 as follows:	The proposed change is factual and does not materially affect the

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Settlement group Overview Para 16.1.2		Llanrhystud is a relatively small Settlement Group, with a housing stock of 687 dwellings as of July 2011. It has only two one defined Linked Settlements, which are is roughly of similar size, in the form of Llanddeiniol and Llangwyrfon, however there are other small settlements and individual dwellings within the Group that are scattered across the countryside. They're both Llangwyrfon is located to it's the north east of Llanrhystud with the former located on minor roads and the latter on the B4576.	policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Llanrhystud Settlement group Overview Para 16.1.2	MAC 2/130	<p>Add the following paragraphs after paragraph 16.1.2:</p> <p>The key change in relation to the Service Centre during this plan period will be the level of housing growth which could occur. Between 2007 and 2022, the Plan allows for an additional 97 units to be provided for in the Service Centre. This compares to approximately 50 units which have been completed over the past 15 years (based on an annual average between 2001 and 2010). However, past growth rates within the Settlement Group as a whole demonstrate that the opportunity for growth provided for by the LDP is not significantly dissimilar (at 123 units in the LDP) to that which has been delivered within the Group in recent years (90 units in the last 15 years based on annual average completions for 2001-2011). It is also clear that housing growth in this Settlement Group has historically been dispersed and predominately located away from the Service Centre. This is evident in that only 217 of the 687 dwelling stock as at 2007 were located in the Service Centre itself. The intention of the LDP is to have the majority of growth focused within the Service Centres. To achieve this in Llanrhystud Settlement Group, growth must be re-focused in the most sustainable location, which leads to a higher than historic level of development within the Service Centre.</p> <p>This leads to a very specific matter which needs to be carefully addressed, that of the potential level of housing growth being higher than what it has experienced in the past in the Service Centre itself and the potential impacts this may have on the social fabric of the settlement. Growth can be managed through appropriate controls being placed on how the development comes</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>forward. Phasing the rate of development for the overall settlement will ensure that development does not all come forward all at once. This will assist with integration of new occupants into the existing and facilitate community cohesion (see Housing Section of this Settlement Group Statement). Ensuring that the right type of housing comes forward will be equally important in assisting with community cohesion. Using local information to assist in identifying gaps in housing needs within the communities of the existing Settlement Group will help with ensuring that the housing provided can meet existing community needs and thus help those households stay in the area. This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new village'.</p>	
<p>Volume 2A, Llanrhystud</p> <p>Section 2</p> <p>Para 16.2.4 & 16.2.7</p>	<p>MAC 2/131</p>	<p>Delete Para 16.2.4 & 16.2.7</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/131 is required either</p>
<p>Volume 2A, Llanrhystud</p> <p>Section 2</p> <p>Para 16.2.5</p>	<p>MAC 2/132</p>	<p>Amend paragraph 16.2.5 as follows:</p> <p>As of August 2010 there were already 41 commitments within the Service Centre, equating to 29 completions and 12 outstanding consents. Llanrhystud has seen a steady rate of development in recent years and it is foreseen that this will continue into the next plan period. Natural constraints on developable land may restrict this growth in terms of where it is located in the future. Several significant applications granted permission since 2007, are likely to account for much of</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		Llanrhystud's housing allocation for the first part of the Plan period. The commitments are providing 14 affordable homes.	
Volume 2A, Llanrhystud Section 2 Para 16.2.5	MAC 2/133	Add following as penultimate para to this Housing Requirement section, before the revised density policy: Infrastructure constraints (as identified in the Utilities Section below) will mean that somewhere in the region of 36-56 of the units which could come forward will not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. As noted below Llanrhystud and Llanon share the same WWTW, therefore development and its progress within the two settlements will need to be considered together in determining planning applications until upgrades have been achieved. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Llanrhystud Section 2 Para 16.2.9	MAC 2/134	Amend paragraph 16.2.9/FC 107 as follows: Waste water from Llanrhystud and also from Llanon (and Llansantffraed) feeds into the Llanrhystud WWTW. Although there is some additional capacity within the WWTW, this is not enough to accommodate the whole of the housing number for both Llanon and Llanrhystud. AMP funding through DCWW will be needed in order for those improvements to be achieved. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Llanybydder			
Volume 2a, Llanybydder New Para after Para 17.1.4	MAC 2/181	Insert new Para after Para 7.1.4 as follows: Discussion between Ceredigion County Council and Carmarthenshire County Council has occurred throughout the LDP process. Carmarthenshire County Council confirmed that the 14 units identified as part of Ceredigion's needs	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		(see Table above) can be accommodated with Carmarthenshire part of the settlement of Llanybydder.	
Vol 2a Llanybydder Para 17.2.1 - 17.2.3 and 17.2.4 – 17.2.11 and	MAC 2/135	Delete para 17.2.1 – 17.2.3 and 17.2.4 – 17.2.11 Insert new para as follows: As the Service Centre is outside of Ceredigion any land allocated will be based upon the Carmarthenshire County Council Local Development Plan, once adopted. Any development that occurs within the Service Centre will have to adhere to policies set out within the Carmarthenshire Development Plan.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Penrhyncoch			
Volume 2A, Penrhyncoch Settlement group Overview Para 18.1.1	MAC 2/136	Amend paragraph 18.1.1 as follows: The Settlement Group of Penrhyncoch is located in northern Ceredigion, just to the east of Aberystwyth. It is a relatively small group, with a housing stock of 766 dwellings as of July 2011. only consisting of a handful of small no Linked Settlements. The majority of the dwellings (just over 500 units) and hence population are located within the settlement of Penrhyncoch with the remaining 200 or so being individual dwellings or units located in small settlements in close proximity to Penrhyncoch itself. Although all of the units and settlements within the Group look to Aberystwyth for many of their needs, especially for comparison goods, Penrhyncoch supports many of their day to day needs. The Linked Settlements range in size from less than 10 to more than 30 dwellings.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Penrhyncoch Settlement group Overview Para 18.1.1	MAC 2/137	Add following new paragraph after paragraph 18.1.1: In 2007 the housing stock of Penrhyncoch was 524 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 125 dwellings which is a growth rate of 20% for the Service Centre. For the LDP period a further 105 units could be provided for in the Service Centre. This level of housing growth is similar to that which it has experienced per annum over	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		recent years (8.3 per annum or 125 units over a 15 year period). It is considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate. It is also considered that the growth allocated in Penrhyncoch will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.	assessment is required.
Volume 2A, Penrhyncoch Section 2 Para 18.2.4 & 18.2.7	MAC 2/138	Delete Para 18.2.4 & 18.2.7	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/138 is required either
Volume 2A, Penrhyncoch Section 2 Para 18.2.6	MAC 2/139	Amend paragraph 18.2.6 as follows: As of August 2010 there were already commitments within the Service Centre, equating to 41 outstanding consents and 1 completion. There are currently 13 affordable units, either completed, or as planning consents, within the Service Centre.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Penrhyncoch Section 2 Para 18.2.6	MAC 2/140	Add following new paragraph as the penultimate paragraph to the Housing Requirement Section (just before the revised density para): It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around half of the potential 105 possible new units which could come forward could not be permitted until either commitment for upgrades has been secured through DCWW's AMP programme or solutions can be identified by the developer. Once upgrades are committed, which could be as early as 2015 if included in DCWW next funding round, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		the delivery of the development does not get unnecessarily delayed.	
Volume 2A, Penrhyncoch Section 2 Para 18.2.9	MAC 2/141	Amend paragraph 8.2.9 as follows: At the time of writing, the LPA are aware that improvements to the sewage infrastructure are required. This affects just over half of the housing growth identified for the settlement over the LDP period. Development in Penrhyncoch will need to incorporate improvements as part of the development of those sites in order for development to be permitted unless improvements are to be secured as part of DCWW funding programme. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Pontarfynach			
Volume 2a, Pontarfynach Settlement group Overview	MAC 2/182	Insert the following text immediately following Table 1 in Section one of the Settlement Group Statement: In reviewing the Service Centres, which were identified as a result of current functional role, and respectively their Settlement Groups, it became clear that there was an area in the Eastern Uplands of Ceredigion which though extensive in area, did not have an identified Service Centre. In formulating the Settlement Strategy for the County it was apparent that some areas of north-east Ceredigion, particularly on the upland fringes between Pontrhydfendigaid and Pumlumon, have significant difficulties in terms of access and remoteness. As well as being more distant from USCs than any other area of the County, there are topographical constraints relating to access between settlements and other services within this part of the County. Most of the roads follow valley routes leading westwards towards Aberystwyth and the only north-south route between the villages of Pontarfynach and Ponterwyd cuts across the grain of this valley topography, and may be inaccessible during winter.	The additional paragraphs are included to provide greater clarity of the role and function of Pontarfynach as an RSC. The change does not alter the policy content of the Plan and therefore no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Discussion during the course of preparing the LDP led to the conclusion that this area referred to as the Eastern Uplands of Ceredigion warranted a slightly different treatment to that applied in the rest of the county in terms of the identification of a Service Centre.</p> <p>This area, now called Pontarfynach Settlement Group includes 2 settlements of notable size, Pontarfynach and Ponterwyd. Note that originally Pontrhydygroes was also included but this was removed as a result of consultation which identified it has clear links to Pontrhydfendigaid Rural Service Centre and should therefore be included in as part of its Settlement Group. Though geographically quite large, the Group is sparsely populated and characterised by small clusters of isolated dwellings; as of July 2011, it had a housing stock of just 529 dwellings</p> <p>Residents within the Pontarfynach Settlement Group generally look towards Aberystwyth as their main Service Centre providing higher order services and employment. Commuting routes are predominantly towards Aberystwyth and topographical constraints mean main communication routes run down valleys towards the town. However, Aberystwyth is relatively distant from these settlements. Therefore these uplands settlements and their hinterlands are relatively remote from Aberystwyth and also the nearest RSCs. In comparison, all settlements in South Ceredigion are generally much closer to identified USCs and RSCs (usually no more than 8km away). This demonstrates that settlements in this Eastern Upland area are more remote from Service Centres than other similar settlements across the County. In contrast therefore settlements in the Uplands, due to their relative remoteness from other USCs and RSCs, will tend to reinforce the local service role of their settlement.</p> <p>This geographical remoteness compared to the rest of the County along with the area's intrinsic resident population would appear to provide sufficient opportunity for the maintenance of existing local services within this part of the County. These northern settlements and their hinterlands represent a more fixed area of demand than those seen in other parts of the County with a far</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>weaker attraction felt by other competing settlements.</p> <p>Reinforcing service delivery for local and daily needs within the Settlement Group therefore will improve the sustainability of this area as a whole, reducing the need to travel for daily needs.</p> <p>There was evidence, that either Pontarfynach or Ponterwyd could be designated as an RSC. It was however impossible to distinguish a leading role and to make a designation on the basis of the existing settlement function evidence alone; both Pontarfynach and Ponterwyd provided a fairly similar set of facilities. Some consideration was given to the designation of both as RSCs, an approach different to the rest of the County. However it was concluded that they are too far apart geographically for this to provide a sustainable solution in this location in the longer term as journeys between the two would always predominantly be by car.</p> <p>As there was little to separate the two settlements in terms of their current role and function it was necessary to assess which could be best developed to provide a Service Centre role for the area in the future. Although Ponterwyd is located on the Trunk road and has a large number of existing housing commitments, Pontarfynach was seen as having a slightly better role in the longer term in terms of improving the sustainability of the area as a whole. This is because Pontarfynach is located more in the centre of the group geographically – thus has better proximity from the smaller settlements, hamlets and single dwellings that are dotted around this Group. It was also acknowledged, given the continued pull of Aberystwyth for wider service needs, that once residents from this wider hinterland have driven to Ponterwyd they are likely to keep going and drive into Aberystwyth as once at the trunk road travel is much easier. Pontarfynach also has and continues to grow as a tourism centre. This dual use in Pontarfynach, serving residents and tourists, will help bolster local services in the area.</p> <p>Therefore, Pontarfynach was identified as having a future role as a Service</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Centre in this part of the county, with Ponterwyd being designated as its Linked Settlement. Compared to the County's other Rural Service Centres it has a relatively low population but a relatively high level of facilities and services, which include a primary school, several convenience stores, a hotel and a steam railway station. This high level of facilities combined with its remote location and the size of the hinterland should help bolster its designation as a Service centre in this area in the longer term.</p> <p>Insert the following text in both Allocated Site Schedules for Pontarfynach:</p> <p>Owing to the outstanding landscape quality in which the site sits, a high standard of design and landscaping will be crucial to the successful integration of this site into Pontarfynach's built form. The design and landscaping of the development will consequently be a key consideration in the determination of any proposals. Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location. It will be expected that at the pre application stage that developers will have considered this advice and formed a scheme in keeping with the intentions set out.</p>	
<p>Volume 2A, Pontarfynach</p> <p>Settlement group Overview</p> <p>Para 19.1.1</p>	<p>MAC 2/142</p>	<p>Amend paragraph 19.1.1 as follows:</p> <p>The Settlement Group of Pontarfynach is located in north-eastern Ceredigion to the east of Aberystwyth. The Group is extremely rural in nature and encompasses one of the County's most highly valued landscapes. The settlements in this Group all look to the Urban Service Centre of Aberystwyth for a proportion of their services and needs, but due to their remote location, rely more heavily on their own Service Centre for their day to day needs than other Linked Settlements in other groups might. Though geographically quite large, the Group is sparsely populated and characterised by small clusters of isolated dwellings; as of July 2011, it had a housing stock of just 529 dwellings.</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Pontarfynach</p>	<p>MAC 2/143</p>	<p>Add following new paragraphs after paragraph 19.1.2:</p>	<p>This is an amendment to aid clarity that has no effect on the</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
<p>Settlement group Overview</p> <p>Para 19.1.2</p>		<p>The key change in relation to Pontarfynach itself during the plan period will be the level of housing growth which could occur. Between 2007 and 2022, the Plan allows for an additional 47 units to be provided for in the Service Centre. This is a significant increase in the size of the settlement from that at 2007 (44 units) and in comparison to the few units which have been completed in the settlement in recent years. The number of potential units has been calculated taking into account the population of the Settlement Group as a whole and taking into account the role of the LDP Strategy which is to focus development into Service Centres - moving away from a dispersed type of development. In this Settlement Group, there were already a large number of commitments as at 2010 in the surrounding area (outside of Pontarfynach itself), 49 units committed. The 47 units proposed therefore although significantly higher than past rates in the Service Centre itself, is seen as necessary as it will help grow the settlement as a Service Centre – in an area which lacks good access to other Service Centres and has until now not had its own clearly identified Service Centre. A high level of growth will also assist in achieving longer term commitment to infrastructure improvements and will help to sustain its services. As the Settlement Group lacked a clear Service Centre until now a significant change is needed if a Service Centre is to be successfully created in this area. It is recognised that there will be impacts as a result of this but the benefits in the long term – reducing the need to travel and creating a sustainable centre in this part of the County will eventually outweigh the negative impacts which may be experienced in the short term.</p> <p>Although there is a significant difference between past and potential future growth within the Service Centre this can be partially managed through appropriate controls being placed on how the development comes forward. Usually the LPA would look to phase the rate of development for the overall settlement to assist with integration of new occupants into the existing community, however infrastructure constraints set out in detail in the Housing and also the Utilities Sections below make such phasing requirements less realistic in this instance.</p>	<p>policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>However what the LPA can do is ensure that the right type of housing comes forward, this is important in assisting with community cohesion. Using local information to assist in identifying gaps in housing needs within the communities of the existing Settlement Group will help ensure that the housing provided can meet existing community needs and thus help those households stay in the area. This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate it into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new village'.</p> <p>Therefore it is recognised that the level of growth is significant for this Service Centre and that there will be impacts as a result of this, however the longer term gain in terms of improving the sustainability of this very rural part of Ceredigion is considered to outweigh the short term impacts. The LPA will manage the way in which such development comes forward to minimise impacts where possible.</p>	
Volume 2A, Pontarfynach Section 2 Para 19.2.4 & 19.2.7	MAC 2/144	Delete Para 19.2.4 & 19.2.7	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/144 is required either
Volume 2A, Pontarfynach Section 2	MAC 2/145	Amend paragraph 19.2.6 as follows; As of August 2010 there were already 2 commitments within the Service Centre, both of which are outstanding consents. There are currently no affordable units, either completed, or as planning consents, within the Service Centre.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Para 19.2.6			
Volume 2A, Pontarfynach Section 2 Para 19.2.6	MAC 2/146	<p>Add following as a new penultimate paragraph to the Housing Requirement Section (before the revised para on density):</p> <p>Owing to the outstanding quality landscape in which the sites sits, a high standard of design and landscaping will be crucial. All development will need to accord with design and landscaping policies of the LDP. The design of these developments will consequently be a key consideration in ensuring the successful integration of the new housing into the community. It will be expected that at the pre application stage that developers will have considered this advice and formed a scheme in keeping with the intentions set out.</p>	<p>The proposed change is factual and is designed to draw the reader's attention to the landscape considerations that need to be taken account of by developers. It does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
Volume 2A, Pontarfynach Section 2 Para 19.2.9	MAC 2/147	<p>Amend paragraph 19.2.9 as follows:</p> <p>There are no public sewers serving Pontarfynach. At the time of writing, the LPA are aware that improvements to the sewage infrastructure are required. This affects all of the housing growth identified for the settlement over the LDP period baring 9 units. Such improvements are likely to need to be secured as part of DCWW funding programme (see also Allocated Site Schedule below).</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
Volume 2a, Pontarfynach Allocated Sites Schedule H1902	MAC 2/148	<p>Insert the following text in column 5 after para 1:</p> <p>Site H1902 will be expected to be developed early on in the plan period. Dialogue with the local planning authority should therefore occur at the start of the plan period to secure delivery.</p>	<p>This is a minor amendment to provide developers with clarity relating to some of the unusual constraints that relate to the site. It has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
Pontrhydfendigaid			
Volume 2A, Pontrhydfendigaid	MAC 2/149	<p>Amend paragraph 20.1.1 as follows:</p> <p>The Settlement Group of Pontrhydfendigaid is located in eastern Ceredigion, encompassing the valleys and foothills of the Cambrian Mountains. It occupies a</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Settlement group Overview Para 20.1.1 Delete Para 20.1.2		<p>landscape of outstanding natural, historical and cultural value, with numerous protected sites and monuments. This includes the historically and culturally important abbey of Ystrad Fflur and the Hafod Estate, one of the birthplaces of the Picturesque Movement. The settlements in this Group look to the Urban Service Centres of Aberystwyth and Tregaron for a proportion of their services and needs, but due to their remote location, rely more heavily on Pontrhydfendigaid for their day to day needs than Linked Settlements in other groups might. Pontrhydfendigaid is therefore defined as the Rural Service Centre (RSC) for this Settlement Group. Though covering a relatively large geographical area, the Settlement Group is sparsely populated and as of July 2011, had a housing stock of just 734 dwellings. Pontrhydfendigaid's defined Linked Settlements are located to its north, south and west.</p> <p>Delete Para 20.1.2</p>	required.
Volume 2A, Pontrhydfendigaid Settlement group Overview Para 20.1.2	MAC 2/150	<p>Add following paragraphs after paragraph 20.1.2:</p> <p>In 2007 the housing stock of Pontrhydfendigaid was 211 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 73 dwellings which is a growth rate of 35% for the Service Centre. The level of housing growth for the Settlement Group is similar to that which it has experienced per annum over recent years in the Settlement Group as a whole is 99 units in the last 15 years (based on 6.6 units per annum) compared to 114 units for the Group as a whole during the LDP period. However a large proportion of the housing growth which has occurred in this Settlement Group has historically been dispersed. The LDP will however re focus the majority of growth on Pontrhydfendigaid itself, which is consistent with the aims of the LDP's Strategy.</p> <p>Given the size of the settlement and the level of growth traditionally experienced in this Settlement Group it is considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		and without needing to be managed in terms of overall rate. It is also considered that the growth allocated in Pontrhydfendigaid will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.	
Volume 2A, Pontrhydfendigaid Section 2 Para 20.2.4 and 20.2.7	MAC 2/151	Delete Para 20.2.4 and 20.2.7	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/151 is required either
Volume 2A, Pontrhydfendigaid Section 2 Para 20.2.6	MAC 2/152	Amend paragraph 20.2.6 as follows: As of August 2010 there were already 14 commitments within the Service Centre, equating to 6 completions and 8 outstanding consents. There are currently no affordable units, either completed, or as planning consents, within the Service Centre	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Pontrhydfendigaid Section 2 Para 20.2.6	MAC 2/153	Add following paragraph as a new penultimate paragraph to the Housing Requirement section (before the revised paragraph relating to densities) It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around 16 possible new units which could come forward could not be permitted until either commitment for upgrades has been secured through DCWW's AMP programme or solutions can be identified by the developer. Once upgrades are committed, which could be as early as 2015 if included in DCWW next funding round, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have details of the planning application ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Volume 2A, Pontrhydfendigaid Section 2 Para 20.2.9	MAC 2/154	Amend paragraph 20.2.9 as follows: At the time of writing, the LPA are aware that improvements to the sewage infrastructure are required. In terms of the number of houses affected, this equates to approximately 16 units. Development in Pontrhydfendigaid will need to incorporate improvements as part of the development of those sites in order for development to be permitted unless improvements are to be secured as part of DCWW funding programme. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Talybont			
Volume 2A, Talybont Settlement group Overview Para 21.1.2	MAC 2/155	Amend paragraph 21.1.2 as follows: The Settlement Group is moderate in size, with a housing stock of 894 dwellings as of July 2011. Talybont's Linked Settlements are mostly located to its north, strung out along A487 (T) and the edges of the Dyfi Estuary. The Linked Settlements are generally rural in nature, and range in size from around 120 dwellings in Tre'r Ddol to less than 10 in Craig-y-Penrhyn.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Talybont Settlement group Overview Para 21.1.3	MAC 2/156	Add following paragraphs after paragraph 21.1.3: Between 2007 and 2022, the Plan allows for an additional 84 units to be provided for in the Service Centre, Recently there have been relatively moderate level of growth, with 35 completions in the Service Centre between 2001 and 2011, which based on 3.5 pa would equate to around 53 units over a 15 year period. Therefore the growth over the LDP plan period at 84 units is only slightly higher than that experienced in recent years. This increased growth in Talybont recognises its newly defined role as a Service Centre in terms of the LDP. This is a role that is envisaged to remain in the longer term – beyond this plan period, strengthening its status and role within the Settlement Group. The increase in growth reflects the intention of the LDP which is to have the majority of growth focused within the Service Centres.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Past growth rates within the Settlement Group demonstrate that the level of development which has historically occurred within this Settlement Group and the opportunity for growth provided for by the LDP are not that dissimilar, estimated as 108 units completed in the last 15 years in comparison with the 131 units set out for the Settlement Group in the LDP. The main difference however, is between where development has historically occurred and where it will be permitted during this LDP period and into the future. To achieve this in Talybont Settlement Group, growth must be re-focused in the most sustainable location, which leads to a slightly higher than historic level of development within the Service Centre. This re-focusing approach is consistent with the LDP Strategy. It is considered therefore that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate. It is also considered that the growth allocated in Talybont will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.</p>	
<p>Volume 2A, Talybont</p> <p>Section 2</p> <p>Para 21.2.4 and 21.2.6</p>	<p>MAC 2/157</p>	<p>Delete Para 21.2.4 and 21.2.6</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/157 is required either</p>
<p>Volume 2A, Talybont</p> <p>Section 2</p> <p>Para 21.2.5</p>	<p>MAC 2/158</p>	<p>Amend paragraph 21.2.5 as follows:</p> <p>As of August 2010 there were already 12 commitments within the Service Centre, equating to 2 completions and 10 outstanding consents. Talybont has seen a steady rate of development in recent years and it is foreseen that this will continue into the next plan period. Natural constraints associated with the position of the floodplain, topography and old mine workings, are a significant limiting factor in the location of this growth. To date, the settlement has no affordable houses, although some are available in its Linked Settlements</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
<p>Volume 2A, Talybont</p> <p>Section 2</p> <p>Para 21.2.6</p>	<p>MAC 2/159</p>	<p>Add the following new paragraphs as the penultimate paras to the Housing Requirements Section (prior to the revised para on density):</p> <p>It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around 20 units of the 84 possible new units which could come forward could not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.</p> <p>The type of development and design/layout of development will need to be sensitively managed if new housing is to be successfully integrated into the existing community and settlement character. Talybont has been provided with a mixture of allocated sites, including opportunities for frontage and in depth development.</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Talybont</p> <p>Section 2</p> <p>Para 21.2.8</p> <p>Delete Para 21.2.9 and 21.2.10</p>	<p>MAC 2/160</p>	<p>Amend paragraph 21.2.8 as follows:</p> <p>It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around 20 units of the 84 possible new units which could come forward could not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.</p> <p>The type of development and design/layout of development will need to be sensitively managed if new housing is to be successfully integrated into the existing community and settlement character. Talybont has been provided with a mixture of allocated sites, including opportunities for frontage and in depth</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>development.</p> <p>Delete paragraphs 21.2.9 and 21.2.10.</p>	
<p>Volume 2A, Talybont</p> <p>Allocated Sites Schedule</p> <p>H2101</p>	<p>MAC 2/161</p>	<p>Amend column 3 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2101</p> <p>replace 0.49 ha with 0.82 ha</p> <p>Amend column 4 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2101</p> <p>Guide Density per ha gross: 20 12</p> <p>Delete para 3 and 4 of the final column of the Allocated Site Schedule (Table 21.02) for site H2101 as follows:</p> <p>Allocated for frontage plots</p> <p>Space should be retained to allow for access up to adoptable standards to the land to the rear of the allocation.</p> <p>Replace Inset Map 2101 with that set out in Annex 7 of this MACs Report, allocated site H2101 is to be extended to include the area outlined in red.</p>	<p>This change comes as a response to the outcome of a Deposit representation and the subsequent Hearing Session.</p> <p>When considering whether or not to assess the effects of the change it is necessary to consider both the scale of the change and the results of the original assessment. In relation to H2101 the scale of the change, which relates only to its boundary on its western side, is so limited that it is unlikely to have an effect on the Deposit the HRA for the site.</p>
<p>Volume 2A, Talybont</p> <p>Allocated Sites Schedule</p> <p>H2102</p>	<p>MAC 2/162</p>	<p>Amend column 3 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2102</p> <p>1.21 (minus playing field and biodiversity = 0.44 available as housing land)</p>	<p>This change comes as a response to the outcome of a Deposit representation and the subsequent Hearing Session.</p> <p>When considering whether or not to assess the effects of the change it is necessary to consider</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Amend column 4 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2102</p> <p>Guide Density per ha Net Developable Area: 45 30</p> <p>Estimated yield: 20 13 units</p> <p>Estimated affordable units: 4.0 2.6 units</p>	<p>both the scale of the change and the results of the original assessment. In relation to H2102 the scale of the change, which relates only to the number of units to be delivered, is so limited that it is unlikely to have an effect on the Deposit the HRA for the site.</p>
<p>Volume 2A, Talybont</p> <p>Allocated Sites Schedule</p> <p>H2104</p>	<p>MAC 2/163</p>	<p>Amend column 3 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2104</p> <p>1.18 1.4</p> <p>Amend column 4 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2104</p> <p>Estimated yield: Guide Density per ha gross: 30</p> <p>Estimated yield: 35 42 units</p> <p>Estimated affordable units: 7.0 8.4 units</p>	<p>This change comes as a response to the outcome of a Deposit representation and the subsequent Hearing Session.</p> <p>When considering whether or not to assesses the effects of the change it is necessary to consider both the scale of the change and the results of the original assessment. However, the scale of the change, which relates to both its boundary on its eastern side and the number of units it is to deliver, is so limited that it is unlikely to have an effect on the Deposit the HRA for the site.part of the development.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		<p>Amend para 2 of the final column of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2104 as follows:</p> <p>Level Gently sloping topography</p> <p>Insert an additional paragraph following existing para 4 of the final column of the Allocated Sites Schedule (Table 21.02) for site H2104 as follows:</p> <p>Owing to the outstanding quality landscape in which the site sits and it's gateway location within Tal-y-bont, a high standard of design and landscaping will be required. The design and layout of the development will be a key consideration in ensuring the successful integration of the new housing into the settlement and its community. Particular attention should be paid to the upper part of the site. It will be expected that at the pre application stage that developers will have considered this advice and formed a scheme in keeping with the intentions set out.</p> <p>Replace Inset Map 2101 with that set out in Annex 7 of this MACs Report, allocated site H2104 is to be extended to include the area outlined in red.</p>	
Y Borth			
<p>Volume 2A, Y Borth</p> <p>Settlement group Overview</p> <p>Para 22.1.1</p> <p>Delete para 22.1.2</p>	<p>MAC 2/164</p>	<p>Amend Paragraph 22.1.1 as follows:</p> <p>The Settlement Group of Y Borth is located on the Ceredigion's northern coast, just to the north of Aberystwyth. Although all of the settlements within the Group look to Aberystwyth for many of their needs, especially comparison goods, Y Borth supports many of their day to day needs, and provides a good level of convenience and food facilities. The Settlement Group is moderate in size and as of July 2011, had a housing stock of 892 dwellings. Y Borth is therefore identified as the Service Centre for the Group. Y Borth's Linked Settlements, Dolybont and Ynyslas, are all located to its north and south-east.</p> <p>Delete para 22.1.2</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Volume 2A, Y Borth Settlement group Overview Para 22.1.2	MAC 2/165	Add following paragraph after paragraph 22.1.2: The Plan allows for an additional 75 units to be provided for in the Service Centre, and a further 14 units to be provided for in the Linked Settlements and other locations outside of the Service Centre between 2007 and 2022. This is a total of 89 units for the Settlement Group as a whole. Recently there has been a relatively moderate level of growth in the Settlement Group, with 39 completions in the Service Centre and 5 completions in the ‘Linked Settlements and Other Locations’ between 2001 and 2011. Although the growth rate for the Service centre is slightly higher rate than in previous years it does not represent a significant growth overall to the settlement which had circa 700 units as at 2007. It is therefore considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate. It is also considered that the growth allocated in Y Borth will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.
Volume 2A, Y Borth Section 2 Para 22.2.5 and 22.2.8	MAC 2/166	Delete Para 22.2.5 and 22.2.8	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/166 is required either
Volume 2A, Y Borth Section 2 Para 22.2.7	MAC 2/167	Amend paragraph 22.2.7 as follows: As of August 2010 there were already 7 commitments within the Service Centre, equating to 2 completions and 5 outstanding consents. No affordable houses have been granted permission within the settlement.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
Volume 2A, Y Borth Section 2 Para 22.2.7	MAC 2/168	<p>Add following paragraph as a penultimate paragraph to the Housing Requirements Section (ahead of the revised densities para):</p> <p>It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around 45 units of the 75 possible new units which could come forward could not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Y Borth Section 2 Para 22.2.10 Delete Para 22.2.11 and 22.2.12	MAC 2/169	<p>Amend paragraph 22.2.10 as follows:</p> <p>At the time of writing, the LPA are aware that improvements to water system are required and that AMP funding through DCWW will be needed in order for those improvements to be achieved. Constraints also exist regarding the sewerage network which would need to be addressed by the developer(s) through the sewer requisition provisions of the Water Industry Act 1991. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p> <p>Delete paragraphs 22.2.11 and 22.2.12</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Vol 2b Cardigan Inset map 0202	MAC 2/170	<p>Replace Inset Map 0202 to be replaced with that attached in Annex 8 of this MAC report in order to:</p> <p>Ensure that the settlement boundary is consistent with the extent of approved development at Bathhouse.</p> <p>Amend CA boundary in Cardigan around St Mary Church</p> <p>Reflect deletion of Cardigan Employment site E0203.</p>	<p>The change reflects both amendments needed to ensure that the boundaries are accurate and up-to-date and the deletion of E0203.</p> <p>Changes to the Settlement Boundary and the conservation area are factual and do not materially change policy, They do</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	HRA Screening
		(Inset Map 0201 not affected).	not therefore require assessment. The deletion of E0203 from the map represents the change made by MAC/2/33, which does not require assessment either.
Vol 2b Cenarth Inset Map 1101	MAC 2/171	Replace Inset Map 1101 with that set out in Annex 9 of MACs Report	This a minor amendment due to a drafting error and therefore no assessment is needed
Volume 2b All Maps	MAC 2/172	Amend the mapping of the Minerals Safeguarding area by 'cookie cutting' so that there is no safeguarding within the settlement development boundaries of the Urban and Rural Service Centres. Note that this change will occur in the adopted version and that the maps have not all been reproduced in the annex to this report. Note where Maps have been reproduced as a result of other MACs that the this MAC has been taken into account and implemented.	This change comes from an initial misinterpretation of national guidance and the change seeks to bring it back in line. The change means that safeguarding may only occur outside of settlement boundaries. In effect, this means that there are now more areas within the County that now fall outside of safeguarding area and are therefore not subject to the policies requirements. As these policies have been assessed and are acceptable there is no need to reassess LU30
Volume 2b Legend	MAC 2/173	In the Legend amend the reference to SLAs as follows: Draft Special Landscape Areas	The proposed change is a correction to a drafting error. No assessment required.

Table 7: Assessment of Inspector Changes (ICs)

Element of Plan to which the Change Applies	Change Reference	Proposed Change	Actual change	HRA Screening
Volume 1 Appendix 3 (Monitoring Framework)	IC01	Amend targets for AMRH07 to define more clearly what constitutes “delivery” of allocated sites, e.g: “40% of the total number of dwellings anticipated to be delivered on allocated sites to be completed by 31 March 2017.” Add more detailed indicators for monitoring whether housing delivery is on course to meet targets or not, eg: at 31 March 2015 (20% of the total number of dwellings anticipated to be delivered on allocated sites to be completed); 31 March 2017 (40%); 31 March 2019 (65%); and 31 March 2021 (88%). Add equivalent measurable indicators for proportion of land area of allocated housing sites with extant planning permission on the same dates.	Have been incorporated into MACs above	Monitoring is not assessed under the HRA
Volume 2A Settlement Group Statement: Group 01	IC02	Amend settlement group statement (including text introduced by MAC 2/3, MAC 2/6, MAC 2/19 and MAC2/21 as necessary) to reduce the total number of units permitted in Llwynceilyn over the Plan period to a maximum of 54 units (including completions/commitments to date).	Have been incorporated into MACs above	Assessed in the MACs tables above
Volume 2A Settlement Group Statement: Group 01	IC03	Remove final sentence of MAC 2/7 (new paragraph inserted between 1.2.11 and 1.2.12). Do not incorporate Council proposed MAC 2/24 in relation to paragraph 1.2.19 concerning WWTW constraints in Llwynceilyn. Do not incorporate Council proposed MAC 2/14 so far as it concerns site H0102 (Llwynceilyn) and site H0103 (Llwynceilyn).	Have been incorporated into MACs above	Assessed in the MACs tables above
Volume 2A Settlement	IC04	Delete housing allocation H1002 (Old Market Site and surrounding area, New Quay) from settlement group statement, Appendix 6: Land	Have been incorporated into MACs above	Assessed in the MACs tables above

Element of Plan to which the Change Applies	Change Reference	Proposed Change	Actual change	HRA Screening
Group Statement: Group 10; Volume 1 Appendix 6; Proposals Map		Allocations and Proposals Map inset map 1001. Amend settlement group statement summary housing figures accordingly.		
Volume 1 Policy LU02	IC05	In Policy LU02, requirement 1: insert “so far as reasonably practicable” after “Lifetime Homes’ standards”.	Changed as per wording in previous column	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Policy LU04	IC06	In Policy LU04, part 1, insert “and traveller” after “gypsy” in line 1 and line 2.	Changed as per wording in previous column	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Policy LU18	IC07	In Policy LU18, part 5 line 2, change “500m2 or more” to “more than 800m2 gross floorspace”.	Changed as per wording in previous column	Although a change in area, this is a criteria based policy and therefore the area change will not affect the assessment.
Volume 1 paragraph 7.88	IC08	Delete “(see Policy DM01)” from first sentence. Delete “e.g. traditional tent, not a trailer tent” from the second sentence.	Changed as per wording in previous column	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	Actual change	HRA Screening
Volume 1 Appendix 3 (Monitoring Framework)	IC09	AMRH11 Affordable Housing: Insert additional paragraph between existing paragraphs in "Trigger and Actions": "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."	Have been incorporated into MACs above	Monitoring is not assessed under the HRA
Volume 1 Appendix 3 (Monitoring Framework)	IC10	AMRQ02 Loss of Greenfield Land: In "Target", change "95% residential development" to "75% residential development".	Have been incorporated into MACs above	Monitoring is not assessed under the HRA

APPENDIX 9: Detailed Re-assessment of appropriate LDP Proposals

Matters Arising Changes and Inspector Changes

There was 1 Allocation and 3 Policies within the LDP that needed re-assessing following the Matters Arising Changes and Inspector Changes.

Allocation

The allocation that required re-assessment was E0501 (Lampeter). A small extension to the site was made to provide a range of options for access. This included an access point through one of the corridors potentially used by otters, a feature of the Afon Teifi SAC which is adjacent to the site. Therefore, this site was re-assessed with regards to loss of habitat for the Afon Teifi SAC. See Table 1 below for details.

Having a look in more detail, the access point is likely to only result in the loss of a couple of trees and therefore the impact is likely to be de-minimis. Wording on protection of the trees and that corridor specifically is already contained in the Allocated Site Schedule for the site.

Table 1. Re-assessment of the effects of E0501 (Lampeter) on habitat loss on the Afon Teifi SAC.

	Original Assessment	New Assessment
No effect/ No likely significant effect/ Likely significant effect	Likely significant effect	Likely significant effect
Description of effects	<p>Direct: Includes a small part of the Afon Teifi SAC. Could have an effect from development and any defence requirements etc.</p> <p>In-direct: Uncertain - requirements for water unknown. Currently licences are restricted</p>	<p>Direct: Site is adjacent to Afon Teifi SAC. Small loss of trees for south access point which are likely to be used as a corridor for otters.</p> <p>In-direct: Uncertain - requirements for water unknown. Currently licences are restricted</p>
Current Mitigation	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>	<p>National policies and TAN 5</p> <p>LDP Policies DM12, DM14 and DM22</p> <p>Information in Allocated Site Schedules</p>
Could further mitigation be introduced at this stage?	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules and change boundary	Yes - include HRA caveat in Policy DM14 and link to site through Allocated Site Schedules and include wording on protection of corridor (already included)
No effect/ No likely significant	No significant effect alone or in-combination as effects will be 'de-	No significant effect alone or in-combination as effects will be 'de-

effect/ Likely significant effect if these are taken into account	minimis'	minimis'
No AA/Cumulative and In-combination test/Straight to AA	No AA	No AA
Any change in the assessment?		
No		
Has this resulted in a change to the LDP Deposit or to the proposed change itself?		
No		

Policies

Policies LU05 and DM01 were reassessed. As these policies were complete re-writes they have been fully reassessed. See table 2 below for more information.

Only the assessment of LU05 changed, and this policy will still have no significant effects, alone or in-combination when mitigation is taken into account.

Plan Proposal: Vision, Objectives Strategic / Supporting Policy	Effects before consideration of mitigation	Current mitigation	Can the element be changed at screening stage to avoid likely sig. effect (LSE)	Effects after the consideration of mitigation/assessment of other policies	Is an appropriate assessment required?
LU05: Securing the Delivery of Housing Development	<p>Policy to ensure genuine availability of land</p> <p>Effect Category: A1/F</p> <p>Potential International sites affected: All</p> <p>No negative effect: Criterion 2 of the policy will not itself lead to development as it relates to qualitative criteria on what is expected from all residential development</p>	<p>National Policies in PPW and TAN 5.</p> <p>LDP Policies S01, DM14, DM10, DM12, DM13, DM03 and DM22</p> <p>Settlement Group Statements and Allocated Site</p>	<p>Yes</p> <p>Introduce a caveat / free standing policy on European Sites and mention in RJ</p>	<p>Effect Category: A1/B2</p> <p>Potential International sites affected: All</p> <p>No negative effect: Criterion 2 of the policy will not itself lead to development as it relates to qualitative criteria. It is ensuring that applications are not renewed where there is no intention to build or are completed by a certain time.</p> <p>No likely significant negative effect, alone or</p>	No

	<p>Depends on implementation: The effects of criterion 1 of the policy depend on how it is implemented. Permitting the site in stages through staged release could result in work for mitigation / compensation not being carried out in the initial stages and the rest of the development never comes forward.</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	<p>Schedules</p> <p>Wording in LU05 reason and justification itself says that specific requirements will be taken into consideration in phasing</p> <p>However, even so may still have an effect on habitat loss, effect on hydrology, effect on micro-climate, disturbance and local atmospheric deposition, therefore need to ensure there is no presumption of development</p>		<p>in-combination: Policies in the LDP and National Policies, Settlement Group Statements and Allocated Site Schedules and the HRA caveat within policy DM14 will ensure no significant negative effect, alone or in-combination on sites as the effects will be 'de-minimis'</p> <p>Potential effects: Habitat loss Effect on hydrology Effect on micro-climate Decrease in water quality Disturbance Local atmospheric deposition Effects on natural processes Spreading or introduction of non-native invasive species</p>	
<p>DM01: Managing the Impacts of development on Communities and the Welsh Language</p>	<p>Policy on the criteria for controlling development to try and prevent effects on Welsh language and the community</p> <p>Effect Category: A1/A3</p> <p>Potential International sites affected: N/A</p> <p>No negative effect: Policy that will not itself lead to development as it relates to qualitative criteria on rate of development within a settlement</p>	N/A	N/A	N/A	No

APPENDIX 10: Assessment of factors from the Natura 2000 Data Forms from the Preferred Strategy HRA Screening

2. Introduction

- 2.1 The list below comprise the assessment of factors affecting the UK SACs and SPAs which share primary features with SACs and SPAs occurring within the Ceredigion HRA assessment. In total, the Natura 2000 forms for 364 UK SACs and 24 SPAs were checked for additional factors. In addition guidance on freshwater SACs in Scotland (SNH 2006) that lists factors known to affect the condition of these Scottish sites was checked for additional factors not previously identified.
- 2.2 The factors listed exclude natural processes, agriculture, fisheries, forestry and military activities which are all outside the scope of the HRA assessment.
- 2.3 SAC features are grouped to broad habitat type where appropriate to allow adequate cross-referencing of factors to related species and habitats. How the SAC features are grouped is shown in Section 2.
- 2.4 Issues which were identified during the initial CCW consultation in November 2007 have been removed. The remaining factors are discussed further in Section 3 to assess whether or not they are appropriate for inclusion in the HRA assessment.

3. Features assessed

Freshwater habitats

- 3.1 Features: Water courses of plain to montane levels with the *Ranunculus fluitans* and *Callitriche-Batrachion* vegetation, Oligotrophic to mesotrophic standing waters with vegetation of the *Littorelletea uniflorae* and/or of the *Isoëto-Nanojuncetea*, brook, river and sea lamprey, Atlantic salmon, bullhead, otter, floating water plantain.

Marine and Estuaries

- 3.2 Features: Estuaries, sandbanks which are slightly covered by seawater all the time, reefs, large shallow inlets and bays, mudflats and sandbanks not covered by seawater at low tide, *Salicornia* and other annuals colonizing mud and sand, Atlantic salt meadows (*Glauco-Puccinellietalia maritima*), submerged or partially submerged sea caves, sea lamprey, bottle-nosed dolphin and grey seal.

Woodland

- 3.3 Features: Old sessile oak woods with Ilex and Blechnum and Tilio-Acerion forests of slopes, screes and ravines

Raised bogs and lowland mires

- 3.4 Features: Active raised bog, degraded raised bogs still capable of natural regeneration, transition mires and quaking bogs, depressions on peat substrates of the Rhynchosporion, bog woodland

Uplands

- 3.5 Features: Blanket bog and European dry heaths.

Grasslands

- 3.6 Features: Calaminarian grasslands of the Violetalia calaminariae and Molinia meadows on calcareous, peaty or clayey-silt-laden soils (Molinion caeruleae)

Other individual species assessed

- 3.7 Features: Marsh fritillary, Slender-green feather-moss, Merlin and Greenland White-fronted Goose.
- 3.8 Red kite
- 3.9 No other sites designated for this species away from Ceredigion

4. Assessment of additional issues

Habitat Type	Factor	Assessment of Factors in a Ceredigion Context
Freshwater	Acidification and eutrophication from atmospheric pollution	River systems in mid-Wales are known to be affected by atmospheric acid deposition although pollution sources are probably away from the area. Recommend inclusion of factor.
Freshwater	Modification of river systems including widening, constricting, deepening, straightening and culverts	Dredging parts of the Afon Teifi has been previously proposed and Tregaron Flood Alleviation Scheme will require dredging. Effects of bank protection and other works upstream also relevant to the functioning of the river ecosystem and should be included. Recommend inclusion of factor.
Freshwater	Any activity increasing suspended sediment in the	Dredging works at any point in the watercourse and fluctuations in water

Habitat Type	Factor	Assessment of Factors in a Ceredigion Context
	water course	levels by abstraction could cause increased sediment loading, identified above. Dredging in estuary will not affect upstream sections but does have potential to affect Cardigan bay SAC. Recommend CCW assess if other mechanisms could cause similar effects. EA will have information on diffuse pollution. Erosion of banks is a possible mechanism for increasing suspended sediment and retaining natural wooded banks can reduce this. Development adjacent to the banks needs to be appropriate. It can be managed, including during construction to prevent excess sediment entering watercourses. Recommend inclusion of factor
Freshwater	Land drainage schemes	Outside scope of LDP
Freshwater	Disposal of sewage effluent	Sewage issues have been identified on the Afon Teifi at Llandysul. Recommend inclusion of factor.
Freshwater	Inappropriate engineering works, canalisation and impoundment works, especially those that form a barrier across water courses such as dams and weirs	Can affect erosion and sedimentation downstream on works, can affect natural functioning of river system with potential to affect all features, can affect passage of fish. Recommend inclusion of factor.
Freshwater	Any river work that involves the clearance of bank-side and aquatic vegetation	As above. This is likely to be direct removal of the Ranunculus feature. Can also damage fish habitat and affect erosion and sedimentation. Recommend inclusion of factor.
Freshwater	Tourist development causing recreation pressure	Any development which increases recreational pressure could be problematic. Recommend inclusion of factor.
Freshwater	Sand and gravel quarrying activities adjacent to water course	There is a former sand and gravel site at Abercoed near Tregaron on the Teifi which is undergoing restoration work. Recommend inclusion of factor.
Freshwater	Small hydro-electric schemes	Unknown but increasingly likely with moves to increase green energy. Recommend inclusion of factor.
Freshwater	Activities associated with ferry ports	No ferry ports in Ceredigion. Recommend exclusion factor.
Marine	Land claim	The few areas where this could be possible are subject to flooding and are not near areas where development is necessary. Recommend exclusion of factor.
Marine	Aggregate extraction	No off-shore extraction licences. Recommend exclusion factor.

Habitat Type	Factor	Assessment of Factors in a Ceredigion Context
Marine	Barrage and artificial reef construction	Large scale hydro-electric and offshore barrage schemes are unlikely in Ceredigion in the lifetime of the plan. Artificial reef proposed off Borth (north of the SAC) Recommend inclusion factor.
Marine	Port and marina development moorings and associated facilities	Plans have been proposed for marina extensions and improvements. Tourism plans encourage water sports which increase pollution and disturbance. Recommend inclusion factor.
Marine	Operation and maintenance of ports and pipelines and other infrastructure	Coastal harbours are subject to regular maintenance. Recommend inclusion of factor.
Marine	Changes in water flow	CCW recommend excluding this factor with respect to marine SACs
Marine	Deep water moorings	There are no major ports in Cardigan bay and so deep water moorings are unlikely to be required. Recommend exclusion of factor.
Marine	Coastal squeeze	The requirements of coastal defence may result in coastal squeeze. Note effect under flood defence factors in both offshore SACs. Recommend inclusion of factor
Marine	Disposal of dredged material	Dredging has been identified as an issue therefore the disposal of material is also important. Recommend inclusion of factor.
Marine	Sewage disposal	Some sewage systems in Cardigan Bay have been identified as being inadequate, but water quality is generally good. CCW recommend including factor – cumulative and in combination effects relevant.
Marine	Shellfish management and associated access	Proposals for shellfish cultivation or harvesting have potential to cause disturbance to habitats through access, nutrient enrichment through cultivation of shellfish and possible introduction of alien species. Recommend inclusion of factor
Marine	Former waste disposal sites	No sites affected by disposal. Recommend exclusion of factor – check with environmental health
Woodland	Erosion caused by recreation	An issue particularly near watercourses could be an issue. Recommend inclusion of factor
Woodland	Fire risk from railways	A steam railway does run through one of the woodland SACs. Recommend inclusion of factor
Woodland	Fly tipping	Woodland are remote and this has not been identified as being a significant problem. Recommend exclusion of factor

Habitat Type	Factor	Assessment of Factors in a Ceredigion Context
Woodland	Timber production	Not an issue. Recommend exclusion of factor
Woodland	Quarrying	CCW are not aware of any current issues. However, forestry excavations can be permitted development without going through the planning system. Recommend inclusion of factor
Bogs and mires	Low water levels from water abstractions and near by aggregate extraction	No current sites that could cause problems. Recommend exclusion of factor
Bogs and mires	Peat cutting	CCW are not aware of any cutting rights. Recommend exclusion of factor
Bogs and mires	Drainage (for non-agricultural reasons)	CCW advise that this is unlikely. Recommend exclusion of factor
Bogs and mires	Mineral prospecting and abstraction	No mineral licences that could affect the highlighted sites. Recommend exclusion of factor
Bogs and mires	Pollution including industrial and chemical pollution from adjacent areas	There is no major industries close to Cors Fochno or Cors Caron. However, need to keep in as could be from remote sources and air quality important. Recommend inclusion of factor
Bogs and mires	Accidental fires from railways	CCW advise that this unlikely. Recommend exclusion of factor
Bogs and mires	Infrastructure works	CCW advise that there may be possible impacts associated with recreational projects e.g. coast path, railway lines and roads. Recommend inclusion of factor
Uplands	Reduced water table due to bore-hole water abstraction, mining subsidence	CCW are not aware of this as an issue. Recommend exclusion of factor
Uplands	Track construction	CCW advice that this could be a problem. Recommend inclusion of factor
Uplands	Urban development	CCW advise that this is unlikely. However could occur near boundaries affecting drainage. Recommend inclusion of factor
Uplands	Infrastructure works	CCW advise that wind turbines, power lines and water pipelines could be an issue. Recommend inclusion of factor
Uplands	Telecommunication development	CCW advise this could be an issue Recommend inclusion of factor
Uplands	Peat cutting	CCW not aware of this as an issue. Recommend exclusion of factor
Grasslands	Reduced Water table due to, water abstraction and the over-deepening of local rivers and drainage	CCW advise this could be an issue Recommend inclusion of factor
Grasslands	Recreation	CCW advise that this is more an issue for uplands than lowland grasslands. Recommend inclusion of factor
Grasslands	Change in micro-climate caused by the construction	Unlikely. Recommend exclusion of factor

Habitat Type	Factor	Assessment of Factors in a Ceredigion Context
	of a reservoir	
Grasslands	Developments	See preferred options and policies. Recommend inclusion of factor
Grasslands	Off road vehicles	CCW advise that more an issue for uplands than lowland grasslands. Recommend inclusion of factor
Grasslands	Deposition of limestone quarry dust	Calminarion grasslands may be affected by dust deposition, but this is unlike to change the floral composition. Recommend exclusion of factor
Marsh fritillary	Industrial and residential development	See preferred options and policies. Recommend inclusion of factor
Marsh fritillary	Alterations to hydrology including water abstraction and drainage	CCW advise that this could be an issue. Recommend inclusion of factor
Marsh fritillary	Construction of roads	See preferred options and policies. Recommend inclusion of factor
Slender-green feather-moss	Hydrology including drainage	CCW advise that this could be an issue. Recommend inclusion of factor
Slender-green feather-moss	Recreation	CCW advise that this is unlikely. Recommend exclusion of factor
Greenland white-fronted goose	Wildfowling	Not in the scope of the LDP. Recommend exclusion of factor
Greenland white-fronted goose	Disturbance caused by adjacent wind farm development	Dyfi estuary is not within strategic search area for wind-farms. Recommend excluding factor. Flight paths?
Greenland white-fronted goose	Peat extraction	Population of geese on Dyfi are not reliant on the raised bog. peat extraction unlikely Recommend exclusion of factor
Greenland white-fronted goose	Disturbance caused by recreation (fishing and water sports)	CCW advise disturbance from recreational use is an issue. Recommend inclusion of factor
Greenland white-fronted goose	Fluctuating water levels caused by water abstraction in a key water body causing bank erosion	Geese are not associated with a key water body. Recommend exclusion of factor
Greenland white-fronted goose	Sand and gravel abstraction	None currently near the Dyfi. Recommend exclusion of factor
Merlin	Habitat destruction caused by previous quarrying	No major quarrying in area. Recommend exclusion of factor
Merlin	Vehicular access	CCW advise that there is potential to disturb in nesting areas. Recommend inclusion of factor

Habitat Type	Factor	Assessment of Factors in a Ceredigion Context
Merlin	Degradation of hunting habitat through acidification and eutrophication from atmospheric pollution	CCW advise that this could be an issue. Recommend inclusion of factor

References

SNH (2006). Guidance for Competent Authorities when dealing with proposals affecting SAC freshwater sites. Scottish Natural Heritage, Edinburgh.

APPENDIX 11: List of Policies

Section 6: The Strategy

The Strategy:

Policy S01: Sustainable Growth

Policy S02: Development in Urban Service Centres (USCs)

Policy S03: Development in Rural Service Centres (RSCs)

Policy S04: Development in 'Linked Settlements and Other Locations'

Policy S05: Affordable Housing

Section 7: Specific Types of Land Use Proposals

No Policy LU01 has been included within the LDP:

Policy LU02: Requirements Regarding All Residential Developments

No Policy LU03 has been included within the LDP

Policy LU04: Meeting a Range of Housing Needs

Policy LU05: Securing the Delivery of Housing Development

Policy LU06 Housing Density

Policy LU07: Subdivision of Existing Dwellings

Policy LU08: Replacement of Existing Dwellings

Policy LU09: The Re-use of Former/Abandoned Dwellings

Policy LU10: Temporary Residential Caravans

Policy LU11: Employment Proposals on Allocated Sites

Policy LU12: Employment Proposals on Non-allocated Sites

Policy LU13: Change of Use in Relation to Existing Employment Land or Buildings

Policy LU14: Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping pitches, Cabins and Chalets

Policy LU15: Countywide: Relocation of Caravans, Cabins and Chalets

Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14

Policy LU17: Tourism Facilities/Attractions (non accommodation)

Policy LU18: Retail Proposals Countywide

Policy LU19: Retail Proposals in Urban Service Centres

Policy LU20: Retail proposals in Rural Service Centres

Policy LU21: Change of Use from an Existing Retail Use

Policy LU22: Community Provision

No Policy LU23 has been included within the LDP:

Policy LU24: Provision of New Open Space

Policy LU25: Renewable Energy Generation

Policy LU26: Large and Medium Sized Wind Farms
Policy LU27: Sustainable Supply of Mineral Resources
Policy LU28: Criteria that will be Applied to Mineral Proposals
Policy LU29: Development within Buffer Zones
Policy LU30: Safeguarding
Policy LU31: Resource Recovery and Waste Management Facilities
Policy LU32: Development and the Waste Hierarchy

Section 8: Development Management Policies

Policy DM01: Managing the Impacts of Development on Communities and the Welsh Language
No Policy DM02 has been included within the LDP
Policy DM03: Sustainable Travel
Policy DM04: Sustainable Travel Infrastructure as a Material Consideration
Sustainable Travel Infrastructure as a Material Consideration
Policy DM05: Sustainable Development and Planning Gain
Policy DM06: High Quality Design and Placemaking
Policy DM07: Conservation Areas
Policy DM08: Bilingual Signs and Place Names
Policy DM09: Design and Movement
Policy DM11: Designing for Climate Change
Policy DM12: Utility Infrastructure
Policy DM13: Sustainable Drainage Systems
Policy DM14: Nature Conservation and Ecological Connectivity
Policy DM15: Local Biodiversity Conservation
Policy DM16: Regionally Important Geodiversity Sites (RIGS)
Policy DM18: Special Landscape Areas (SLAs)
Policy DM19: Historic and Cultural Landscape
Policy DM20: Protection of Trees, Hedgerows and Woodlands
Policy DM21: Landscape Impact of Windfarm Development Within Strategic Search Area D
Policy DM23: Coastal Management

APPENDIX 12: Key Diagram – LDP Strategy

