

LDP2 **Ceredigion**

**Replacement Local Development Plan
2018 - 2033**

**Background Paper: Settlement Strategy
Update for Preferred Strategy 2019**



Cyngor Sir
CEREDIGION
County Council

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Contents

Note for Reader	ii
1. Executive Summary	1
2. Introduction	5
3. Update table	6
4. Local Context	17
5. Review Issues (Triggers)	21
6. Analysis (Options for addressing the Issue)	30
7. Conclusions / Recommendations	35
8. Next Steps	42
9. Appendices	44

Note for Reader

The update Topic and Background Papers for the Local Development Plan (LDP) Deposit were published at the same time (December 2010) and are still available on the Council website or in paper copy by request.

The purpose of this Background Paper Update is predominantly to demonstrate whether, since the Deposit of the LDP was published and subsequently the LDP adopted in April 2013, there has been any change in; relevant guidance, policies or strategies; information and evidence; or issues highlighted through the Annual Monitoring Report (AMR) or appeals; that suggests the issues addressed in the adopted LDP have changed or are not fully being addressed by the policies.

Each paper will provide a summary table of any issues raised since the Deposit and whether these trigger the need for further investigation as to whether a change is required as part of the LDP review, or further explanation as to why a change is not required. If there is further discussion required this will be incorporated within the update paper.

1. Executive Summary

1.1 Lessons from LDP1

- 1.1.1 This background paper explains what lessons has been learnt from LDP1 and examines what worked, drawing on the information set out in the Review Report 2017. This review has concluded that the settlement hierarchy and the service centre groups have all worked well and the original methodology for selection is robust. There are no major changes planned to these fundamental aspects of the settlement strategy. However, with the benefit of hindsight, the way in which rural was defined in the LDP1 has proven to be not fit for purpose.
- 1.1.2 Using the National Sustainable Place Making outcomes set out in Planning Policy Wales Edition 10 (PPW 10) and the Well-Being of Future Generations (Wales) Act 2015 (WBFGA) as the framework, this paper outlines proposed changes to some of the linked settlements that surround urban centres to establish a more sustainable settlement strategy in order to achieve a more sustainable pattern of development within the county. This paper also proposes boundary changes to the USC of Aberystwyth capturing Commins Coch and Rhydyfelin to within the wider Aberystwyth area.
- 1.1.3 Certain settlements, larger than 150 dwellings and with active travel routes and public transport to the relevant Service Centre excluded from development in LDP 1, meet the Place Making Outcomes, and justify amendments to this position. to Amendments would better reflect the national agenda and reflect the heterogeneity of rurality of Ceredigion. It is therefore proposed that these settlements are defined as the Larger Linked Settlements (LLS) in the sustainable settlement hierarchy.
- 1.1.4 Other Linked Settlements (henceforth known as sustainable Linked Settlements SLS) that have access to regular public transport services which allow for to reach full time work, have services in centre (particularly those with schools). And have over 60 dwellings have also been identified as sustainable places for some limited windfall growth. Outside of these

settlements only development in accordance with that allowed under National Policy will be permitted.

1.2 The numbers

1.2.1 A variety of research has been undertaken to establish the most appropriate strategy to achieve sustainable development for the county. The evidence section (see section 6) has summarised this knowledge base and identifies that a significant proportion of Ceredigion residents live in ‘open countryside’ and yet, to meet the Council’s obligations under the WBFGA, result in a need to continue to support these citizens to live and work as generations have before them.

1.2.2 We therefore propose the following proportional split be applied to future housing growth countywide (see table 5 for further information):

Settlement Tier	Existing Distribution	Percentage of Growth Allocated
USC	51%	55%
RSC	24%	20%
LLS	25%	15%
SLS		10%
LS & OL		0%

1.2.3 The Population and Household Growth paper demonstrates that there is a very small backlog of unmet need within the current LDP, because of identified problems with the expectations for growth in the current LDP.

1.2.4 Assuming a non-delivery allowance that reflects the issues in Ceredigion (see Housing Delivery Topic Paper 2019), a housing growth allowance for the plan period from 2018 and 2033 (excluding contingency) of 2400 units with a backlog of 600 units with outstanding consent. This equates to growth of 160 units per annum. This growth is consistent with housing delivery

across LDP 1 and includes sufficient allowance for anticipated economic growth.

1.3 The Conclusions

1.3.1 Proposed changes to the settlement hierarchy include:

- i. minor modifications to boundaries of USC's where required;
- ii. to permit peripheral growth to some urban service centre's through their closest Linked Settlements to support the place making agenda, and allow people to 'live non car dependant' lives (See Appendix 3).
- iii. to continue to promote RSCs to build cohesive, resilient and achieve healthier, vibrant communities engaged in the Welsh language which are globally responsible, prosperous and more equal.
- iv. to recognise that some RSCs service a strategic role and some a more local role and allocate to them according to their relative importance and accessibility. (See Appendix 2)
- v. to categorise Linked Settlements in accordance with their relative sustainability, thus allowing for those where:
 - living by non car modes is achievable due to the existence of regular public transport;
 - access to services is available,
 - and
 - which have a sustainable size thresholdto have the opportunity for some limited market housing to sustain these rural communities.
- vi. to reduce the number of Linked Settlements in Ceredigion (See Appendix 1). To recognise the importance of conserving the countryside whilst also appreciating the value and depth of culture that exists in communities that live and work in these areas by balancing

carefully community needs for limited development in Ceredigion's more remote Settlements and countryside with support for the well-being needs of these communities, through national planning policy.

- vii. to strive to ensure that national policy is 'Ceredigion proofed', ensuring that development occurs in the most sustainable places in accordance with the sustainable development principles of the WBFGA, recognising the need to meet the requirements of the present (no matter where they live in Ceredigion) without compromising those of future residents.

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2. Introduction

2.1.1 The Settlement Strategy Background Paper (December 2011) discussed how the settlement strategy has a key public policy aim of achieving social, environmental and economic sustainability and how this can be secured through the LDP. It considered the policy constraints, guidance and best practice that constrain the deliberations of the LDP.

2.1.2 This information was then used to determine the key issues which could be addressed by the LDP, strategy objectives and finally in the development of policies.

2.2 Background to LDP review

2.2.1 Following the fourth AMR, Ceredigion formally triggered a review of the LDP; a review report was prepared which highlighted that the settlement strategy of the LDP was failing to meet its targets. There are a number of causes for these failings and this updated background paper builds on the original to explain what amendments will be made to the strategy in order to ensure its fit for purpose over the course of LDP2.

2.3 Role of this paper

2.3.1 This paper looks at what has changed since the previous Update Paper was released and whether a more detailed update is required to discuss any issues raised. If so the more detailed update will be incorporated within this paper.

3. Update table

- 3.1 The table below provides a summary of changes that have occurred or issues that have been raised in relation to the Settlement Strategy. These may be from changes in/new Policies, Strategies etc., changes in/new evidence or information or issues raised in the AMR or appeals.

Table 1: Key Issues Affecting Plan Review

Review Issue / Proposed Change	Source / Trigger	Date (Month/ Year)	Action	Further comments	Review Topic Paper Required?
Changes to population & household projections & estimates	2011-based Population & Household projections	2015	Review Housing Needs Model part of LHMA	Whilst population is predicted to grow, it is at a much slower rate than previously predicted.	Address in Population & Household Growth Topic Paper Update
	2014-based Population & Household projections	2016/2017			
	Mid-Year Population & Household Estimates	2014, 2015, 2016			

Review Issue / Proposed Change	Source / Trigger	Date (Month/Year)	Action	Further comments	Review Topic Paper Required?
New Legislation	Well-being and Future Generations (Wales) Act 2015	2015	Further investigation required	<p>In brief, this Act requires that all projects, policies and plans consider economic, social, environmental and cultural well-being of Wales in a way that accords with the sustainable development principle. The Act puts in place 7 wellbeing goals:</p> <ul style="list-style-type: none"> • A globally responsible Wales • A prosperous Wales • A resilient Wales • A healthier Wales • A more equal Wales 	Yes

Review Issue / Proposed Change	Source / Trigger	Date (Month/ Year)	Action	Further comments	Review Topic Paper Required?
				<ul style="list-style-type: none"> • A Wales of cohesive communities • A Wales of vibrant culture and thriving Welsh Language <p>All of the goals are relevant to housing in different ways. LDP Objectives and policies may need refinement to address these goals.</p>	
New / revised policy	Planning Policy Wales Edition 10	2018	Further investigation required	The reimagined PPW10 places a focus on place	Yes

Review Issue / Proposed Change	Source / Trigger	Date (Month/ Year)	Action	Further comments	Review Topic Paper Required?
				making and ensures the WBFGA is at the heart of sustainable development and plan making – whilst PPW10 does not alter the types of development permissible it does have higher expectations on place making and what that means for how development is planned.	
Housing Strategy	Housing for All 2018 - 2023, Ceredigion County Council	2018		Ensure LDP reflects housing strategy	Yes
Local Well-Being Plan	Ceredigion Local Well-being Plan	2018	Consider the 6 well-being aims of the local well-being plan and how any	Ensure LDP reflects Ceredigion Local Well Being Plan	Yes

Review Issue / Proposed Change	Source / Trigger	Date (Month/ Year)	Action	Further comments	Review Topic Paper Required?
			future settlement strategy could work to support them.		
Monitoring Outcomes					
Housing Delivery	AMR	2018	<p>Consider extant sites and outstanding consents unlikely to come forward in replacement plan period.</p> <p>Review allocated sites and ensure deliverability of allocated sites in replacement plan.</p> <p>Review the effectiveness of Policy LU05.</p> <p>Review allocated sites</p>	<p>2029 (JHLA 2018) dwellings have been completed since the start of the plan period. This equated to approx. a third of the total housing requirement and as such new housing is not being delivered at the levels anticipated in the LDP.</p> <p>However we now appreciate that the population growth planned for in the last plan</p>	Yes

Review Issue / Proposed Change	Source / Trigger	Date (Month/Year)	Action	Further comments	Review Topic Paper Required?
			and undertake call for sites in areas where deliverability of sites is of concern.	has not materialised and therefore had a revised figure been considered earlier it may be the case that we have delivered to meet needs rather than the projections. In order to ensure the next plan delivers all its sites a review of all allocated sites is being undertaken. Furthermore extant sites research is considering potential action, for supporting deliver of extant sites where appropriate and / or how in accordance with the draft	

Review Issue / Proposed Change	Source / Trigger	Date (Month/Year)	Action	Further comments	Review Topic Paper Required?
				manual we can discount some of our outstanding consents as being unlikely to come forward.	
Settlement Strategy	AMR	2018	Review growth distribution and time to deliver to inform replacement plan period. Review Policy S01-S04.	Proposed target for LDP is 51:24:25, the current split is 45:18:38. (Commitments measured from plan adoption) Whilst the split is currently not at target there is a direction of travel toward the policy goal of refocussing growth. However given the too ambitious planned for growth in the first LDP, the actual commitments would	Yes

Review Issue / Proposed Change	Source / Trigger	Date (Month/ Year)	Action	Further comments	Review Topic Paper Required?
				inevitably fail to meet the targets due the outstanding consents carried through into plan adoption in the less sustainable settlements.	
Service Centre review	Evidence Gathering	2016/2017	Consider amendments proposed to service centres in line with what the evidence has demonstrated in terms of growth patterns and place making objectives.	Add in Brynhoffnant as Rural Service Centre (RSC), amend New Quay and Pontarfynach. Understand strategic importance of Bow Street and Penrhyncoch. Amend boundaries of Urban Service Centres (USC) to reflect permissions and wider role of Aberystwyth	Yes
Linked Settlement Review	Evidence Gathering	2017/2018	Consider ways to reduce number of linked	After engagement and methodology considerations	yes

Review Issue / Proposed Change	Source / Trigger	Date (Month/ Year)	Action	Further comments	Review Topic Paper Required?
			settlements (LS) and proposal for 'upgrading of importance' of a limited number in close proximity to USCs. Consider real world view of place in determining names of LS.	a cut-off point has been deduced resulting in a reduction of linked settlement and the amalgamation of others.	
Housing Delivery Reports	Evidence Gathering	2016-2019	Use evidence from the Housing Delivery work to reduce number of outstanding consents and understand places and settlements in which they are likely to be or not to be implemented.	More work on this is being undertake for the housing delivery topic paper	No
Allocated sites review	Evidence Gathering	Annual	Use evidence on how allocated sites are	Important to consider in context of settlement	no

Review Issue / Proposed Change	Source / Trigger	Date (Month/ Year)	Action	Further comments	Review Topic Paper Required?
			performing countywide to inform the size location and type of sites which have been deliverable and ensure these sites are focused on in LDP 2	strategy as has informed need for smaller more varied sites in settlements not previously included.	
Growing Mid Wales	GMW framework for action and forthcoming economic strategy	2016-2019	Ensure settlement strategy reflects and respects growth planned for in the GMW growth deal	Ensure LDP reflects Ceredigion's GMW growth ambitions	YES

3.2 Conclusion

- 3.2.1 As noted in the table above, changes in policy/guidance/evidence/issues have resulted in the need for more detailed discussion with regards to this topic paper.
- 3.2.2 New national strategy should be taken into account when considered in line with the LDP S0 policies.

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4. Local Context

4.1 Background

4.1.1 The Background and Topic Papers written at Preferred Strategy and Deposit set out more detail in relation to the settlement strategy within the County. That detail remains relevant and is not therefore repeated here. However, the following section summarises how information in the 2010 paper has influenced the content and production of the LDP.

4.1.2 From the evidence base, a number of objectives informed by key issues were identified (See LDP Vol 1 page 26) that were able to be addressed, at least in part, by the settlement strategy of the LDP. These were:

Objective 1:

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

➤ Key Issues: KI 1.1, KI 1.2 & KI 2.1

Objective 2:

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

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

Objective 3:

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

➤ Key Issues: KI 1.2 & KI 4.1

Objective 5:

To promote a pattern of growth that helps to sustain the vitality not only of the towns and their immediate rural hinterlands but also the rural

communities of this large county, in such a way as to enhance social, cultural, economic and environmental characteristics and to maximise sustainable accessibility and connectivity.

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

Objective 7:

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

☞ Key Issues: KI 1.2, KI 2.1 & KI 4.1

Objective 8:

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

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

Objective 13:

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

☞ Key Issue: KI 6.1

Objective 16:

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

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

4.1.3 These Key Issues and Objectives were then addressed, where possible, within LDP Policies. The particular policies that related to the settlement strategy were the S0 policies however the settlement strategy and growth distribution has a much bigger policy reach than those specific to where development should be located. However for the purposes of review the main S0 polies and proposed amendments will be addressed in this paper rather than all affected policies.

4.2 Current Position

4.2.1 The LDP was adopted in April 2013 and the first review was begun in 2017/18. The Review Report and Delivery Agreement were consulted on and formally adopted in spring 2018.

4.2.2 In addition, there have been five Annual Monitoring Reports (AMRs) produced which monitor the effectiveness of the LDP against the indicators. Targets have been incorporated that monitor the effectiveness of the settlement strategy directly and are listed below;

Table 2: AMR Indicators and Conclusions

Indicator	Name	Conclusions
AMRH02	Settlement Strategy Countywide	AMR indicator H02 relates to the Settlement Strategy Countywide and measures the percentage split of completions and commitments countywide between plan adoption and the end of the plan period to be 51% (USC's):24% (RSC's):25% (LS&OL). From adoption, the ratio of commitments and Completions respectively are 44%:18%:38% and 43%:14%:43%. Incremental positive and negative movements occur year on year towards the identified targets from plan adoption. In this reporting year in respect of commitments the ratio is inconsistent with the identified target (47%:24%:29%). The target has not been met for completions which when measured from adoption are 42:16:42.
AMRH03	Settlement Strategy Groups	AMR Indicator H03 considers the settlement strategy at the settlement group level and seeks to move towards the percentage split identified for each of the 22 settlement

		groups in Appendix 2 of the LDP. The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance.
AMRH04	Settlement Strategy – Development in Linked Settlements	AMR Indicator H04 considers development in ‘Linked Settlements’ and requires commitments not to result in any one linked settlement growing by more than 12% of its size as at April 2007. From a total 90 Linked Settlements across 22 Settlement Groups 44 (49%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at plan adoption. There is a need to consider the reasons for this negative shift away from the established capacity limits across the county.
AMRH05	Settlement Strategy – Nature of development in ‘Other Locations’ (OL)	AMR Indicator H05 considers development in ‘other locations’. In the most recent monitoring period there was a 50:50 split between residential development in ‘other locations’ approved during the monitoring period which was in accordance with the LDP and National Policy (8 Units) and that which was not. 8 units were approved outside that permitted by the LDP strategy, PPW 9.2.22 and TAN 6.

5. Review Issues (Triggers)

5.1.1 Table 1 Key issues in plan review summaries the analysis of the AMR, new/updated legislation/guidance/policy and new/updated evidence. Further information is provided below on how these matters impact upon the Settlement Strategy.

5.2 AMR Indicators

5.2.1 First and foremost the preceding AMRs have concluded that the settlement strategy is not meeting the targets identified in the indicators. There are a number of reasons for this and they vary depending on which particular facet of the settlement strategy you are considering. But overwhelmingly it is clear that the monitoring targets and indicators were not considered in enough detail when written. This has facilitated some confusion subsequently as to exactly what is being monitored and from whence.

5.2.2 For example in AMRH02 the indicator suggests monitoring from plan start – however many permissions determined in this period were done under a different planning regime where the LDP had little scope to influence. Therefore when considering the target from the point at which the LDP came into effect (adoption) the targets become more appropriate and are met most years. This is an important distinction and will need addressing and clarification made to the monitoring in the review. Any change to the monitoring wording has been explained in the relevant AMRs.

5.2.3 Collectively the AMR indicators relevant to settlement strategy highlight that not enough development has come forward in the service centres and so permissions in the LSs have skewed the balance. This was a problem identified prior to adoption due to the back log of outstanding consents the LDP was forced to carry forward much of which were determined under different planning regimes.

5.2.4 However an important note to consider is that much of these (approx. 70%) outstanding consents outside of the service centres are unlikely to come

forward as the evidence on extant and outstanding consents demonstrates¹. Therefore their future impact on the sustainability of the County is considered to be limited.

5.2.5 Further trends from the AMR indicate the prevalence of planning consent issued in the OLs that does not accord with S04 and consequently PPW or TAN 6. These decisions are limited and have frequently been made by members at committee. The nature of planning committees as a quasi-judicial process mean they are free to attach weight to material considerations differently to those of planning officers. Many of the members of Ceredigion planning Committee are elected in predominantly rural wards and have a deep understanding of their constituents' needs and in particular the nuance of rural life.

5.2.6 This has led them to consider for example the Well-being goals from a different perspective to perhaps how officers would, who first and foremost follow planning policy. Thus members are free to identify rationale for approving developments that do not neatly comply with National and Local planning policy. There are mechanisms in place that Welsh Government can use to address this issue most notably the call in procedure, but this hasn't been routinely done in Ceredigion with members receiving clarification of any call ins requested of being 'no more than local significance'.

5.3 Changes to / New Policy / Legislation

5.3.1 Since the LDP went to deposit the following legislation/policy/guidance has been released or updated.

Legislation Changes

5.3.2 The most relevant legislative changes to have occurred since the last paper on this subject was published are the Well-being and Future Generations Act 2015. The Act's main relevance to the settlement strategy is that it crystallises in legislation the principle of sustainable development and lays

¹ See Housing Delivery Topic Paper 2019

out the 7 national wellbeing goals. Consideration of all 7 wellbeing goals are fundamental to effective decision making and are given equal weight in importance.

5.3.3 So what impact does this have on the rural county of Ceredigion? It means there is a national legislative framework that recognises the importance of rural communities. It strives to ensure they have a vibrant culture and a thriving Welsh language, they have cohesive communities and a prosperous future and are resilient, healthy and globally responsible and are more equal. Well-being under the act is defined as *“in relation to our economy, society, environment and culture across Wales”*. It does not restrict these facets to being the preserve of the predominantly urban domain.

5.3.4 The national focus on Well-Being of Future Generations forces consideration of the countywide best interests for the future, requiring application of the sustainable development principle meaning that the Council *“must act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their needs”*. This principle acknowledges that the Council must meet the needs of the present without compromising the future. In the context of Ceredigion this is recognising that a significant proportion of our thriving vibrant communities are in settlements that are considered too small to warrant development under national policy. 29% of the households of Ceredigion are located in the open countryside and under the WBFGA we have a duty to meet their needs whilst not compromising the needs of future generations. Thus we need to ensure their (the 29%) present needs and future sustainability is secured. As well as providing for growth in our larger more traditionally considered sustainable settlements is planned for and developed for future generations.

National Policy

5.3.5 The most relevant national policy change to impact upon the Settlement Strategy is the release of PPW10. This is a complete re-write of national planning policy which puts place making at its heart.

- 5.3.6 PPW 10 sets out that: *Individual places can take many forms and interpretation of what makes a good place will vary. Each place will have its unique characteristics, history and identity, based on how people have and will interact with the landscape and townscape. The ‘sense of place’ varies from the rural countryside which provides an economic and environmental base for tourism and agriculture to thrive to urban areas which are continually evolving and providing focus for the social and economic developments. The intrinsic value of a place to people or communities is particularly important which may be due to aesthetic, cultural, spiritual or historic reasons and planning authorities are best placed to understand these.*
- 5.3.7 PPW10 does not materially change the fundamental principles of sustainable development but offers greater clarity on how sustainable places can be achieved through place making. However, fundamental to this approach is that the place making outcomes must be relevant to Ceredigion communities, with PPW 10 recognising that the local planning authority is best placed to understand what ‘makes a place’ in a Ceredigion context. The majority of residents of Ceredigion are not able to be ‘not car dependant’ as they do not have access to regular public transport. However they do ‘feel safe and inclusive’ and developments ‘supports a diverse population’. What makes ‘good connections’ in Cardiff will not be what makes ‘good connections’ in Ceredigion. Planned for developments in Ceredigion are nevertheless contributing to the national sustainable place making outcomes by ensuring future development in Ceredigion is as sustainable as the rurality of the landscape allows.
- 5.3.8 LDP 2 needs to recognise what makes Ceredigion’s towns and villages sustainable and measure place making against these outcomes which will be rural proofed versions of the national outcomes. The three paragraphs² allocated in PPW10 to rural place making confirm this position by acknowledging that full compliance with the outcomes is not always possible;

² 3.34,3.35,3.36

“For most rural areas opportunities for reducing car use and increasing walking, cycling and the use of public transport are more limited than in urban areas. In rural areas most new developments should be located in settlements which have good accessibility by non-car modes when compared to the rural area as a whole. Development in these areas should embrace the national sustainable place making outcomes and, where possible, offer good active travel connections to the centres of settlements to reduce the need to travel by car.

- 5.3.9 The National Sustainable Place making outcomes provide a framework for delivering place making. They incorporate ‘Creating and sustaining communities’ which includes ‘enabling the Welsh language to thrive’, ‘appropriate development densities’, ‘homes and jobs to meet societies needs’, ‘ a mix of uses’, ‘offers cultural experiences’, ‘community based facilities and services’. All planned for developments in the Ceredigion LDP and in the proposed LDP 2 contribute to these, as sustainable development and supporting communities and key services were at the heart of the plan and are at its re-write. For LDP2 the Council proposes to adopt a rural proofed definition of some of the outcomes, this is particularly in the context of public transport and what constitutes short journeys. Where in Ceredigion we have to accept that journey times are rarely as short as those experienced in urban areas but the availability of public transport in some areas makes them inherently more sustainable than other parts of the county.

Regional Policy

- 5.3.10 The current regional policy focus in Ceredigion is as part of the wider Growing Mid Wales (GMW) region and emerging growth deal. Significant resources are being deployed to build an evidence base and economic strategy for the project. All of this work and policy is being developed recognising the uniquely rural nature of the geographies involved. Whilst plans and projects remain at an early stage in development they have focussed on developing a strategy that addresses the rural inequalities that exist in Ceredigion whilst recognising its beneficial aspects. For example the

focus on increasing access to mobile networks and super-fast broadband alongside the ambitious plan for developing a National Spectrum Centre given Ceredigion's varied landscapes and seascapes and lower populations.

5.3.11 The recognition that GMW is placing on knowledge economy neo-endogenous development, is exactly the rural model of growth Ceredigion needs. It is this acceptance of difference and its capitalisation that the LDP replacement plan hopes to utilise to further the goals of the GMW economic strategy. At present GMW has identified themes for future development, with further evidence preparation and detailed projects expected to be confirmed during 2019. It will be for LDP2 preferred Strategy to establish an enabling role and to ensure that strategic policies do not stifle the ambitions of the growth deal.

Local Policy

5.3.12 Since the last background papers were produced the council has updated its Housing Strategy (2018) which further demonstrates a commitment to providing homes for all countywide. The LDP is not in conflict with this strategy. Ceredigion County Council has also published its Local Well Being Plan setting out the 6 well-being aims for the county.

5.3.13 The Local Well Being Plan aims are about sustainability and resilience for individuals and communities and how to support communities to become prosperous and better connected. The Local well-being plan fundamentally recognises the rurality of its population and offers practical rurally embedded solutions to local problems. The LDP will support this plan by offering the allocations and policies on which to build the aims of the Wellbeing plan.

5.4 Evidence

5.4.1 Since the adopted LDP was placed on Deposit, the following evidence has been released and or updated. In preparation for review and following the results of the AMRs the LPA has considered the role and function of the Urban and Rural Service centres (the methodology for choosing these was

included in the original back ground papers³ and is not revisited here). A comprehensive review of the role and function of linked settlements has also been undertaken.

- 5.4.2 Firstly it is important to understand where people in Ceredigion live; As of April 2018 there were 35,273 dwellings in Ceredigion of those 29% (10,193) are within open countryside or Other Locations as defined by LDP1. Utilising the linked settlement and service centre review recommendations under LDP2 59.2% of Ceredigion dwellings would be located within 'urban' areas. Overall 71% of the dwellings in Ceredigion are located in towns and villages with over 50 houses. As these figures demonstrate the Council is working hard to ensure that future development is focussed in the 'urban' areas just as it is now, however a third of the residents of Ceredigion live in as national policy defines it the open countryside and the WBFGA establishes an obligation to consider their needs as well as those of the people living in 'urban' Ceredigion now and in the future.
- 5.4.3 The USC and RSC review has concluded that most of our settlements are serving the purpose they were intended for i.e. as a hub in which key services are available, as PPW 10 3.36 requires. The AMRs have demonstrated that there has been some natural turnover of facilities, but in general they have remained static and little loss of key services has been observed. However in terms of allocated sites some service centres have fared better than others: to better manage this issue a few recommendations have been made regarding the restructuring of service centres.
- 5.4.4 The main changes proposed are to reflect the nature of where people live and the availability of land for new developments, whilst being mindful of how new developments count for a very minor percentage of the total housing stock of the county. In brief the changes proposed to RSCs are to amalgamate New Quay with one of its LS Cross Inn where there has been

³ available on the councils website www.Ceredigion.gov.uk

significant demand for housing and to do the same for Pontarfynach and Ponterwyd for the same reasons.

- 5.4.5 Only one new service centre is proposed and this is namely Brynhoffnant – the arguments for why it should or shouldn't be an RSC have been clearly set out in the previous background papers and will not be revisited here. However in LDP 2 Brynhoffnant is proposed to make it an RSC in recognition of the demand that has arisen there, the advent of the new key facility of an area school and its sustainable position on the A road with access to a regular bus service. It has the benefit of a petrol station and shop and other facilities and a range of paid employment opportunities.
- 5.4.6 The USCs are a commitment by the council to support the 6 main towns as key service centres: in comparison to other counties most are 'hardly urban' and the name belies the problem. They do however represent the centres with the most access to services, key facilities, public transport and paid employment and therefore remain valid as the key service centres of the plan. The only planned changes to service centres are to boundaries to accommodate changes in developments and growth expectations. The wider Aberystwyth area is proposed to include Commins Coch and Rhydyfelin, and Aberaeron will become a joint USC with Ffosyffin and Llwyncelyn.
- 5.4.7 The Linked settlement review was much more difficult to draw obvious conclusions from. Ceredigion is a predominantly rural county that has changed little in generations, with the patterns and distribution of population largely determined by the agricultural industry which predominates and coastal towns that once built ships and now serve tourists.
- 5.4.8 What the Linked Settlement review has concluded is that there are some Linked Settlements that are inherently more sustainable than others and this is a nuance the last plan did not fully capture. Therefore it is proposed to reclassify them into 3 categories.

- i. Large Linked settlements – those linked settlements that are on the periphery of USCs and have the benefit of being on active travel routes and or within 5/10 minutes journey on public transport. All the LS classified as this have over 150 dwellings. In these settlements it is proposed to allow small allocated sites and windfall development.
 - ii. Sustainable Linked settlements – these are Linked Settlements that are within a 30 minute journey on public transport which runs regularly within the hours of 7am and 11am and 3pm and 7pm thus facilitating working patterns. They have in settlement services (schools having been prioritised) and they have over 60 dwellings. In these settlements it is proposed to allow some limited open market housing on windfall sites of 1 and 2's.
 - iii. The final category are all other Linked Settlements – which are those settlements that are not on a regular public transport route and are not in close proximity to urban centres. In these settlements it is proposed to only allow development that accord with national policy.
- 5.4.9 A further feature of the review of our Linked Settlements (LS) has not proposed changing which service centre they belong to. The review has focused on reality checking where LS start and finish rather than using mapping alone and whether some should be reclassified as open countryside. Appendix 1 outlines the LS that are proposed to be removed and any amendments made to other to reflect community views. The proposed amendments reduce the number of LS by 16.
- 5.4.10 Since adoption of the plan a further area of research relevant to this paper is that of the housing delivery work. This research has analysed permissions and completions countywide year on year by settlement strategy hierarchy level, in order to establish where permissions are likely to be delivered and how any extant unit's pre-LDP and post LDP are affecting the figures and settlement balance as required by our monitoring of policy S04. The results of this research have demonstrated that development outside service

centres is much more likely to become extant and much less likely to be built. It has also highlighted that the plan is still carrying a significant number of consents that are pre-LDP and unlikely to be built. There are approx. 1500 outstanding consents countywide and of these 800 are extant, 70% of which are located in the LS and OL, partly due to historic permissions and partly due to the allowance for many of these settlements being taken up early in the plan period and then the consents not being delivered.

- 5.4.11 A review of allocated sites has also been undertaken on an annual basis to inform the results of the JHLAs. What this has revealed is that many of these allocated sites are too large, with some of the largest allocated sites receiving no interest from developers and little likelihood or expectation of delivery in the short to midterm. Of the 61 allocated sites the following percentages are relevant:

Table 3 Allocated Sites Status (April 2018)

Type of Site	Number	Percentage (rounded)	Average no of units
Has consent	15	25%	33 units
Has formal pre-app	9	15%	37 units
Discussion ongoing	6	10%	78 unit
Nothing has occurred	31	51%	57 units

- 5.4.12 What this table highlights is that whilst the numbers of sites with consent and / or a formal pre-app accounts for only 40% of all allocated sites the majority of these sites were on average 35 units in size.

6. Analysis (Options for addressing the Issue)

- 6.1.1 Many people think rural areas are homogenous, this is a simplistic view, academics have tried and failed to define rural because the more you try to

catalogue or map it - the more different you realise it is. It's not always clear planning policy has understood this simple concept. Much of the discussion centres on agriculture and ecology, but these are living breathing places which are not solely to be 'conserved'. Whilst the argument to some may be as simple as sustainable (urban) vs unsustainable (rural) but like everything, this is relative. What is sustainable in Ceredigion is very different to what is sustainable in Cardiff.

- 6.1.2 Ceredigion's first LDP tried to recognise which parts of the County were urban or 'sustainable' whilst allowing for limited growth in the areas that were rural or 'unsustainable', fundamental to sound planning. However the plan failed to recognise that by classifying any settlements that weren't Service Centres as Linked Settlements and thereby determining they were unsustainable areas it perpetuated the notion of rural as homogenous.
- 6.1.3 There are linked settlements that are boroughs, separated by one field from Aberystwyth (Ceredigion's most urban centre) and classified as LS that have active travel routes and regular public transport, fundamental tenets of the place making outcomes. The communities living there are readily accessible to Aberystwyth for employment, leisure and retail and can live 'not car dependant'. Presently under LDP 1 any development in these settlements despite their walkability to the urban core and focus for place making are considered as harmful to the settlement strategy as development in settlements that are 30 miles from Aberystwyth.
- 6.1.4 Such is the error of classification that these remote LS many of which have no key services have no public transport but whose residents are also entirely reliant on Aberystwyth or other urban centres for retail, leisure and employment. However each and every trip necessitates a 60 mile round trip by private car, which is considered to be equivalently detrimental to the current settlement strategy as development in one of the boroughs of Aberystwyth. Clearly we can see that these two Linked Settlements or in reality types of rural or 'unsustainable place' are not the same and the impacts of development in the two are not the same. Yet existing policy and

strategy places them equal in detrimental harm. Such difficulties mean decisions that run counter to the plan and form part of the reason some of our monitoring indicators are not being met are delivering sustainable development.

6.1.5 Lessons learnt from LDP 1, for incorporation into LDP 2 include:

- i. that there is no black line between Urban and Rural in Ceredigion (despite what the settlement maps suggest). There are multiple types of rural and urban places and with significant variation in sustainability. Drawing out these distinctions will be an important component of place-making in order to provide for jobs and housing in areas of the county that are the most accessible and thereby the most sustainable.
- ii. that accessibility in a Ceredigion context is different to that of urban areas. It may be ten minutes travel time is an appropriate measure in urban areas but in Ceredigion we have to be realistic that most people travel far longer than this by private motor vehicle. Therefore a 'Ceredigion proofed' proxy of 30 minutes travel time has been adopted, alongside it may mean the settlement is located on an A road and is part of the gritting priority route .
- iii. Using the National Sustainable Place making Outcomes as a framework and therefore expanding development opportunities in those settlements surrounding USC which have access to non-car modes of transport and other sustainability markers. This expansion will mean limiting development in other areas; this will be achieved by reducing the number of LS, and by rationalising the amount of development allocated in some of the more remote RSCs. Notwithstanding any local role as a service centre, the experience from LDP 1 is that the more remote RSCs are unlikely to deliver the numbers of houses planned for them in the short to mid-term. Therefore those deep remote RSCs where the majority of residents will still be reliant on an urban centre for employment and leisure will

not be allocated the same level of growth as they had previously. This coupled with the reduction in LS will account for the differential in settlement hierarchy allocation in LDP 2.

- iv. Some areas of the county are deep rural: limited development is still needed but not beyond that required to support existing community needs. These are communities that have worked and lived in these areas for generations. They have been carving a living out, and they are the heartlands of the Welsh language and culture. It would run contrary to their individual well-being and the national well-being goals of these communities, and their language and culture, not to support them to continue to prosper and build on their resilience in some of the harshest landscapes in Wales.
- v. 29% of the households of Ceredigion are located in the open countryside as defined by national policy and perpetuated in LDP1, despite many being small hamlets and villages surviving for hundreds of years. The 'sense of place' for the residents themselves is not as open countryside, but as part of a strong, if dispersed community, compared to their relative rurality they feel a positively vibrant community. In terms of place making these communities offer 'cultural experiences' and 'community based facilities and services', these may not be grand galleries and museums but local cultural events such as Eistedfoddau and Twmpaths which are just as important to these communities.
- vi. Given the requirement of the WBFGA to consider meeting the needs of the present without jeopardising the needs of future generations, LDP 2 needs to include a strategy which outlines that these communities have a right to expect that their children and grandchildren can continue to live the way they have for generations. This right is fundamental to planning for Gypsy Traveller communities; the same rights should apply to other marginalised groups particularly as many of these individuals are the stewards of the countryside

protecting *“the dynamic and multipurpose resource.....conserving and where possible enhanced for the sake of its ecological, geological, physiographic, historical, archaeological value and for its landscape and natural resource.”* (PPW 10 3.34) Whilst TAN 6 goes a long way in doing this, there are needs which require difficult decisions and exceptions that fall outside of this specific narrow policy that mean applications running contrary to the national policy are occasionally needed in Ceredigion.

- vii. PPW10 recognises that some development in the open countryside is required and for LDP2 it is proposed to ensure that only development that accords with national policy such as section 3.56 of PPW10 outlined below is acceptable in certain areas of Ceredigion:

“Development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat, landscape conservation, infilling or minor extensions to existing settlements may be acceptable, in particular where they meet a local need for affordable housing or it can be demonstrated that the proposal will increase local economic activity. However new building in the open countryside away from existing settlements or areas allocated for development plans, must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.”

- viii. The LDP 1 Review Report and the linked settlement review has outlined that there are some areas of the county where growth has been prohibited that could usefully assist in place making for their service centre whilst maintaining their own identity. Amendments are needed to the settlement strategy to make these distinctions and allow for the appropriate growth of sustainable settlements within close proximity to urban centres and the provision of Ceredigion specific developer friendly allocations in the well located, accessible LS that form the periphery of our urban core. There are also a range of other

linked settlements that can be considered sustainable and therefore the settlement hierarchy proposes allowing some moderate growth of open market housing in these SLS to provide for rural community needs.

- ix. The allocated sites review determined that many of our allocated sites are too large and many have received no interest since allocation, in some cases with little or no interest from landowners in the JHLAS. Evidence from annual JHLAS has helped to establish those parts of the county where development is most viable and a site threshold size that is most deliverable and this is approximately 35 units. For LDP 2 it will be important to ensure allocations are suitable for the type of builders active in the county (which are predominantly 'one man bands') and for those locations that the evidence base has told us are deliverable.
- 6.1.6 As discussed in the previous section research work focusing on our outstanding consents has highlighted the disparity across settlement groups of where consents become completions. This research has concluded the plan is carrying a back log of consents of which many are over 5 years old and therefore predate the LDP. Drawing on examples from other authorities⁴ and on the guidance in the emerging LDP Manual⁵ work has been undertaken in Ceredigion to identify and a 'non delivery allowance' and to justify its proposed scale⁶.

7. Conclusions / Recommendations

7.1 Proposed change

- 7.1.1 The proposed changes to the strategy are not radical: the evidence that was used to determine the LDP1 settlement strategy was convincing and robust

⁴ Powys County Council

⁵ 2018

⁶ Housing Delivery topic paper

and the 5 years since adoption have proved this. The approach to determining which settlement should be the service centre and the interdependencies between centre and LS have proved appropriate. The community has become familiar with this approach. The Council is committed to refining the strategy, rather than a completely new direction. Lessons learnt from LDP 1 have resulted in the identification of tweaks to better inform and improve the efficiency of the settlement strategy and in turn the likelihood of allocations coming forward. In accordance with the WBFGA the Council proposes taking an outcome based approach to defining the needs of citizens and applying small incremental changes to better align with the well-being goals and place making outcomes.

7.1.2 The Council proposes no change to the 6 towns that comprise USCs nor to the settlements that are linked to them. Changes will be proposed to their boundaries to take into account recent permissions and, in Aberystwyth, reflecting the role and function of some smaller settlements on the periphery that have previously not been included within the boundary. The Aberaeron USC will also be expanded to encompass the most closely associated settlement of Ffosyffin. This is because the new active travel route between the two has been factored in and the demand that has arisen in this settlement over the last plan period bearing in mind the lack of deliverable land in the USC itself.

7.1.3 Outside of the Aberystwyth USC, as discussed previously, the Council proposes some small growth in those surrounding settlements that act as boroughs of the main town and are functionally dependant, with the most sustainable accessibility both in terms of public transport and active travel routes, thus allowing for people to be non-car dependant. Any such growth will be small, managed tightly, well planned and contribute to the overall place making of the main town, whilst maintaining separation between USC and LS. It will also not impinge upon the green space separating these settlements as this is an important landscape and cultural feature. But it will recognise that deferring growth to outlying RSCs that are functionally dependent on their main USC is not as sustainable as allowing planned for,

limited growth in areas surrounding the USC where active travel routes are available or planned.

- 7.1.4 In terms of RSCs, again the changes are minor, to create 1 new RSC namely Brynhoffnant reflecting its locally strategic importance and to amend other settlements to form two new RSCs, New Quay and Cross Inn, and to swap Pontarfynach (Devils Bridge) for its LS Ponterwyd as the RSC. This reflects local evidence of demand for housing and availability of suitable viable sites for development. Given the proposed changes above to the outlying settlements the distribution of housing growth to deeply rural RSCs will be amended reflecting their more local reach. However those RSC's that are accessible to the USCs and / or fulfil a strategic role will see their growth distribution maximised eg. Bow Street (has a planned new Railway station) and Penrhyncoch (a focus for employment growth under GMW) see Appendix 2.
- 7.1.5 In terms of the LS it is proposed to reduce this number reflecting LDP 2 focus on place making and the heterogeneity of rurality. A variety of options of how to reduce the number of LS has been considered but ultimately the original methodology has been employed and a reconsidered cut off point has been determined in cooperation with the LDP member working group. This cut off point is determined by the number of addresses in the settlements of Ceredigion as determined by the Local Land and Property Gazetteer (LLPG). In essence in LDP1 settlements with less than 26 addresses (a natural break in the data) were not named as LS and became open countryside or 'other locations'. In LDP 2 this cut off is proposed at 38 (again a natural break in the data) which accounts for a reduction of 16 settlements. Minor adjustments are proposed to amalgamate settlements, to better reflect the understanding of place on the ground e.g. in some places two settlements were listed when in reality they were functionally one settlement, but historically with 2 names. These settlements are listed in Appendix 1.

- 7.1.6 The council also propose to tier the linked settlements into those that are sustainable and those that are less sustainable. The rationale for this distinction hinging on their accessibility to urban centres via work timed public transport. This has resulted in the identification of 20 settlements that are considered sustainable and able to support some small scale growth of open market housing to accommodate local rural needs. See Appendix 1 for a list of such settlements.
- 7.1.7 It is not expected that S01 to S03 will change much as they are fit for purpose and no major changes are proposed to the settlement hierarchy and the nature of what type of development is acceptable where this was all set out in the previous background paper and is still relevant today. However it is universally agreed that policy S04 is not fit for purpose, is unduly complex, burdensome on Development Management and on Planning Policy and causes frequent confusion. It is therefore important that the policy is amended sensitively to ensure that development comes forward in the revised most sustainable places but all the while recognising some small development is required in the other areas to protect the unique culture of Ceredigion and the 29% of households located in these areas. Subject to the outcome of the consultation on these approaches at Preferred Strategy specific policy wording for S01 – to S04 will be undertaken.
- 7.1.8 As discussed a review of allocated sites was undertaken and alongside the housing delivery work it was established that some allocations are too large for the type of developers we have in the local market. This has put pressure on LS as smaller builders have sought out ‘in their view sustainable’ small sites to bring forward. In order to manage this problem, for LDP 2 it is proposed to provide a broader range of site sizes for allocated sites and in a broader range of settlements as discussed above.
- 7.1.9 The proposed changes to the settlement strategy as outlined above would have the effect of the following in terms of types of development and numbers:

Table 4: Proposed new settlement hierarchy

Settlement Type	Planned Development	No of housing stock	Percentage of total housing stock
USC	Allocated sites, windfall, market housing and affordables	14458	41.0%
RSC	Allocated sites, windfall, market housing and affordables	5132	14.5%
Larger Linked Settlements (LLS)	Small allocated sites, windfall, market housing and affordables	1295	3.7%
Linked Settlements	Limited Windfall market housing (1 and 2's) in the Sustainable Linked Settlements and affordable homes and national policy only in the non-sustainable linked settlements	4192	11.9%
Other locations	National policy only	10193	28.9%
Total		35270	100%

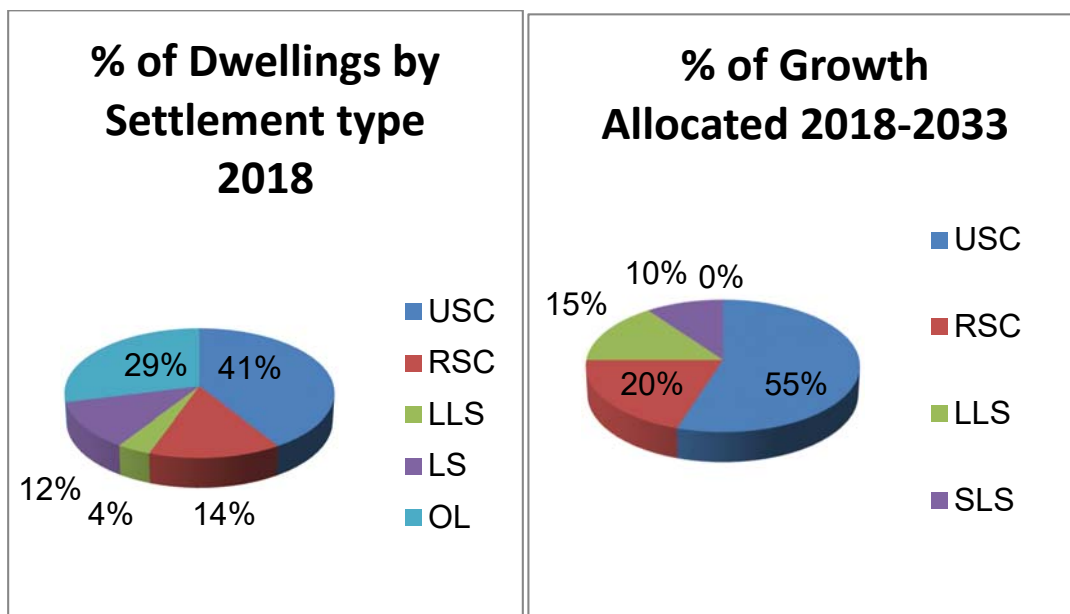
7.1.10 This would create a proposed split of future allocations as follows assuming we carry forward 600 outstanding consents and have a total requirement of 3000 units (excluding flexibility allowance):

Table 5: Proposed settlement strategy split

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

7.1.11 This breakdown provides for 75% of growth to be allocated in the most sustainable settlements of the county (The USCs and RSCs), with 70% directed to the urban centres and sustainable periphery (USC and LLS). This is proposing a realistic shift in where housing is located with 75% growth in the Service Centres, and none proposed for areas without access to regular public transport.

7.1.12 From the housing delivery evidence it is noteworthy that many more consents are needed than would be expected in order to deliver the necessary completions (i.e. 160 units per annum). Changes will be undertaken to the monitoring measures to be included within the Deposit Plan, including measuring the number of completions as well as the permissions issued.

Diagram 1: Pie Charts of Housing Stock and Proposed Growth

7.2 Reason for proposed change

7.2.1 Changes are necessary because the AMR has identified some failings of the strategy, whilst recognising that the settlement hierarchy is broadly fit for purpose. However with minor changes, including the way in which rural is defined, minor changes to the settlement boundaries and allowance of development in our large and sustainable LS, shifting allowance from the less sustainable RSCs and LS, whilst recognising the inherent importance of allowing for some natural growth countywide.

7.2.2 Changes are needed to ensure that Ceredigion can meet its expectations under the WCFG Act by:

- i. focusing development in the context of Ceredigion in sustainable locations, thereby being globally responsible and promoting active travel thus creating healthier communities;
- ii. Responding to the needs of Ceredigion citizens for some limited growth countywide to build resilience and allow for continued prosperity and building cohesive communities with policies aimed at creating a more equal Ceredigion with access to services a key priority alongside

developments being sensitive and embracing the vibrant culture and Welsh language of the county.

7.2.3 The changes are necessary to meet the requirements of PPW10 by focusing proposed development to meet the national sustainable place making outcomes. Putting place making at the heart of planning requires consideration of settlements in a broader context than just the defined area on the map and leading to differences in approach to that in the adopted LDP 1, recognising that the way that Ceredigion citizens use space and define their environment is not in complete alignment with LDP1. This has resulted in reconsideration as to how best to support growth in line with the place making agenda to enable and create places that are in accordance with the national sustainable place making outcomes.

8. Next Steps

8.1 Consultation and rewrite the policies

8.1.1 The next step having identified the issues are to consult with the public during the Preferred Strategy to see if they agree with the Council's approach to the problems identified in the review report and the solutions presented here.

8.1.2 Following the public consultation on the Preferred Strategy and the subsequent considerations of the responses received a re-drafting of policies S01 and S04 is required which captures the changes proposed alongside simplifying the policy and making monitoring less onerous. However in simplifying the policy there is still a requirement to ensure that whilst a different status is proposed for some LS, growth will not be supported in most. From the housing delivery work it is clear that most permissions in LS and OL (circa 70%) do not come forward, therefore the onus will be on the applicant to prove that they are in urgent housing need or meet national policy as set out in TAN 6 or equivalent and will be subject to LU05 commencement and completion conditions to ensure delivery is timely.

- 8.1.3 Following the Preferred Strategy consultation and the responses received and early re-drafting of the proposed policies, an exercise of considering what if any additional evidence is required will be completed and additional evidence gathering undertaken where required.

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9. Appendices

9.1 Appendix 1 Linked Settlements

9.1.1 Linked Settlements Proposed to be Amalgamated in LDP2

Settlements	Reason
Cross Inn (Llanon) / Nebo	Close to each other, functionally dependent, local perception is that they form one settlement.
Synod Inn / Pentre Bryn	Close to each other, functionally dependent, local perception is that they form one settlement.
Aberbanc / Penrhiwllan	Close to each other, functionally dependent, local perception is that they form one settlement.
Highmead / Alltyblaca	Close to each other, functionally dependent, local perception is that they form one settlement.
Rhydowen / Pontsian	Close to each other, functionally dependent, local perception is that they form one settlement.
Eglwysfach / Furnace	Close to each other, functionally dependent, local perception is that they form one settlement.
Llanwenog / Drefach	Close to each other, functionally dependent, local perception is that they form one settlement.
Caerwedros / Llwyndafydd	Close to each other, functionally dependent, local perception is that they form one settlement.

9.1.2 Settlements Proposed to be removed as named Linked Settlements in LDP2

Linked Settlement Name	No of dwellings	Additional considerations
Prengwyn	37	
Llanfihangel y Creuddyn	37	Has a school which is well attended thus maybe worth excluding from deallocation on this basis
Gorsgoch	36	
Silian	35	
Horeb	35	Contains Food Centre Wales earmarked for expansion under GMW thus potential for excluding from deallocation on the basis of its economic function
Derwen Gam/Oakford	35	
Betws Bledws	32	
Llwyn-y-groes	32	
Maesymeillion	32	
Dol-y-bont	32	
Cnwch Coch	31	

9.1.3 Settlements Proposed to be reclassified as Sustainable Linked Settlements in LDP2 upon which a reasonable allowance (to be determined) will be placed.

Sustainable LS (>90 units)	Sustainable LS (>70 unit)	Sustainable LS (>60 units)
Aberarth	Cellan/Fishers Arms	Alltyblacca
Blaenporth	Eglwysfach / Furnace	Blaenplwyf
Ciliau Aeron *	Ffostrasol	Llandyfriog
Cribyn	Gilfachreda	Llangeitho*
Croeslan	Goginan	Llangybi*
Henllan	Tan y Groes	

Llanddewi Brefi	Y Ferwig	
Llanwnnen		
Penrhiwllan		
Tre-Taliesin / Tre Ddol		

* = has a school

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9.2 Appendix 2 Rural Service Centres

9.2.1 List of Proposed New RSCs in LDP 2

Name of new RSC	Reason for addition
Brynhoffnant	Area school opened, on an A road, has regular bus service, no of key services and demand for housing growth

9.2.2 List of Proposed changed RSCs in LDP 2

Existing RSC name	Proposed Change	Reason for change
New Quay	New Quay / Cross Inn	Demand for housing and land available in Cross Inn, allocations slow to come forward in New Quay yet services spread across both, functionally dependant
Pontarfynach (Devils Bridge)	Ponterwyd	Demand for housing and land available in Ponterwyd, allocations slow to come forward in Pontarfynach yet services spread across both, functionally dependant, Ponterwyd on A road and has bus service this should be the RSC

9.2.3 List of proposed Strategic RSCs

9.2.3.2.4 Strategic RSCs will be allocated growth in accordance with their relative local importance bearing in mind planned for developments anticipated in the settlement.

Proposed Strategic RSC	Reason for status
Penrhynoch	Growth in IBERS and quality local employment available and proposed focus in GMW, demand for housing high, willing and determined local building

	industry, regular bus service, no of well used key facilities
Bow Street	New railway station planned, demand for housing, no of well used key services readily accessible by non-car modes to USC, active travel route to new jobs proposed in IBERS

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9.3 Appendix 3 Urban Service Centres

9.3.1 List of Proposed amendments to USCs

9.3.2 In Aberystwyth it is proposed to add Commins Coch and Rhydyfelin to the settlement boundary of the Wider USC. In Cardigan it is proposed to amend the boundary taking into account development on the periphery (Gotrel Farm). In Aberaeron it is proposed to amend the joint USC of Aberaeron / Llwynceilyn to Aberaeron/ Ffosyffin/ Llwynceilyn reflecting the demand for housing in Aberaeron and the limited available development sites and functional dependence of the settlements named. No other USC changes are anticipated, beyond normal mapping changes.

9.3.3 It is then proposed to consider a more strategic role for a number of our larger linked settlements that form the urban fringe of our USCs RSCs. The following Linked Settlements which all have over 150 dwellings and access to public transport and/ or active travel routes to the USC. This strategic role would allow for windfall, some small scale allocations and affordable and market housing.

Name of LS	USC, RSC linked to	Rationale
Capel Bangor	Aberystwyth	Active travel route to Aberystwyth, situated on A road, has public transport options; full range of key services, demand is high.
Llanfarian	Aberystwyth	Active travel route, Situated on A road, has good regular public transport options, full range of key services, demand is very high.
Llandre	Bow Street	Good active travel links to Bow St where new station is planned, functionally dependant on Bow St, access to wide range of key services, demand for housing is high.

Llechryd	Cardigan	Situated on A road, has good regular public transport options, full range of key services, demand is very high. Walk to cardigan centre available.
Penyparc	Cardigan	Active travel route to Cardigan, situated on A road, has public transport options; full range of key services, demand is high.

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9.4 Appendix 4 Settlement Lists and regularity of public transport

9.4.1 In order to qualify as having an active travel route it must have a regular public transport during working hours or the active travel journey must be less than 30 minutes long. In the case of public transport there must be a bus available to take you to and from work between the hours specified on the spreadsheet and the journey time must be less than 30 minutes.

Public Transport availability and time to USC 7am-11am Tuesday

Settlement	Number of Households and Travel time in minutes to USC				Total
	30 mins	60 mins	90 mins	Over 90 mins	
Aberaeron	863				863
Aberarth	124				124
Aberbanc	48				48
Aberporth / Parclyn	493	380			873
Aberteifi	2163				2163
Aberystwyth	6855				6855
Adpar	320				320
Alltyblacca	67				67
Bethania	5	38			43
Betws Bledrws	30				30
Betws Ifan				41	41
Beulah		82	10		92
Blaenannerch	52	26			78
Blaenplwyf	64	17			81
Blaenporth	95	8			103

Bow Street	636		636
Brongest		40	40
Bronnant	53		53
Bryngwyn		88	88
Brynhoffnant	4	45	49
Caerwedros		70	70
Capel Bangor	162		162
Capel Dewi (SOUTH)		53	53
Capel Seion	50	14	64
Ceinewydd	685	97	782
Cellan/Fishers Arms	72	16	88
Cenarth	101		101
Cilcennin		7	95
Ciliau Aeron	105		105
Cnwch Coch		31	31
Coed y Bryn		43	43
Commins Coch	184		184
Cribyn	124		124
Croeslan		94	94
Cross Inn (Ceinewydd/New Quay)	9	135	144
Cross Inn (Llanon)		50	50
Cwm Cou		64	64
Cwrtnewydd		90	90
Derwen Gam/Oakford		36	36
Dihewyd		61	61

Dol-y-bont	1	31	32
Drefach			62
Eglwysfach * when furnace considered	40		40
Felin-fach / Ystrad Aeron	184		184
Ferwig	70	1	71
Ffostrasol		86	86
Ffos-y-Ffin	242		242
Gilfachreda	83	9	92
Goginan	75	13	88
Gorsgoch			37
Gwbert	73		73
Henllan/Trebedw	100	3	103
Highmead	41		41
Horeb	36		36
Llanafan		91	91
Llanarth	250		250
Llanbedr Pont Steffan	1133		1133
Llanddewi Brefi	176		176
Llandre	199		199
Llandyfriog	60		60
Llandygydd	14	32	46
Llandysul	611		611
Llanfarian	182		182
Llanfihangel y Creuddyn		37	37
Llangeitho	66		66

Llangoedmor	52		52
Llangorwen		4	58
Llangrannog			105
Llangwyrfon		51	51
Llangybi	60		60
Llanilar	308	3	311
Llan-non	445		445
Llanrhystud	249	1	250
Llanwnnen	94		94
Llechryd	332		332
Lledrod	58		58
Llwyncelyn	85		85
Llwyn-y-groes	17	15	32
Maen-y-groes	36	30	66
Maesymeillion			33
Mydroilyn			72
Nebo			43
Pennant			77
Penparc	241		241
Penrhiwllan	122	3	125
Penrhyn-coch	556		556
Pentrellwyn		41	41
Pentre'r Bryn		41	41
Plwmp		42	42
Pontarfynach		47	47
Ponterwyd	55	46	101

Pontgarreg				100	100
Pontrhydfendigaid	208	27			235
Pont-rhyd-y-groes		46	41		87
Prengwyn				37	37
Rhydlewys / Hawen				74	74
Rhydownen				58	58
Rhydyfelin	142				142
Sarnau	32	39			71
Silian	36				36
Talgarreg				70	70
Talsarn		48			48
Tal-y-bont	326				326
Tanygroes	81	13			94
Tre Taliesin	120				120
Tregaron	462				462
Tre'r Ddol	68				68
Tresaith		74		30	104
Y Borth	644	88			732
Ynyslas	3	55			58
Ysbyty Ystwyth			64		64
Ystrad Meurig	30				30
(blank)					
Grand Total	21862	2007	203	1488	25560

Public Transport availability and time to USC Tuesday 3pm-7pm

Settlement	Number of Households and Travel time in minutes to USC				Total
	30 mins	60 mins	90 mins	Over 90 mins	
Aberaeron	862	1			863
Aberarth	124				124
Aberbanc	48				48
Aberporth / Parcllyn	536	336		1	873
Aberteifi	2157	4		2	2163
Aberystwyth	6841	8		6	6855
Adpar	318	1		1	320
Alltyblacca	67				67
Bethania	36	5		2	43
Betws Bledrws	26	2		2	30
Betws Ifan				41	41
Beulah	6			86	92
Blaenannerch	48	26		4	78
Blaenplwyf	38	43			81
Blaenporth	63	40			103
Bow Street	636				636
Brongest		3		37	40
Bronnant	1	52			53
Bryngwyn		1		87	88
Brynhoffnant	36	10		3	49
Caerwedros		1		69	70

Capel Bangor	158	4		162
Capel Dewi (SOUTH)	6		47	53
Capel Seion	1		63	64
Ceinewydd	681	101		782
Cellan/Fishers Arms	82	3	3	88
Cenarth	95		6	101
Cilcennin	7	5	83	95
Ciliau Aeron	100	1	4	105
Cnwch Coch		28	3	31
Coed y Bryn	1	3	39	43
Commins Coch	180	1	3	184
Cribyn	122	1	1	124
Croeslan	91		3	94
Cross Inn (Ceinewydd/New Quay)	19	122	3	144
Cross Inn (Llanon)	4	3	43	50
Cwm Cou		3	61	64
Cwrtnewydd			90	90
Derwen Gam/Oakford	1		35	36
Dihewyd	5		56	61
Dol-y-bont		29	3	32
Drefach	2	3	57	62
Eglwysfach	37		3	40
Felin-fach / Ystrad Aeron	181		3	184
Ferwig	1	2	68	71
Ffostrasol	84	1	1	86

Ffos-y-Ffin	238		4	242
Gilfachreda	83	9		92
Goginan	75	13		88
Gorsgoch	4		33	37
Gwbert	1		72	73
Henllan/Trebedw	100		3	103
Highmead * when considered with Alltyblacca	41			41
Horeb	35	1		36
Llanafan	5	86		91
Llanarth	248		2	250
Llanbedr Pont Steffan	1132		1	1133
Llanddewi Brefi	174	1	1	176
Llandre	199			199
Llandyfriog	60			60
Llandygydd	44	2		46
Llandysul	608		3	611
Llanfarian	180	2		182
Llanfihangel y Creuddyn	3	1	33	37
Llangeitho	61	2	3	66
Llangoedmor	52			52
Llangorwen	5	5	48	58
Llangrannog	4		101	105
Llangwyrfon	1	45	5	51
Llangybi	57	3		60
Llanilar	53	258		311

Llan-non	442	3		445
Llanrhystud	249	1		250
Llanwnnen	91	2	1	94
Llechryd	332			332
Lledrod	7	51		58
Llwyncelyn	82	3		85
Llwyn-y-groes			32	32
Maen-y-groes	40	26		66
Maesymeillion			33	33
Mydroilyn		3	69	72
Nebo	1		42	43
Pennant	3		74	77
Penparc	236		5	241
Penrhiwllan	123	2		125
Penrhyn-coch	556			556
Pentrellwyn		41		41
Pentre'r Bryn	8	33		41
Plwmp	42			42
Pontarfynach			47	47
Ponterwyd	58	43		101
Pontgarreg	3		97	100
Pontrhydfendigaid	229	3	3	235
Pont-rhyd-y-groes	5		11	71
Prengwyn	3		34	37
Rhyd Lewis / Hawen	2		72	74
Rhydowen	2		56	58

Rhydyfelin	138	1	3	142
Sarnau	42	28	1	71
Silian	1	35		36
Talgarreg	2	2	66	70
Talsarn	2		46	48
Tal-y-bont	326			326
Tanygroes	57	35	2	94
Tre Taliesin	116		4	120
Tregaron	460	2		462
Tre'r Ddol	67	1		68
Tresaith	3	70	31	104
Y Borth	558	174		732
Ynyslas	8	50		58
Ysbyty Ystwyth	2	2	60	64
Ystrad Meurig	26		4	30
(blank)	2			2
Grand Total	21488	1882	11	2181
				25562

Dwelling Stock count by Settlement 2018

a	b
Service Centre and Linked Settlement name	Dwelling stock July 2018
1 Aberaeron	864
Aberarth	124
Ciliau Aeron	104
Ffos-y-Ffin	242
Pennant	77
Llwyncelyn	85
2 Cardigan	2211
Ferwig	71
Gwbert	72
Llangoedmor	49
Llechryd	332
Penparc	239
3 Main Town of Aberystwyth	7419
Blaenplwyf	80
Capel Bangor	161
Capel Seion	64
Commins Coch	182
Goginan	88
Llanfarian	188
Llangorwen	58
Rhydyfelin	140
4 Adpar	320
Betws Ifan	40
Beulah	92
Brongest	40
Bryngwyn	87
Cwm Cou	60
Llandyfriog	60
5 Lampeter	1133

Betws Bledws	32
Cellan/Fishers Arms	88
Cwrtnewydd	88
Drefach	57
Gorsgoch	36
Llangybi	59
Llanwnnen	94
Llwyn-y-groes	32
Silian	35
6 Llandysul - Main town	611
Aberbanc	48
Capel Dewi(SOUTH)	50
Coed y Bryn	43
Croeslan	94
Ffostrasol	85
Henllan/Trebedw	102
Horeb	35
Maesymeillion	32
Penrhiwllan	122
Pentrellwyn	40
Prengwyn	37
Rhydlewis/ Hawen	74
Rhydowen	57
Talgarreg	67
7 Tregaron	463
Bronnant	53
Llanddewi Brefi	176
Llangeitho	66
8 Aberporth	684
Blaenannerch	78
Blaenporth	97
Brynhoffnant	49

Llangrannog	108
Pontgarreg	93
Sarnau	66
Tanygroes	91
Tresaith	103
Parcllyn	189
9 Bow Street	626
Llandre	199
10 Ceinewydd/New Quay	785
Caerwedros	70
Cross Inn (Ceinewydd/New Quay)	142
Maen-y-groes	65
Pentre'r Bryn	41
Plwmp	43
11 Cenarth	85
Llandygydd	46
12 Felinfach/Ystrad Aeron	193
Cilcennin	92
Cribyn	123
Dihewid	60
Talsarn	48
13 Llanarth	249
Derwen Gam/Oakford	35
Gilfachreda	92
Mydroilyn	72
14 Llanilar/Pentrellyn	313
Cnwch Coch	31
Llanafan	89
Llanfihangel y Creuddyn	37
Lledrod	58
15 Llanon/Llansantffraid	442
Bethania	43

Cross Inn (Llanon)	47
Nebo	43
16 Llanrhystud	250
Llangwyrfon	50
17 Llanybydder	
Alltyblacca	66
Highmead	41
18 Penrhyncoch	555
19 Pontarfynach/Devil's Bridge	54
Ponterwyd	98
20 Pontrhydfendigaid	233
Pont-rhyd-y-groes	86
Ysbyty Ystwyth	65
Ystrad Meurig	30
21 Tal-y-bont	326
Eglwysfach	40
Tre Taliesin	120
Tre'r Ddol	68
22 Borth	732
Dol-y-bont	32
Ynyslas	58