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**Adroddiad i Gyngor Sir  
Ceredigion**

**Report to Ceredigion County  
Council**

gan Alwyn B Nixon BSc(Hons) MRTPI  
Arolygydd a benodir gan Weinidogion Cymru  
Dyddiad: 13/03/2013

by Alwyn B Nixon BSc(Hons) MRTPI  
an Inspector appointed by the Welsh Ministers  
Date: 13/03/2013

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PLANNING AND COMPULSORY PURCHASE ACT 2004

SECTION 64

**REPORT ON THE EXAMINATION INTO THE  
CEREDIGION LOCAL DEVELOPMENT PLAN  
2007-2022**

Plan submitted for examination on 6 January 2012

Examination hearings held between 17 April-11 May and 20 September-18 October 2012  
and on 15 November and 11 December 2012

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## Summary

An independent examination into the soundness of the Ceredigion Local Development Plan 2007-2022 ("the Plan") has been carried out in accordance with the relevant regulatory requirements. This report concludes that the Plan provides an appropriate basis for the planning of the area to 2022, subject to a number of changes. These are consistent with the broad substance and strategy of the overall Plan and its policies and do not undermine the Sustainability Appraisal (SA) carried out by the Authority. The main changes can be summarised as:

- recasting section 6 "The strategy and "S" policies S01 – S05" to make the strategy and policies clearer and internally consistent and to ensure that the policies provide clear mechanisms for delivering the strategy.
- a reduction in the number of additional dwellings to be permitted in Llwynceilyn and the inclusion of a clear statement that Llwynceilyn is not an appropriate settlement for sustained long-term growth and that the first review of the LDP will address the longer-term housing strategy for Aberaeron.
- reducing the number of settlements outside the service centres designated as linked settlements, to ensure that these are settlements which have a cohesive and substantive settlement built form and character.
- providing additional explanation within the policies and in settlement group statements of how the rate, form and mix of new housing development will be regulated so as to facilitate its delivery whilst safeguarding the social fabric of communities and local character.
- deletion of housing allocation H1002 (New Quay); reduction of the housing numbers envisaged for allocation H1202 (Felinfach/Ystrad Aeron; change of housing allocation H0806 (Aberporth/ParcIlyn) to mixed use allocation M0806.
- removal of allocation E0203 (Cardigan Hospital) for Class B1a employment use, instead leaving the site subject to general development plan policies.
- revision of the boundary of minerals allocation MNA0201 (Cardigan Sand and Gravel) and provision of a clearer explanation of the requirements associated with the allocation, so that local amenity can be better safeguarded.
- a reduced number of monitoring indicators, with clearer focus on the delivery of key elements of the Plan.

All but 10 of the recommended changes have been put forward by the Council in response to matters discussed during the hearing sessions.

With these recommended changes the Plan satisfies the requirements of section 64(5) of the 2004 Act and meets the tests of soundness in LDP Wales.

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## 1 Introduction

- 1.1 Under the terms of Section 64(5) of the Planning & Compulsory Purchase Act 2004 (“the Act”), the purpose of the independent examination of a Local Development Plan is to determine:
- (a) whether it satisfies the requirements of sections 62 and 63 of the Act and of the regulations pursuant to section 77; and
  - (b) whether it is sound.
- 1.2 This report contains the assessment of the Ceredigion Local Development Plan 2007-2022 (“the LDP” or “the Plan”) in terms of the above matters, along with recommendations and the reasons for them, as required by section 64(7) of the Act. The starting point for the examination is that the Council considers that it has produced a strategy, policies and allocations that are sound and founded on a robust evidence base that supports its position.
- 1.3 At the pre-hearings meeting held on 9 March 2012 the Council requested that the examination proceed on the basis of the deposit Plan as modified by a range of focussed changes (FCs)<sup>1</sup>, along with some minor changes to improve the clarity and accuracy of the Plan<sup>2</sup>. The Council had undertaken separate consultation on these changes and assessed them against the Plan’s Sustainability Appraisal (SA). The examination accordingly has proceeded on this basis.
- 1.4 In addition to the requirements of the Act and the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, I have considered the Plan against the soundness tests in paragraph 4.35 *Local Development Plans (LDP) Wales, 2005*. Alongside the procedural tests, these go to matters of consistency and of coherence and effectiveness. As the examination’s purpose is to determine whether the Plan is sound I recommend changes in this report only where there is a clear need to amend the Plan in the light of the legal requirements and/or the tests of soundness. These binding changes are numbered in **bold type** and are set out in Appendices A and B to this report. I am satisfied that these changes are in line with the substance and strategy of the overall Plan and its policies and do not alter its objectives. Appropriate steps have been taken during the examination to confirm and ensure that any changes do not undermine the Plan’s SA or participatory processes undertaken.
- 1.5 All duly made representations and the matters raised orally at the hearings have been considered. Given the focus of the examination on soundness, the report does not generally refer to the individual representations made in each case. Matters raised by individual

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<sup>1</sup> Examination Document DC1.4

<sup>2</sup> Examination Document DC1.5

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representations are referred to only where it is considered that they raise substantive issues concerning the Plan’s soundness or relate to changes put forward by the Council during the hearings. Plan changes sought by any representor are the subject of a recommended change only where I have found, on the basis of all of the evidence, that such a change is required to make the Plan sound.

- 1.6 A number of representors have proposed alternative sites to those allocated in the Plan, most notably for housing development. What is required of the Council is that it produces a strategy, policies and allocations that are sound. There may be a number of ways that the Council could meet the needs of its community, each of which may be valid. Some may consider that the allocations in the Plan do not represent the best solution, but my remit is only to recommend changes where required to make the Plan sound. I cannot seek to make a sound plan better. My conclusions as to the Plan’s soundness have thus dictated how far I have needed to consider in detail other candidate sites for allocation.

*Matters Arising Changes (MACs) during the examination hearings and other recommended changes to the Plan*

- 1.7 The Council has prepared a range of MACs following the discussions at the hearing sessions. The most significant of these involved the revision of the Plan’s strategy section 6 in order to produce a clearer, more coherent and more robust strategic-level development policy framework. A revised version of section 6, together with consequential changes to Plan Appendices 1, 2, 5 and 6, was subject to a re-consultation exercise which ran from 5 July to 3 August 2012. At the same time the Council reassessed the SA of the Plan in the light of these changes. The consultation responses to the revisions have all been taken into account, together with representations on these matters made orally at the hearing session held on 20 September 2012. MACs arising from representations and oral discussion on other matters have been the subject of further dialogue with individual representors and additional hearings where necessary. All MACs were publicised on the examination website once finalised by the Council.
- 1.8 Most MACs put forward by the Council are needed as the Plan would be unsound without them. However, others would add clarity and precision or improve the Plan’s coherence and consistency but are not strictly required to make the Plan sound. Accordingly these are not subject to a binding recommendation, although I endorse the Council’s request to incorporate them. The MACs numbered in bold type and highlighted with grey shading in Appendix A are the changes put forward by the Council that are required to make the Plan sound. These are all addressed in this report, where the relevant MAC number is similarly identified in bold type. Non-essential changes advanced by

the Council are only mentioned in the report where relevant to my conclusions.

- 1.9 Appendix B sets out the other changes (Inspector’s Changes) **IC01** – **IC10** not proposed by the Council, but which I have concluded on the evidence are needed to make the Plan sound.
- 1.10 The Council has also identified some outstanding typographical or factual errors that it wishes to correct. I authorise the Council to make final editorial changes of this nature, together with any other presentational matters and consequential changes flowing from agreed MACs and the recommended ICs, such as altered policy cross-references, site area or dwelling unit estimate changes and paragraph numberings<sup>3</sup>.
- 1.11 The Plan is produced in English and Welsh; the English version was used for the purposes of the examination. The responsibility for ensuring consistency between the English and Welsh version of the Plan rests with the Council.
- 1.12 All documents referred to in this report are contained within the Examination Library:  
<http://www.ceredigion.gov.uk/index.cfm?articleid=17975>

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<sup>3</sup> Including MAC 1/1; MAC 1/3; MAC 1/6; MAC 1/7; MAC 1/8; MAC 1/10; MAC 2/171; MAC 2/173

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## Procedural Tests

- 2.1 The Plan has been prepared in accordance with the Delivery Agreement and indicative timetable as revised in April 2010 (subject only to 3 months agreed slippage in the revised timetable)<sup>4</sup> and the process has been consistent with the Council's Community Involvement Scheme. I am satisfied that the Plan complies with the requirements of the Town and Country Planning (Local Development Plan) (Wales) Regulations 2005 including requirements in relation to participation, consultation, advertisement and the publication and availability of prescribed documents.
- 2.2 The Plan has also been subject to Sustainability Appraisal (SA) including Strategic Environmental Assessment (SEA)<sup>5</sup>. This has been an iterative process; FCs and further changes emerging from the examination process have likewise been reviewed as necessary for their implications for the sustainability and environmental effects of the Plan<sup>6</sup>.
- 2.3 In accordance with the Habitats Directive<sup>7</sup> a Habitats Regulations Assessment (HRA) of the Plan has been undertaken<sup>8</sup>. An HRA of the Deposit Plan was undertaken, followed by further HRA of the FCs introduced following Deposit<sup>9</sup>. This research concluded that, taking into account the mitigation measures embedded within the Plan, the LDP proposals would have no significant negative effect, alone or in combination with other plans or projects, on the integrity of the internationally important sites identified. An Appropriate Assessment of the implications of the Plan for these sites is therefore not necessary in this case.
- 2.4 The Plan changes identified during the examination have also been assessed in terms of their potential implications for the Plan SA/SEA and HRA, and do not undermine the soundness of the Plan in these terms.
- 2.5 Accordingly, procedural tests P1 and P2 have been satisfied and the relevant legal requirements complied with.

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<sup>4</sup> Examination Docs DC4.1-4.3

<sup>5</sup> EDs DC2.1-2.3

<sup>6</sup> EDs DC2.4-2.5; ED012f & ED012g

<sup>7</sup> European Union Habitats Directive (92/43/EEC)

<sup>8</sup> EDs DC6.1-6.5

<sup>9</sup> EDs DC6.6-6.7

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### **3 The Plan Strategy**

#### *Vision, objectives and broad development approach*

- 3.1 The plan strategy derives from the vision and objectives of the LDP, which themselves were developed from the overarching framework provided by national planning policy and guidance, the Wales Spatial Plan (WSP) and a range of regional and county level strategy documents (including the Ceredigion Community Strategy (C2020) and its present review). The LDP vision has been informed by a stakeholder workshop held in June 2008, discussions of draft visions with the key stakeholder group, responses to the formal consultation on the Preferred Strategy and assessment of the Preferred Strategy as part of the SA/SEA process. During the examination the Council continued to review the Plan in the light of updates to national guidance, including Planning Policy Wales Edition 5 (PPW5).
- 3.2 The plan vision seeks to maintain Ceredigion's scenic and ecological assets; to make the county home to a vibrant network of engaged and bilingual communities by supporting and enhancing its urban and rural service centres; and to deliver an enhanced environment, appropriate and high-quality housing and a strong, diverse and progressive economy through sustainable development and protection of resources.
- 3.3 The LDP seeks to deliver the vision by improving the county's overall sustainability and securing its health and vitality through strengthening Ceredigion's main towns and by responding in a strategic way to the particular need to improve sustainability across rural Ceredigion. Accordingly, the Plan seeks to balance promoting the county's main settlements, particularly Aberystwyth given its wider regional role, with improving the sustainability of local rural communities. A basic principle underpinning the broad strategy is that the best means of maintaining sustainable communities, the vitality of the Welsh language and improving access to services is to facilitate rural entrepreneurship and to encourage a range of basic services at locations close to the rural population.
- 3.4 Some have raised concerns that villages identified as rural service centres (RSCs), in particular Talybont and Pontrhydfendigaid, will have their strong Welsh linguistic character and traditions destroyed by the amount of new houses proposed and the effect of non-Welsh speaking incomers occupying these properties. The linguistic nature of a community is an important component of its character and identity. However, it is not possible to control the purchase and occupancy of new houses on the basis of language. In any event, it is speculation as to the identity, origins and disposition towards the Welsh language of those who might purchase any new houses built.



- 3.5 Factors affecting the well-being of the Welsh language in any given area are complex. However, by focussing growth in the relatively larger settlements, where there are schools where teaching is in Welsh, and by regulating the rate of growth over the plan period, there is potential for the Welsh language character element of these settlements to continue to endure, especially where there is a strong tradition of day-to-day use of Welsh and Welsh language or bilingual community activities. By seeking affordable housing to meet local needs as part of new housing delivery the Plan will provide increased opportunities for local people to remain within their communities.
- 3.6 Moreover, concentration of new housing in settlements with a nucleus of facilities and services will increase the likelihood that local facilities will prosper, to the benefit of the community. Policy DM01, which has been modified by **MAC 1/48**, controls the rate of housing development in settlements regarded as sensitive to change, with a requirement that in the event of proposals coming forward at a faster rate than that specified, a linguistic impact assessment will be required. The flexible approach to the location of small-scale economic proposals should also assist the well-being and strength of rural communities. Taken with the policies in the Plan which seek to conserve and enhance environmental quality, the Plan takes a balanced approach to fostering sustainable communities in all of their social, environmental and economic dimensions. Accordingly, I find the Plan sound as regards its implications for the linguistic character of individual communities and the well-being of the Welsh language.

*Development strategy and settlement hierarchy*

- 3.7 The development strategy aims to harness growth and use it to help improve the sustainability of Ceredigion by:
- focussing the majority of growth opportunities in the urban service centres (USCs) (main towns), so fostering their roles as identified by the WSP; while
  - achieving a strong network of service centres throughout the county by concentrating development at identified RSCs in order to help achieve a critical mass of services and facilities serving a wider rural hinterland; and
  - ensuring that settlements and locations not identified as service centres still have some opportunity for growth to help sustain the social and community fabric of those areas, but that they should not be the focus of general growth.
- 3.8 The Plan identifies 6 principal settlements within Ceredigion as USCs, which although varying considerably in size and level of facilities provided, constitute the county's main centres. Aberystwyth is by far the largest and acts as a regional centre for

large parts of mid Wales due to its key role in employment, education, shopping, tourism and community facility terms. Its dominant, nationally important, role is identified by the WSP. Cardigan is an important USC serving much of south Ceredigion and north Pembrokeshire. Aberaeron, Lampeter, Llandysul and Tregaron function as small towns serving rural areas of varying sizes and populations. These centres are all identified as key settlements in the WSP.

- 3.9 In addition Newcastle Emlyn, just in Carmarthenshire, is identified as a key cross-boundary settlement in the WSP. Adpar, within Ceredigion and immediately across the River Teifi from Newcastle Emlyn town centre, effectively functions as part of the larger settlement. On this basis the Plan treats Adpar as part of a seventh USC. This approach is reasonable, given the clear identification of Newcastle Emlyn's cross-boundary role in the WSP.
- 3.10 The WSP does not identify any settlements in Ceredigion below key settlement level. However, Ceredigion contains large rural areas with many villages of varying sizes, which are relatively remote from any key settlement. These areas represent a considerable proportion of Ceredigion's total population, and hence a significant source of housing demand and wider development need over the plan period. The WSP vision for the Central Wales area places significant emphasis on promoting high quality living and working in small-scale settlements, building sustainable rural communities and supporting the rural economy. The LDP is consistent with this theme, in that it seeks, alongside the focus on strengthening important centres, to put in place a coherent and sustainable development strategy for rural Ceredigion.
- 3.11 The rural development strategy in the Plan is based on a focussing of rural housing growth in those settlements which possess a good level of local facilities and services and perform an identified wider service role in relation to the surrounding rural area. The selection of the RSCs in the LDP is based on a detailed assessment of services and facilities in all settlements not USCs<sup>10</sup> and consideration of their role in relation to surrounding communities. A primary objective is to direct most new rural housing to the most accessible locations, and thereby sustain the day-to-day services and facilities which these centres provide for their respective localities. This is a more focussed approach to rural housing development than previous policy frameworks for Ceredigion, and represents a new direction which properly applies national sustainable development principles to rural Ceredigion.

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<sup>10</sup> examination document DC 3.19

- 3.12 The LDP identifies 15 RSCs. 12 of these (Aberporth/Parclyn; Bow Street; New Quay; Felinfach/Ystrad Aeron; Llanarth; Llanilar; Llanon; Llanrhystud; Penrhyncoch; Pontrhydfendigaid; Talybont; Y Borth) are settlements wholly within Ceredigion that possess a level of local facilities and services clearly above Ceredigion's other rural settlements and which plainly also serve a wider area.
- 3.13 There is a coherent basis for Cenarth's designation as an RSC when the Ceredigion and Carmarthenshire elements of the settlement are considered together and given its significant role as a centre for tourism. Llanybydder, although just over the county boundary in Carmarthenshire, is acknowledged as a substantial service centre in line with the WSP, with part of its sphere of influence extending into Ceredigion.
- 3.14 Pontarfynach (Devils Bridge), whilst a small settlement, clearly functions as a local focus for the surrounding sparsely populated upland area which is remote from other identified centres. On this basis I consider that the identification of an RSC for this area is justified. There is preference by some for Ponterwyd to be designated as the RSC, based mainly on its larger size, slightly bigger range of facilities and location on the main road route inland from Aberystwyth. However, although Ponterwyd has seen growth in recent years and has a number of remaining committed plots for housing, the potential for further sustained housing growth is low due to topography and vehicular access constraints.
- 3.15 Although having a smaller population at present, Pontarfynach has an almost equivalent range of facilities. There is also a firm proposal for a community hall. The village has scope for expansion, although this will need to be carefully managed to integrate into the sensitive landscape setting. Furthermore the settlement has a sustainable tourism-related economic base and is well located in relation to the surrounding rural hinterland. On balance, I consider that the selection of Pontarfynach in preference to Ponterwyd as the designated RSC is justified. An approach based on 2 RSCs would not be viable, given the small housing numbers involved; moreover, Ponterwyd already has a significant number of existing housing commitments, which will address local housing need for some time to come.
- 3.16 A number of representations seek housing allocations in various other rural settlements, on the basis that these villages are appropriate locations for new housing. Some of these settlements were regarded as suitable locations for housing sites in the Council-approved UDP. However, I consider that the LDP approach of restricting rural housing site allocations to a limited number of service centres is sound and justified in order to sustainably direct

rural housing growth to the most appropriate locations and focus development where it will best contribute to maintaining a viable base of facilities and services. There is no evidence that any of the other settlements suggested possess a level of services and facilities, or perform a particular role and function in relation to a surrounding rural area, so as to warrant designation as an RSC. A more dispersed approach to rural housing site allocations would simply weaken the LDP strategy.

- 3.17 Moreover, the linked settlements element of the strategy ensures that other rural settlements will continue to have some limited and flexible scope for new dwellings in response to local demand. This needs to be kept at a scale and rate which will not undermine the primary objective of achieving a more focussed and sustainable pattern of growth in rural Ceredigion. Furthermore, care is needed in identifying linked settlements so as to avoid sporadic general market housing development in unsustainable rural locations. **MAC 1/9** (echoed by **MAC 1/70** to Appendix 1 and **MAC 2/1** in Volume 2a) reduces the list of linked settlements to ensure that these have an intrinsic and substantial settlement character and coherent built form. **MAC 2/2** deletes "linked settlements" not located in Ceredigion. **MAC 1/9** also ensures, through amended policy S04, that the number, rate and location of dwellings potentially permitted in these locations is closely regulated, whilst still enabling flexibility and choice of sites. With these changes the Plan strikes a reasonable balance between focussing new housing in settlements with good facilities and services and providing small-scale housing opportunities in other appropriate locations.
- 3.18 I conclude that the overall plan strategy is sound as regards the identification of USCs, RSCs and, subject to the changes outlined above, the allowance of a limited amount of general housing opportunity in the identified linked settlements.

### *Economic strategy*

- 3.19 The economic strategy seeks to provide opportunities to at least meet the current projected employment and economic growth in a way that will sustain communities. The LDP policies and proposals are underpinned by an economic needs assessment<sup>11</sup>, which forecast net employment growth of up to 4,000 additional jobs in Ceredigion for the period 2007-2022. The Assessment takes into account positive economic growth aspirations for the county as a whole whilst recognizing the potential national and regional role of Aberystwyth and its role as a strategic regeneration area and key driver of economic growth.

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<sup>11</sup> ED DC10.1-10.6 DTZ Ceredigion Economic Needs Assessment Reports (updated 2010)

- 3.20 The assessment predicts that around 37% of this employment growth will constitute office-based, industrial and warehousing activities that could be suitably located on business or industrial parks. The remainder will be in activities that do not require use class B sites and premises, for example retailing and town centre activity, tourism, health, education and other public services, and agriculture. The assessment also recognises the highly rural nature of much of Ceredigion as a key feature of its economic profile resulting in a high proportion of people working from home. The strategy seeks to assist the sustainability of communities and reduce dependence on travel by encouraging appropriate employment opportunities in the rural areas; and to concentrate employment opportunities which generate a large number of trips within the USCs or on appropriately allocated sites elsewhere.
- 3.21 The LDP's economic strategy thus seeks to strike a balance between a focus on larger scale employment uses, services and economic activity within the main population centres of Ceredigion (particularly Aberystwyth), and at existing strategic employment sites, and smaller scale, more localised employment/economic opportunities for rural communities throughout Ceredigion. This approach accords with the thrust of national policies and guidance. Taking all of these factors into account, I find the plan strategy sound in terms of providing opportunities for employment and economic growth appropriate to Ceredigion's circumstances.

*The strategic policy framework*

- 3.22 Significant time was spent during the examination scrutinising the strategic policy framework, to ensure that it would be effective in delivering the development strategy. This resulted in a comprehensive redrafting of the Plan Strategy Section 6 and its constituent policies (together with consequential changes to other policies, various Appendices and the Settlement Group Statements (Volume 2A)) (**MAC 1/9; MAC 1/71; MAC 1/73; MAC 1/74; MAC 1/78; MAC 1/79; MAC 1/81; MAC 1/85; MAC 1/89**). The exercise also resulted in the deletion and modification of certain policies which addressed matters now covered in the revised Strategy Section and its revised suite of policies S01 – S04. These changes do not alter the underlying strategy or the thrust of the policies concerned, but are needed to ensure that the detailed policy mechanisms to deliver the strategy are clear, effective and internally consistent/coherent.
- 3.27 To ensure that the LDP provides sufficient development opportunity to accommodate the expected amount of new housing a contingency allowance of 10% has been applied in allocating

sites within the USCs and RSCs. This provides adequate flexibility in relation to the USCs, where most of the housing growth is sought. Moreover, some windfall opportunities are likely to arise in the USCs other than Aberystwyth and in the RSCs; these are not factored into the Council's numerical calculations. Whilst nominally applying a 10% contingency to the RSC allocations, the Plan does not permit the dwelling quota for any RSC to be exceeded during the plan period. A contingency allowance also does little to assist housing delivery in RSCs wholly or largely dependent on a single allocated site. However, given that the estimated housing need is considerably above that suggested by the latest WG population and household projections and assumes significantly higher annual net in-migration than has been evident during the plan period so far<sup>12</sup>, this does not make the Plan unsound.

- 3.28 Since the Plan relies on only 1 or 2 sites in a number of the RSCs to deliver much of the estimated housing need in that area, it needs sufficient flexibility to enable a response should key allocated sites not be developed as anticipated in particular settlements. Ongoing Plan monitoring will need not only to identify where allocated sites are not being developed but also to establish the reasons why this is so and consider any necessary response. The suggested amended annual monitoring measures AMRH02, AMRH03, AMRH07 and AMRH08 (**MAC1/68**) are intended to monitor the delivery of allocated sites. However, I consider that the targets for delivery of allocated housing sites (AMRH07) need clearer expression and to be matched by indicators that confirm more effectively whether the targets are being met (**IC01**).

### **Recommendation**

- 3.29 That in order to make the Plan sound the following changes are needed:

**MAC 1/9; MAC 1/48; MAC 1/68; MAC 1/70; MAC 1/71; MAC 1/73; MAC 1/74; MAC 1/78; MAC 1/79; MAC 1/81; MAC 1/85; MAC 1/89; MAC 2/1; MAC 2/2**

### **Inspector Change IC01**

- 3.30 The following changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

MAC 1/76; MAC 1/80; MAC 1/86; MAC 1/87; MAC1/88

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<sup>12</sup> See report paras 4.3-4.6

## 4 Scale and Distribution of Housing Growth

### *The number of dwellings*

- 4.1 The Plan does not seek actively to influence the likely change in Ceredigion's population over the plan period. The Council has examined available data concerning recent historic changes and trends and, by analysing the probable changes in population composition and household characteristics over the plan period, estimated how many new dwelling units may be required in Ceredigion as a result. In this the Plan is essentially "policy neutral".
- 4.2 Welsh Government (WG) guidance<sup>13</sup> is clear that its local authority level population and housing projections should form the starting point for assessing housing requirements in development plans. Where authorities seek to deviate from these projections they must justify their own preferred projections by explaining the rationale behind them in terms of the issues listed in PPW.
- 4.3 The WG 2008-based projections indicate a growth of around 4600 households in Ceredigion over the period 2008 to 2023<sup>14</sup>. The Council accepts much of the WG methodology on both population and household projections. However, the WG population projections are unable to treat higher education (HE) students separately on an all-Wales basis. Ceredigion's resident population includes a high proportion of HE students, whose contribution to demographic change and implications for household formation are clearly very different to the rest of the resident population. Moreover, the IMPS<sup>15</sup> project work carried out since the WG 2006-based projections appears to have had a significant downward impact on the estimates of population and migration increase for Ceredigion, possibly as a consequence of the proportionally high HE population. In addition, the Council considers that a longer historical trend view than the five-year base period used in the WG projections would be a better basis for the 15 year period of the Plan.
- 4.4 The Council has therefore carried out its own detailed population and household change projections in order to obtain an estimated dwelling requirement for the plan period 2007-2022<sup>16</sup>. These separate out the HE element of Ceredigion's overall population and treat this as a discrete, stable element through the plan period. The need for additional dedicated student accommodation over the

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<sup>13</sup> PPW paras 9.2.1 & 9.2.2

<sup>14</sup> Examination Document DC 16 Appendix 1

<sup>15</sup> Improving Migration and Population Statistics

<sup>16</sup> As set out in DC16 topic paper "Review of the LDP Dwelling Requirement"

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plan period has been considered and catered for as a separate exercise to consideration of wider housing need. Change in the wider county population is projected to the end of the plan period applying the same basic methodology as in the WG population projections. However, the Council's population projection utilises a longer (1996-2008) trend base for its estimate of annual net migration over the plan period than the 2003-2008 period adopted by the WG projections. This represents the longest period over which the Council feels able to place firm reliance on mid year estimate migration data at the county level.

- 4.5 I consider that the Council has provided a robust rationale for the methodology adopted in relation to the discrete treatment of the HE student element within the overall population and household change calculations. The assumed net annual inflow figure of 640 persons (non-HE population) is higher than the estimated annual inflow on which the WG 2008-based projections are based. However, it is squarely based on a continuation of the average mid year estimate based annual inflow over the period 1996 to 2008. I recognise that within these estimates there are wide fluctuations between individual figures for each year. It is not certain that an average annualised figure from 1996-2008 is more reliable than the equivalent WG figure from 2003-2008, given the complex combination of factors which may contribute to migration trends and the way that these might alter over time. However, the subsequent migration estimates for 2009 and 2010 indicate a continuing net inflow figure of around 400 for each of these years, despite difficult national economic conditions during this period. All in all, I do not regard the Council's reliance on the average annual mid year estimate data for 1996 to 2008 for its projection of non-HE annual migration as inherently unsound.
- 4.6 Accurately estimating the size and demographic profile of a county's resident population at a particular point in time and predicting the change in housing requirement over a 15 year period based on natural change, migration and changes in household characteristics is a complex exercise. Different official data sources are frequently difficult to reconcile completely. Although there may be questions about the absolute accuracy of any particular official data set, including the 2001 Census population statistics used as base year data, the key question is whether the projected change in population and household characteristics over the plan period is based on a sound and robust methodology. I am satisfied that the Council's methodology, as summarised in its evidence base<sup>17</sup>, meets this requirement. Consequently I do not regard the Plan's estimate of a potential

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<sup>17</sup> As set out in DC16 topic paper "Review of the LDP Dwelling Requirement"

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- need for 6000 additional housing units during the plan period as unreasonably high, even though it is somewhat higher than the equivalent figure provided by the current WG trend based projections.
- 4.7 Representations dismissing the Council's calculations as to the scale of housing provision that may be needed also roundly reject the WG 2008-based population projections as a credible starting point for the Plan. This conflicts with national planning policy guidance on this matter. Moreover, whilst criticising the Council's work on a number of discrete points, no coherent, professionally-recognised alternative methodology has been advanced to support the extremely low number of new dwellings suggested as the number which should be planned for instead. The alternative new housing level suggested is wholly unrealistic, since it effectively concludes that virtually no new homes should be provided during the remaining 10 years of the Plan.
- 4.8 There will always be a degree of inconsistency between different sets of data. A straightforward comparison of 2001 and 2011 census data is not convincing evidence that the Council's approach is flawed, particularly since the 2011 figures are preliminary and still subject to further review and adjustment. Similarly, assertion of a current excess housing supply based on piecemeal and largely anecdotal evidence does not, in my view, carry significant weight.
- 4.9 It is, nonetheless, quite probable that the Council's estimate of a requirement for 6000 new homes over the plan period is on the high side. However, I do not regard this as making the Plan unsound, since the rate at which new housing will come forward in Ceredigion will, in practice, be influenced by the level of market demand as perceived by house builders. The Plan strategy seeks to ensure that allocated sites are in the most sustainable locations and provide a distribution of housing opportunities throughout Ceredigion that reflects local housing demand. The detailed provisions of policies S01-S04 (**MAC1/9**) and the associated settlement group statements include mechanisms to ensure that the total number of houses delivered within each RSC does not exceed a given number, and that the ratio of dwellings permitted in locations elsewhere in each settlement group will remain proportionate to the total numbers of dwellings within the group as a whole.
- 4.10 In this way the Plan will ensure that, even if the number of dwellings built is lower than the number allowed for in the Plan, housing development will occur in the most sustainable locations and in the proportions sought in order to foster a sustainable pattern of communities across Ceredigion. The annual monitoring of development will enable the Council to assess the accuracy of its predictions, and to adjust the rate of release of additional housing

land and the location of these sites accordingly in subsequent reviews of the Plan. Given the above, I conclude that the Plan is sound as regards the estimated new dwelling provision on which it is based.

*The distribution of housing development*

- 4.11 The LDP apportions the anticipated overall housing provision for the plan period between the USCs, RSCs and other (mainly linked settlement) locations as follows: USCs at least 51%; RSCs 24%; other locations not more than 25%. Although some representations maintain that a higher proportion should be directed to the main settlements, the Council's housing distribution analysis<sup>18</sup> shows that, when outstanding planning permissions and dwellings completed since 2007 are taken into account, the remaining housing provision<sup>19</sup> will need to be distributed in the ratio: USCs 60%; RSCs 30%; other locations 10% in order to deliver the overall distribution sought. A strategy seeking a higher level of housing development in the main settlements across the plan period as a whole would thus be unrealistic<sup>20</sup>. Moreover, the proposed apportionment represents a significantly sharper focus of new housing on the settlements possessing a good range of day-to-day facilities than under the present policy framework.
- 4.12 For the USCs, the distribution between each centre of the 60% of the housing element outstanding at August 2010 is based on the initial allocation of half of this element to Aberystwyth, and the apportionment of the other half amongst all of the USCs (including Aberystwyth) according to the respective existing population of each settlement group<sup>21</sup>. This is consistent with Aberystwyth's pre-eminent role as a key centre for Central Wales, whilst providing a level of housing provision for each USC which is also commensurate with the perceived strength of housing demand in the county sub-areas to which each centre belongs, and so is likely to be realistically deliverable.
- 4.13 A specific windfall element of 225 units over the remaining plan period is relied on in Aberystwyth (out of an estimated potential delivery of 500 units in the town, based on recent historical experience). No specific allowance for windfalls is identified for the other, much smaller, USCs as windfall opportunities in these settlements are difficult to predict and unlikely to be in large numbers. The plan policies allow for appropriate windfall housing proposals within the USCs; this provides added confidence that the

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<sup>18</sup> See examination document DC 3.15

<sup>19</sup> As at 31 August 2010

<sup>20</sup> Examination document DC 3.15

<sup>21</sup> Examination document DC 3.15

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expected number of dwellings in each USC can be delivered. Delivery of more dwellings than the apportioned number within any given USC would not disturb the overall strategy, since these are the most sustainable locations and where the Plan seeks to focus the majority of housing development in any event.

- 4.14 The apportionment among individual RSCs of the 30% quota of the "uncommitted" new dwelling need as at August 2010 is on the basis of the respective existing population size of each settlement group. The Council has reviewed the resulting housing growth figure for each RSC in the light of the availability of suitable deliverable sites, infrastructure and other constraints to development and possible implications for settlement and community cohesion and character (including linguistic character). This is a sound approach. **MAC 1/16, MAC 1/18, MAC 1/75, MAC 2/6, MAC 2/7, MAC 2/8** and **MAC 2/17** ensure that, where necessary, control can be exercised over the rate, timing, form, density and mix of housing development in each RSC, so that development occurs in an appropriate manner within each settlement.
- 4.15 In such circumstances I understand the Plan's premise that these centres are likely to be regarded as candidates for development growth in the longer term. I accept that the Council, in basing the amount of housing growth in each RSC on the existing population of its identified settlement group area, has also considered this rate of growth in relation to the specific characteristics of each settlement. However, I consider that future reviews of the Plan should incorporate a more detailed analysis of the character and identity of each RSC and the implications for this of different amounts and rates of growth. In particular, the appropriateness of longer term growth at Cenarth and Pontarfynach (Devils Bridge) needs to be carefully considered. Ceinewydd (New Quay) is another settlement where physical constraints to expansion will need to be carefully considered in future reviews of the Plan. In addition, future thought will need to be given to any implications for the development strategy of the location of new area schools.
- 4.16 However, notwithstanding these comments and subject to the changes recommended in this report I consider that the Plan strategy represents an acceptable way forward which satisfies the tests of soundness for the plan period concerned. In my view it is important to get in place in Ceredigion an adopted development plan which satisfies the basic tests of soundness. Future reviews of the Plan can then build upon this and refine the strategy in the light of further analysis and evidence.

- 4.17 Whilst the broad housing strategy of the Plan is clear, the submitted Plan was insufficiently clear in articulating precisely how its policies would operate in practice to deliver its intentions. However, section 6 of the Plan has been redrafted in order to address this (**MAC 1/9** and consequential changes **MAC 1/2, MAC 1/11, MAC 1/12, MAC 1/15**). The strategy level policies are more clearly expressed, with supporting text explaining how housing development proposals in differing situations will be considered. In particular, the range of locations identified as linked settlements has been reviewed to avoid general housing development in unsustainable locations and the Plan now explains clearly the basis on which individual proposals for new housing will be dealt with in the linked settlements. These changes are necessary to make the Plan sound and to achieve an acceptable balance between focussing housing growth in the most sustainable centres and providing some opportunity in a controlled manner for development to support community life in rural areas.
- 4.18 Delivery of the housing element of the strategy will require very firm control of the location of planning permissions granted for new housing over the remainder of the plan period outside of the USCs and RSCs. However, I am satisfied that the redrafted policies for the location of new housing development, if robustly and consistently applied, are sufficiently detailed and clear to deliver the Plan strategy and to address the particular problem of accumulation of uncompleted planning permissions in parts of rural Ceredigion, which is currently hindering the effective delivery of housing in the most appropriate locations in response to local needs in these areas. However, this will only be achieved if the "headroom" mechanism governing the amount of new dwellings permitted within individual linked settlements is stringently and consistently applied.

### **Recommendation**

- 4.19 That in order to make the Plan sound the following changes are required:

**MAC 1/2; MAC 1/9; MAC 1/11; MAC 1/12; MAC 1/15; MAC 1/16; MAC 1/18; MAC 1/75; MAC 2/6; MAC 2/7; MAC 2/8; MAC 2/17**

## 5 Housing Delivery and Site Allocations

- 5.1 The previous section sets out how the Plan seeks to accommodate the amount of housing growth anticipated over the plan period, through the apportionment of the required level of opportunity for new housing development amongst the USCs, RSCs and associated linked settlements. I have already concluded that the overall level of housing provision that the Plan seeks to accommodate, the identified settlement hierarchy and the basis of apportionment of housing numbers between the USCs, RSCs and linked settlements is soundly based and consistent with the plan vision and strategy.
- 5.2 This section considers the proposed housing site allocations and associated site and settlement-specific issues associated with each settlement group. However, given my earlier conclusions that the spatial strategy and associated approach to the distribution of housing sites is sound, I do not revisit here issues of possible housing allocations in settlements other than the identified USCs and RSCs.
- 5.3 Each settlement group statement (Volume 2A of the Plan) provides a detailed commentary which, amongst other things, sets out the expected contribution of each allocated site towards accommodating the anticipated housing growth. Each statement identifies the key development issues affecting the service centre and its wider hinterland, including the rate of growth envisaged and its expected implications for community character (including linguistic character) and cohesion; and the nature and extent of potential infrastructure constraints to development. The statements and individual allocated sites schedules highlight the key Strategic (S) and main Land Use (LU) and Development Management (DM) policies to be taken into account in developing proposals for each site and identify specific development constraints and matters to be taken into account in each case.
- 5.4 The Council refined the settlement group statements during the examination to provide more specific information and guidance to inform future development proposals. These revisions include more detailed references to relevant plan policies, including the revised strategy policies; more detailed analysis of the level of housing provision, density, phasing and staged release requirements within each settlement group; and relevant infrastructure capacity issues.

### *USC Settlement Group 01: Aberaeron (Llwyncelyn)*

- 5.5 The LDP rightly identifies Aberaeron as a USC, consistent with its size and importance within Ceredigion and its identification as a key settlement in the WSP, forming a hub with Aberystwyth. Given the

scale of concentration of facilities, services and employment, the apportionment of corresponding housing growth is plainly desirable.

- 5.6 There are significant coastal and topographical constraints which affect the identification of suitable land for housing adjoining the existing built form. The assessment of candidate sites for housing has confirmed a shortage of deliverable sites at the present time. The Plan identifies just one site (H0101 *Cae Rhiwgoch, Aberaeron*, 19 units) in Aberaeron, to deliver housing as part of the estimated allocated sites need, leaving a shortfall of 77 units.
- 5.7 I accept that there are no other readily identifiable sites in Aberaeron at the present time, with sufficient absence of constraints and certainty of delivery to warrant allocation in the Plan. I also accept the rationale of the Plan to provide new housing opportunities in a sustainable location close to Aberaeron, to assist in reducing the amount of commuting to work over considerable distances by car. Llwynceilyn, possessing a village hall, food shop, post office and garage/fuel station and 4.1km from Aberaeron and on a main bus route, is an acceptably sustainable location to accommodate some housing growth displaced from Aberaeron as an interim, short-term solution. The Council's view that Llwynceilyn, with its better range of local facilities and only slightly greater distance from Aberaeron than Ffos-y-ffin, is a similarly sustainable location for new housing to the latter is, on its face, reasonable.
- 5.8 The Council recognises that a longer-term solution to the current shortage of deliverable housing land in Aberaeron needs to be found. **MAC 1/77, MAC 2/19, MAC 2/21** and **MAC 2/25** reflect this. Work on this solution ought to commence without delay if deliverable allocations are to be established in time for inclusion in the first review of the Plan. In addition, I am mindful that there are sewerage infrastructure capacity constraints in Llwynceilyn. Based on this I recommend that the maximum number of new housing units permitted by the Plan in Llwynceilyn (including completions/commitments to date) should not exceed 54 units (**IC02**). In the light of this limitation, I recommend that the final sentence of MAC 2/7 as it applies to Aberaeron/Llwynceilyn and the whole of MAC 2/24 concerning infrastructure constraints, together with MAC 2/14 concerning sites H0102 (*adjacent to former Llwynceilyn Primary School*) and H0103 (*Land behind Ivy Dean, Llwynceilyn*), **not** be incorporated into the Plan (**IC03**). **MAC 2/8** makes clear that a staged release approach to sites in Llwynceilyn will apply, to enable the Council to maintain control of housing delivery.
- 5.9 The northern portion of site H0101 is appropriate for housing. Surface water issues have been assessed and do not represent a serious obstacle to development. However, the Council recognises
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that part of this site may be affected by a potential need to gain adequate access to future developable land to the east of Rhiwgoch Road. This may impact on the total number of units that H0101 can accommodate. **MAC 2/175** adds text to this effect to the allocated sites schedule for H0101.

*USC Settlement Group 02: Cardigan*

- 5.10 The level of housing growth proposed for Cardigan represents a proportion of the total USC apportionment (a 51% share of the estimated 6,000 housing growth) after assigning 50% of the total apportionment to Aberystwyth, based on the relative population of the settlement group. The LDP allowance for Cardigan is higher than that in the Council-approved UDP, reflecting recent infrastructure programmes to improve the ability of the settlement to accommodate growth. The level of growth is a reasonable reflection of Cardigan's capacity to sustain such growth, and is accompanied by a corresponding reduction in development in the surrounding settlements, which are less sustainable locations. The decision not to identify housing sites or provide settlement boundaries in these other settlements accords with the plan strategy and is consistent with sustainability objectives.
- 5.11 Cardigan's housing allocations are based on a robust and systematic comparative site appraisal process, taking into account a range of factors<sup>22</sup>. The Plan identifies a sufficient number and range of housing sites that are well-related to the settlement form. The allocations take account of sewage and water infrastructure considerations and questions of flood risk, particularly in relation to the Afon Mwldan. The guideline densities for the allocated sites accord with the density ranges set out in the Plan and do not appear unrealistic given the site contexts and housing mixes concerned. No additional allocations are required in order to make the Plan sound.
- 5.12 The guideline requirements for various sites concerning foul drainage, access to adjoining land, open space and biodiversity considerations provide useful early identification of matters that development proposals will need to consider. How these matters are addressed and the precise form of development will be the subject of detailed proposals at application stage. Their inclusion does not make the Plan unsound.

*USC Settlement Group 03: Aberystwyth/Llanbadarn Fawr/Waunfawr/  
Penparcau*

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<sup>22</sup> Examination document DC3.20

- 5.13 The level of housing growth proposed for Aberystwyth reflects its pre-eminent role as a centre for mid Wales of regional/national importance, where a large proportion of Ceredigion's facilities, services and employment opportunities are concentrated<sup>23</sup>. The housing allocations are based on a robust and systematic comparative site appraisal process, taking into account a range of factors<sup>24</sup>, including access, flood risk and drainage. The identified allowance for the associated linked settlements is commensurate with their proximity to Aberystwyth; **MAC 1/9** provides a mechanism within policy S04 to regulate the upper level of growth within each individual linked settlement, proportionate to its existing size.
- 5.14 The Plan identifies a sufficient number and range of housing sites that are well-related to the settlement form. Although estimated densities may be ambitious in some cases, the Plan relies on a significantly lower number of windfall opportunities than are expected to materialise in practice, and does not rely on mixed use allocations (apart from M0305 (*Llanbadarn Campus*)) to deliver the anticipated need. Growth in dedicated student accommodation, including M0306 (*Penglais Farm, Waunfawr*), has not been counted towards satisfying the general housing growth requirement. No additional allocations are needed in order to make the Plan sound.
- 5.15 Although concerns have been raised in relation to H0305 (*Maesceinion, Waunfawr*), the matters they relate to have been assessed by the Council. Highway access to the necessary standard is achievable, including connection to the A487; the site has also been assessed in relation to the potential implications of surface water run-off. The precise means of dealing with these matters will need to be addressed at the planning application stage; however, the assessments carried out confirm that they can be resolved. I am satisfied that, in principle, the site can be developed for housing in a manner that will not unacceptably compromise nearby residents' living conditions.
- 5.16 **MAC 2/39** clarifies that pedestrian linkage only is required between site H0302 (*Piercefield Lane, Penparcau*) and the land to the north. Given the identified nature conservation and topographical constraints affecting the land to the south west of site H0304 (*Cefnesgair, Llanbadarn Fawr*), the decision not to include this area as part of the allocation is reasonable. However, this does not preclude consideration of a scheme for more than the estimated 58 units, on the basis of the Plan, the site's location within the USC and any other material considerations.

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<sup>23</sup> See paragraphs 4.12-4.13

<sup>24</sup> Examination document DC3.20

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*USC Settlement Group 04: Newcastle Emlyn (Adpar)*

- 5.17 The level of housing growth proposed for Adpar represents a proportion of the total USC apportionment (a 51% share of the estimated 6,000 housing growth) after assigning 50% of the total apportionment to Aberystwyth, based on the relative population of the settlement group. Although the allocation of additional housing opportunities to the surrounding linked settlements in Ceredigion appears small, this is due to the number of new houses presently committed in the locality.
- 5.18 Allocated site H0401 (*Land opposite Parc y Trap*) provides sufficient land for housing in Adpar, which is well-related to the settlement form and unencumbered by delivery issues. Whilst land below Pentrehedyn Estate<sup>25</sup> is well located at the core of the settlement, there are issues over the planning history and current planning status of the land and uncertainties concerning adequate highway access and drainage arrangements. Given these issues and uncertainties, the site's non-allocation for housing does not make the LDP unsound.
- 5.19 The dispute concerning the validity of an earlier planning permission and the lawfulness of that development ought properly to be determined by way of an application for a certificate of lawfulness. The non-allocation of the site for housing does not prejudice this course; nor does it preclude the submission of a new planning application for housing development, to be considered on its merits having regard to policies S01, S02 and other relevant Plan policies.

*USC Settlement Group 05: Lampeter*

- 5.20 Lampeter's housing site allocations are based on a robust and systematic comparative site appraisal process, taking into account a range of factors<sup>26</sup>. The Plan identifies sufficient sites for housing that are well-related to the settlement form. Recent indications are that site H0501 (*Former Lampeter Primary School*) might after all be retained in educational use, and **MAC 2/60** acknowledges that the yield of units on site H0503 (*Corner of Forest Road*) will be affected by the need for junction improvements to facilitate access to H0504 (*Forest Road*). In addition, there are questions over the densities deliverable on H0504 and H0505 (*Land adjacent to Maes-y-Deri*). However, even taking these matters into account the allocated sites are easily capable of delivering at least the estimated number of

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<sup>25</sup> Candidate site S4023

<sup>26</sup> Examination document DC3.20

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housing units for Lampeter over the plan period. **MAC 2/184** advises that the area of H0505 available for housing development is net of the existing playing field area forming part of the allocated site.

- 5.21 The identification of Cwrtnwydd and Drefach as linked settlements reflects the main aim of the LDP strategy to focus housing growth primarily in service centres with a certain level and quality of local facilities and improve the sustainability of the county in general through this approach. Policy S04 allows for a level of housing opportunity within linked settlements such as these, commensurate with their size and relative significance within the settlement group.

*USC Settlement Group 06: Llandysul*

- 5.22 Llandysul's housing site allocations are based on a robust and systematic comparative site appraisal process, taking into account a range of factors<sup>27</sup>. The Plan identifies sufficient land for housing, which is well-related to the settlement form. Current indications are that the anticipated units can be delivered on this land within the plan period. **MAC 2/68** draws attention to the need for a co-ordinated approach to achieve timely delivery of development.

*USC Settlement Group 07: Tregaron*

- 5.23 Tregaron's housing site allocations are based on a robust and systematic comparative site appraisal process, taking into account a range of factors<sup>28</sup>. The Plan identifies sufficient sites for housing, which are well-related to the settlement form. Current indications are that these sites can be delivered.
- 5.24 The Cylch Caron project will deliver extra care home units on mixed use site M0701 (*Land rear of Talbot Yard*), along with an integrated health care facility for the area. **MAC 1/96**, **MAC 2/72** and **MAC 2/77** clarify that these units form part of the wider housing number for Tregaron and reduce the number to 20 in line with the submitted scheme for site M0701 and adjacent site H0701 (*Land off Dewi Road*). **MAC 2/78** adds text to the guideline information for site M0701 to ensure that development harmonises with its sensitive landscape setting.

*RSC Settlement Group 08: Aberporth/Parcllyn*

- 5.25 The housing site allocations for Aberporth/Parcllyn are based on a robust and systematic comparative site appraisal process, taking into

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<sup>27</sup> Examination document DC3.20

<sup>28</sup> Examination document DC3.20

account a range of factors<sup>29</sup>. The Plan identifies sufficient sites for housing, which are well-related to the settlement form and to local facilities. Current indications are that these sites can be delivered. The dual built-form nature of Aberporth/Parcllyn is such that a combination of housing sites in both locations is reasonable. Whilst there are arguments that sites such as land at Parc y Plas are well-located in relation to existing settlement form, the allocated sites are supported by robust evidence. Given the uncertainty over how adequate vehicular access to the land at Parc y Plas would be provided, the decision not to allocate this land does not render the Plan unsound.

- 5.26 **MAC 1/93** and **MAC 2/85** recognise that the majority of housing site H0806 (*Sports and social club and playing fields, Parcllyn*) is actually intended for recreational/community use, and accordingly change this allocation to mixed use allocation M0802.
- 5.27 The open space considerations in the allocated sites schedules are not excessive and provide early identification of matters that development proposals will need to consider. The way that these matters are addressed and the precise form of development will be the subject of detailed proposals at planning application stage.
- 5.28 The identification of Blaenannerch, Brynhoffnant and Tanygroes as linked settlements reflects the main aim of the LDP strategy to focus housing growth primarily in service centres with a certain level and quality of local facilities and improve the sustainability of the county in general through this approach. Policy S04 allows for a level of housing opportunity within linked settlements such as these, commensurate with their size and relative significance within the settlement group.

*RSC Settlement Group 09: Bow Street*

- 5.29 Although Llandre is close to the northern end of Bow Street, it is a physically distinct settlement with a lower level of facilities. Its inclusion as part of the defined RSC would result in an elongated settlement form, and potential sites for additional housing at Llandre are further away from the majority of facilities in this area, located in Bow Street. Sufficient sites for housing are identified in Bow Street, close to the main concentration of local facilities. Llandre therefore rightly does not form part of the RSC.
- 5.30 Whilst delivery of the identified housing in Bow Street is currently affected by waste water infrastructure capacity constraints, this will be addressed as a priority matter in the Dŵr Cymru Welsh Water

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<sup>29</sup> Examination document DC3.20

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(DCWW) AMP 6 (2015-2020) bid<sup>30</sup>. **MAC 2/91** and **MAC 2/92** add reference to this in the settlement group statement. **MAC 2/8** draws attention to the Council's intention to stage release housing sites in Bow Street, so as to ensure timely implementation of permissions granted.

*RSC Settlement Group 10: New Quay*

- 5.31 The level of housing growth proposed for New Quay is derived from its designation as an RSC, reflecting the level and quality of local facilities and a robust and consistent Plan approach to the apportionment of housing provision. However, proposed allocations H1001 (*Land rear of Towyn Farm*) and H1002 (*Old Market Site and surrounding area*) have a combined estimated yield of 202 units, far in excess of the stated need to provide sites for an additional 100 units in the service centre. Site H1002 is poorly related to the main built form of New Quay and much further from local facilities than site H1001, which is easily capable of meeting the full complement of housing provision for New Quay. Current indications are that site H1001 is deliverable and that constraints concerning the car park area affecting the lower part of the site can be resolved.
- 5.32 MAC 2/97 and MAC 2/99 have been put forward to explain how housing development in New Quay would be regulated over the plan period. However, in the present circumstances the allocation of site H1002 is not justified. Its inclusion in the Plan would be prejudicial to the delivery of housing in more sustainable locations within the settlement group. Consequently, MAC 2/97 and MAC 2/99 are **not** recommended or endorsed as changes to the Plan. Instead, **IC04** recommends that site H1002 be deleted from the schedule of allocated housing sites in the New Quay settlement group statement, together with any consequential changes that flow from this.

*RSC Settlement Group 11: Cearnth*

- 5.33 The level of housing growth proposed for Cearnth is derived from its designation as an RSC, reflecting the level and quality of local facilities and a robust and consistent Plan approach to the apportionment of housing provision. There is a robust evidential basis for the allocation of the selected sites. **MAC 2/101** adds text to the settlement group statement explaining how development will contribute to rural sustainability.

*RSC Settlement Group 12: Felinfach/Ystrad Aeron*

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<sup>30</sup> Examination document ED008b

- 5.34 The housing site allocations for Felinfach/Ystrad Aeron are based on a robust and systematic comparative site appraisal process, taking into account a range of factors<sup>31</sup>. Sufficient sites for housing are identified, well-related to the settlement form and to local facilities. **MAC 2/105** summarises how development will be regulated to ensure that community cohesion and character is maintained.
- 5.35 **MAC 1/91** and **MAC 2/179** amend the allocated sites schedules for site H1202 (*Cae'r Bont, Felinfach*) to reflect flood risk and bridge access constraints affecting part of the site. However, despite the consequent reduction in developable area, the revised estimated yield of units is still sufficient to meet the identified level of housing provision for Felinfach/Ystrad Aeron.
- 5.36 The identification of Dihewyd as a linked settlement reflects the main aim of the plan strategy to focus housing growth primarily in service centres with a certain level and quality of local facilities and improve the sustainability of the county in general through this approach. Policy S04 allows for a level of housing opportunity within linked settlements such as Dihewyd, in line with its size and relative significance within the settlement group.

*RSC Settlement Group 13: Llanarth*

- 5.37 The housing site allocations for Llanarth are based on a robust and systematic comparative site appraisal process, taking into account a range of factors<sup>32</sup>. Sufficient sites for housing are identified in Llanarth, well-related to the settlement form and to local facilities.
- 5.38 The identification of Mydroilyn as a linked settlement reflects the main aim of the LDP strategy to focus housing growth primarily in service centres with a certain level and quality of local facilities and to improve the sustainability of the county in general through this approach. Policy S04 allows for a level of housing opportunity within linked settlements such as Mydroilyn, commensurate with its size and relative significance within the settlement group.
- 5.39 Although Synod Inn is now the location of a new area school, it does not possess a level of facilities and services comparable to Llanarth. The decision not to create a settlement boundary for Synod Inn and not to allocate sites for housing there at this time is soundly based.

*RSC Settlement Group 14: Llanilar*

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<sup>31</sup> Examination document DC3.20

<sup>32</sup> Examination document DC3.20

- 5.40 The open space and biodiversity requirements for site H1401 (*Land opposite Y Gorlan*) provide useful early identification of matters that development proposals will need to consider. How these matters are addressed and the precise form of development will be the subject of detailed proposals at application stage. **MAC 2/7** makes clear that controls will be applied so that housing does not come forward faster than the intended rate. This, together with policy DM01, will act as a safeguard against the potential adverse effect of growth on the Welsh linguistic character of Llanilar. **MAC 2/8** points to the intention to stage release housing sites, to retain control of housing delivery.
- 5.41 The identification of Llanafan as a linked settlement is consistent with the main aim of the plan strategy to focus housing growth primarily in service centres with a certain level and quality of local facilities, and to improve the sustainability of the county in general through this approach. Nonetheless, policy S04 allows for a level of housing opportunity within linked settlements such as Llanafan, consistent with its size and relative significance within the settlement group.

*RSC Settlement Group 15: Llanon*

- 5.42 The level of housing growth proposed for Llanon is derived from its designation as an RSC, reflecting the level and quality of local facilities and a robust and consistent Plan approach to the apportionment of housing provision. There is a robust evidential basis for the allocation of the selected sites. Sufficient sites for housing are identified in Llanon, close to the main concentration of local facilities.
- 5.43 Delivery of the identified housing in Llanon is currently affected by infrastructure capacity constraints. This will be addressed as a priority matter in the DCWW AMP 6 (2015-2020) bid<sup>33</sup>. **MAC 2/127** and **MAC 2/128** add reference to this in the settlement group statement. **MAC 2/8** points to the intention to stage release housing sites in Llanon, to retain control of housing delivery.

*RSC Settlement Group 16: Llanrhystud*

- 5.44 The level of housing growth proposed for Llanrhystud is derived from its designation as an RSC, reflecting the level and quality of local facilities and a robust and consistent Plan approach to the apportionment of housing provision. Sufficient sites for housing are identified in Llanrhystud, close to the main concentration of local facilities. Although the nearby school drop-off point is close to the residential access road leading to site H1601 (*Clos Alltfach*), there is

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<sup>33</sup> Examination document ED008b

no evidence that this will unacceptably compromise highway safety. There is a robust basis for the allocation of the selected sites.

- 5.45 Whilst delivery of the identified housing in Llanrhystud is currently affected by infrastructure capacity constraints, this will be addressed as a priority matter in the DCWW AMP 6 (2015-2020) bid<sup>34</sup>. **MAC 2/133** and **MAC 2/134** add reference to this in the settlement group statement. **MAC 2/8** points to the intention to stage release housing sites in Llanrhystud, to retain control of housing delivery.

*RSC Settlement Group 17: Llanybydder*

- 5.46 Whilst properly identified as a rural service centre with its sphere of influence extending into Ceredigion, Llanybydder lies almost wholly in Carmarthenshire. **MAC 2/135** accordingly deletes the detailed analysis of Llanybydder itself. The Plan attributes 14 units of the anticipated housing demand in Ceredigion to Llanybydder; **MAC 2/181** explains that Carmarthenshire County Council is content with this approach. In any event, the scale of this element of Ceredigion's expected housing demand is not so significant that any uncertainty as to delivery might disturb the Plan's soundness.

*RSC Settlement Group 18: Penrhyncoch*

- 5.47 The level of housing growth proposed for Penrhyncoch is derived from its designation as an RSC, reflecting the level and quality of local facilities and a robust and consistent approach to the apportionment of housing provision. The Plan caters for a similar rate of housing growth in Penrhyncoch to that in the present Council-approved UDP.
- 5.48 The selection of site H1801 (*Land adjacent to Y Gelli*) to deliver the identified amount of housing provision for Penrhyncoch is based on a robust and systematic comparative site appraisal process, taking into account a range of factors<sup>35</sup>. Whilst other sites may score more highly than H1801 on a particular factor, and sites at the western end of Penrhyncoch may give rise to fewer traffic movements through the village, taking all considerations together there is a robust evidential basis for the allocation of H1801 in preference to alternative sites. Accordingly, the decision to allocate H1801 is soundly based. The open space considerations in the allocated sites schedule provide early identification of matters that development proposals will need to consider; the precise form of development and the way that these matters are addressed will be the subject of detailed proposals at planning application stage.

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<sup>34</sup> Examination document ED008b

<sup>35</sup> Examination document DC3.20

5.49 Whilst delivery of the identified housing in Penrhyncoch is currently affected by waste water infrastructure capacity constraints, this will be addressed as a priority matter in the DCWW AMP 6 (2015-2020) bid<sup>36</sup>. **MAC 2/140** and **MAC 2/141** add reference to this in the settlement group statement. **MAC 2/8** points to the intention to stage release housing sites in Penrhyncoch, to retain control of housing delivery.

*RSC Settlement Group 19: Pontarfynach*

5.50 I have considered earlier in this report the rationale for selecting Pontarfynach as an RSC in preference to Ponterwyd<sup>37</sup>. The level of housing growth proposed for Pontarfynach is derived from its designation as an RSC and a robust and consistent Plan approach to the apportionment of housing provision. Whilst no allocations are made in Ponterwyd, consistent with the Plan approach to linked settlements, a significant number of outstanding housing commitments remain.

5.51 **MAC 2/7**, **MAC 2/143**, **MAC 2/146** and **MAC 2/182** add text to the settlement group statement explaining the particular justification for the selection of Pontarfynach as an RSC and setting out how development will be integrated into the existing community, settlement and sensitive landscape context. Whilst delivery of the identified housing in Pontarfynach is currently affected by infrastructure capacity constraints, this will be addressed as a priority matter in the DCWW AMP 6 (2015-2020) bid<sup>38</sup>. **MAC 2/7** and **MAC 2/147** add reference to this in the settlement group statement. **MAC 2/8** points to the intention to stage release housing sites in Pontarfynach, to retain control of housing delivery.

*RSC Settlement Group 20: Pontrhydfendigaid*

5.52 The level of housing growth proposed for Pontrhydfendigaid is derived from its designation as an RSC, reflecting the level and quality of local facilities and a robust and consistent Plan approach to the apportionment of housing provision. Although the Plan caters for a significantly higher rate of housing growth in the settlement than that in the present Council-approved UDP, this reflects the Plan’s aim of focussing new housing in settlements with a good range of local facilities and services, rather than dispersing it throughout less sustainable locations. **MAC 2/7** and **MAC 2/150** make clear that phasing controls will be applied, so that housing does not come

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<sup>36</sup> Examination document ED008b

<sup>37</sup> Paragraphs 3.14-3.15

<sup>38</sup> Examination document ED008b



forward faster than the intended rate. This, together with policy DM01, will act as a safeguard against the potential adverse effect of rapid growth on the Welsh linguistic character of Pontrhydfendigaid.

- 5.53 The selection of sites to deliver the outstanding amount of housing provision for Pontrhydfendigaid is based on a systematic site appraisal process, taking into account a range of factors<sup>39</sup>. There is a robust evidential basis for the allocation of the selected sites. Highways considerations have been taken into account. Whilst delivery of the identified housing in Pontrhydfendigaid is currently affected by infrastructure capacity constraints, this will be addressed as a priority matter in the DCWW AMP 6 (2015-2020) bid<sup>40</sup>. **MAC 2/153** and **MAC 2/154** add reference to this in the settlement group statement. **MAC 2/8** points to the intention to stage release housing sites in Pontrhydfendigaid, to retain control of housing delivery.

*RSC Settlement Group 21: Talybont*

- 5.54 The level of housing growth proposed for Talybont is derived from its designation as an RSC, reflecting the level and quality of local facilities and a robust and consistent Plan approach to the apportionment of housing provision. Although the Plan caters for a higher rate of housing growth in Talybont than that in the present Council-approved UDP, this reflects the Plan's aim of focussing new housing in settlements with a good range of local facilities and services, rather than in less sustainable locations. **MAC 2/156** makes clear that controls will be applied, so that housing does not come forward faster than the intended rate. This, together with policy DM01, will act as a safeguard against the potential adverse effect of rapid growth on the Welsh linguistic character of Talybont.
- 5.55 The selection of sites to deliver the outstanding amount of housing provision for Talybont is based on a systematic site appraisal process, taking into account a range of factors<sup>41</sup>. There is a robust evidential basis for the allocation of the selected sites. Although development of sites H2101 (*Y Dderwen*) and H2103 (*Glan Ceulan*) will inevitably lessen the rural character of the lane onto which they front, the sites closely relate to existing development comprising part of the built form of Talybont.
- 5.56 **MAC 2/161** increases the area of allocation H2101, thereby providing increased flexibility for consideration of future development layout in this location. The estimated yield of 20 units for site H2103

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<sup>39</sup> Examination document DC3.20

<sup>40</sup> Examination document ED008b

<sup>41</sup> Examination document DC3.20

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may be optimistic, even allowing for the land within the floodplain to contribute to green space requirements. However, this is an estimate, not a requirement. Given the overall extent of allocations in Talybont, a sufficient land supply is identified to deliver the expected 72 units over existing commitments. **MAC 2/162** provides a more accurate assessment of housing yield on site H2102 (*Maes y Deri*). **MAC 2/163** emphasises the need for a high standard of design on site H2104 (*Land adjacent to St David's Church*), given the prominent gateway location of the site, and slightly increases the allocated site area to compensate for the reduction in yield on site H2102.

- 5.57 Whilst delivery of the identified housing in Talybont is currently affected by infrastructure capacity constraints, this will be addressed as a priority matter in the DCWW AMP 6 (2015-2020) bid<sup>42</sup>. **MAC 2/159** and **MAC 2/160** add reference to this in the settlement group statement. **MAC 2/8** points to the intention to stage release housing sites in Talybont, to retain control of housing delivery.

#### *RSC Settlement Group 22: Y Borth*

- 5.58 Ynyslas has neither an extent of physical continuity with Y Borth, nor a level of facilities, that would warrant its inclusion with Y Borth as part of the defined RSC.
- 5.59 Whilst there are constraints concerning sites H2201 (*Land adjoining Min-y-Graig*) and H2202 (*Land adjoining Borth County Primary School*), particularly regarding access requirements, these have been taken into account in assessing their potential housing capacity. The site allocations for Y Borth are adequate to meet the level of housing provision identified for the RSC.
- 5.60 Whilst delivery of the identified housing in Y Borth is currently affected by infrastructure capacity constraints, this will be addressed as a priority matter in the DCWW AMP 6 (2015-2020) bid<sup>43</sup>. **MAC 2/168** and **MAC 2/169** add reference to this in the settlement group statement. **MAC 2/8** points to the intention to stage release housing sites in Y Borth, to retain control of housing delivery.

## **Recommendation**

- 5.61 That in order to make the Plan sound the following changes are required:

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<sup>42</sup> Examination document ED008b

<sup>43</sup> Examination document ED008b

**MAC 1/9; MAC 1/77; MAC 1/91; MAC 1/93; MAC 1/96; MAC 2/7; MAC 2/8; MAC 2/19; MAC 2/21; MAC 2/25; MAC 2/39; MAC 2/60; MAC 2/68; MAC 2/72; MAC 2/77; MAC 2/78; MAC 2/85; MAC 2/91; MAC 2/92; MAC 2/101; MAC 2/105; MAC 2/127; MAC 2/128; MAC 2/133; MAC 2/134; MAC 2/135; MAC 2/140; MAC 2/141; MAC 2/143; MAC 2/146; MAC 2/147; MAC 2/150; MAC 2/153; MAC 2/154; MAC 2/156; MAC 2/159; MAC 2/160; MAC 2/161; MAC 2/162; MAC 2/163; MAC 2/168; MAC 2/169; MAC 2/175; MAC 2/179; MAC 2/181; MAC 2/182; MAC 2/184**

### **Inspector Changes IC02; IC03; IC04**

- 5.62 The following changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

MAC 1/92; MAC 2/3; MAC 2/4; MAC 2/5; MAC 2/9; MAC 2/13; MAC 2/14; MAC 2/15; MAC 2/16; MAC 2/18; MAC 2/20; MAC 2/22; MAC 2/23; MAC 2/27; MAC 2/28; MAC 2/30; MAC 2/31; MAC 2/32; MAC 2/35; MAC 2/36; MAC 2/37; MAC 2/38; MAC 2/40; MAC 2/44; MAC 2/45; MAC 2/46; MAC 2/47; MAC 2/48; MAC 2/49; MAC 2/50; MAC 2/52; MAC 2/53; MAC 2/54; MAC 2/55; MAC 2/56; MAC 2/57; MAC 2/59; MAC 2/64; MAC 2/65; MAC 2/66; MAC 2/70; MAC 2/71; MAC 2/75; MAC 2/76; MAC 2/79; MAC 2/80; MAC 2/81; MAC 2/82; MAC 2/83; MAC 2/84; MAC 2/86; MAC 2/87; MAC 2/88; MAC 2/89; MAC 2/90; MAC 2/93; MAC 2/94; MAC 2/95; MAC 2/96; MAC 2/98; MAC 2/100; MAC 2/102; MAC 2/103; MAC 2/104; MAC 2/106; MAC 2/107; MAC 2/108; MAC 2/110; MAC 2/111; MAC 2/112; MAC 2/113; MAC 2/114; MAC 2/115; MAC 2/116; MAC 2/117; MAC 2/118; MAC 2/119; MAC 2/120; MAC 2/121; MAC 2/122; MAC 2/123; MAC 2/124; MAC 2/125; MAC 2/126; MAC 2/129; MAC 2/130; MAC 2/131; MAC 2/132; MAC 2/136; MAC 2/137; MAC 2/138; MAC 2/139; MAC 2/142; MAC 2/144; MAC 2/145; MAC 2/148; MAC 2/149; MAC 2/151; MAC 2/152; MAC 2/155; MAC 2/157; MAC 2/158; MAC 2/164; MAC 2/165; MAC 2/166; MAC 2/167; MAC 2/174; MAC 2/176; MAC 2/177; MAC 2/183; MAC 2/185

## 6 Housing for All

### *Affordable housing*

- 6.1 Based on its Local Housing Needs Assessment (LHNA) (ORS 2004 and update 2008), which informed the Ceredigion Local Housing Market Assessment (LHMA) December 2011, the Council has calculated an affordable housing requirement of 2045 units for the period 2007-2022. The LDP acknowledges that delivering the whole of this identified affordable housing need is unrealistic in view of the level of remaining general housing requirement for the plan period as at August 2010 (3492 units). Instead, the LDP seeks to deliver around 1100 affordable units over the plan period, a figure derived from the affordable housing completions and commitments achieved by 31 August 2010 (405 units) and the number of units that the Council feels can realistically be achieved over the rest of the plan period.
- 6.2 The LHNA identified different types of affordable housing need (41% intermediate affordable housing (comprising 9% discount for sale at 70% market value and 32% at 50% of market value) and 59% social rented housing), which the Council has used as the basis for its viability assessment work, carried out by District Valuer Services (DVS). In practice the actual mix of current affordable housing needs in any location may vary; **MAC 1/90** amends policy S05 accordingly and enables a flexible approach in this, whilst maintaining certainty as to the basis of the affordable housing contribution sought.
- 6.3 The target of about 1100 affordable units is based on completions and commitments together with a negotiated proportion of 20% of affordable housing on all other housing developments, from single dwellings upwards. Where this would not yield an affordable housing requirement in whole units, or where the mix cannot be provided as whole units, an equivalent value scheme may be determined or, at the LPA's discretion, an equivalent value commuted sum.
- 6.4 DVS carried out a study concerning the economic viability of providing affordable housing in July 2010, supplemented by updates dated October 2010 and July 2011<sup>44</sup>. Based on the evidence before me, seeking an affordable housing component of 20% in relation to all sites is challenging yet realistic. The DVS viability testing exercise across 21 sites with varying characteristics indicates almost two-thirds of those sites showing a developer's profit margin of at least 15% on the basis of a 10% improvement in margins on the April 2009 data. Although there has been criticism of this assumption, the July 2011 update indicated that a 7% increase in margins had been achieved by April 2011.

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<sup>44</sup> EDs DC14.1-14.3

- 6.5 In the hearings arguments were made about, amongst other things, the inputs and assumptions for various elements of build costs; the margin of return to the developer that should be factored in; and lender expectations concerning the profit margin needing to be shown. Much depends upon how individual inputs are calculated or defined. However, I consider that the DVS viability testing evidence provides a suitable and sufficiently robust basis for seeking an affordable housing contribution based on 20% of all units. Policy S05 is clear that discussions about the precise level of affordable housing provision in any given case will take into account any specific evidence provided of a lack of viability.
- 6.6 The realism and deliverability of a 20% affordable housing contribution is also supported by affordable housing delivery to date, which indicates affordable housing completions at 18% of general housing completions (based on equivalent open market value of 9%), even though current policies only require an affordable housing contribution on approximately 50% of developments.
- 6.7 Overall, I conclude that there is a sound basis for the 20% affordable housing element sought by the Plan in relation to all housing developments. The target and policy S05 achieve an appropriate balance between meeting need and site viability as required by TAN 2 *Planning and Affordable Housing*<sup>45</sup>. Revised monitoring indicators AMRH10, AMRH11, AMRH12 (**MAC 1/68**) will ensure that the level and mix of affordable housing delivered by policy S05 is monitored, and appropriate adjustments to the policy considered if necessary.

#### *Other housing policies*

- 6.8 Policy LU02 rightly seeks to secure a mix of dwellings on individual housing developments which is responsive to the needs in that local area. It also seeks to ensure that all new dwellings are built to "lifetime homes" standards. This is a reasonable aspiration for the Council to pursue. However, in practice there will be circumstances where particular elements of lifetime homes standards cannot be met in full, either for physical reasons or because rigid application would render a scheme unviable. **MAC 1/14** acknowledges this; **IC05** modifies the wording of policy LU02 to reflect this change.
- 6.9 Policy LU04: Meeting a Range of Housing Needs includes a permissive criteria-based framework for the consideration of proposals for gypsy caravan sites. Based on the Gypsy and Traveller Accommodation Needs Study undertaken by ORS<sup>46</sup> I agree that this approach is

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<sup>45</sup> Paragraphs 9.1 and 10.4

<sup>46</sup> Examination document DC9

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appropriate and that there is no identified requirement at present for a public site in Ceredigion or for the development of a permanent transit site. The detailed criteria in the policy accord with the tone and thrust of Circular 30/2007<sup>47</sup>. **IC06** adds "and traveller" after "gypsy" in policy LU04, consistent with the relevant legal framework.

- 6.10 **MAC 1/16** revises policy LU05: Securing the Delivery of Housing Development, introducing reference to the application of staged release, where appropriate, to allocated sites. The change also provides additional justification for, and explanation of, the use of shorter planning permissions and completion date conditions. These measures are intended to encourage effective housing delivery and deter "banking" of residential planning permissions resulting in the continued build-up of uncompleted permissions in the rural areas. Notwithstanding the general advice concerning conditions requiring completion of development in Circular 35/95<sup>48</sup>, I am satisfied that there is a sufficient planning case for the judicious application of such a measure in the particular circumstances facing rural Ceredigion.
- 6.11 **MAC 1/17** and **MAC 1/18** provide increased clarity and explanation as to how policy LU06: Housing Density will be applied, balancing the efficient use of land with considerations concerning the environment and local character. **MAC 1/19** makes the requirements of policy LU07: Subdivision of Existing Dwellings more balanced and realistic. **MAC 1/22** provides clearer wording of policy LU09: Re-use of Former/Abandoned Dwellings; **MAC 1/23** confirms the requirement for temporary residential caravans permitted under policy LU10 to be removed upon expiry of the period concerned.

## Recommendation

- 6.12 That in order to make the Plan sound the following changes are required:

**MAC 1/14; MAC 1/16; MAC 1/18; MAC 1/19; MAC 1/68; MAC 1/90**

### **Inspector Changes IC05; IC06**

- 6.13 The following Council-proposed changes to the submitted Plan are also endorsed, as they aid the Plan's clarity and interpretation:

MAC 1/13; MAC 1/17; MAC 1/20; MAC 1/21; MAC 1/22; MAC 1/23;  
MAC 1/72; MAC 1/82; MAC 1/83

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<sup>47</sup> Circular WAG 30/2007 Planning for gypsy and traveller caravan sites

<sup>48</sup> Circular WO 35/95 The use of conditions in planning permissions

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## 7 The Economy (Employment, Retailing, Tourism)

### *Employment use policies and allocations*

- 7.1 The Ceredigion Economic Needs Assessment<sup>49</sup> estimates that only about 37% of the up to 4,000 additional jobs that might be generated over the plan period would be jobs requiring use class B sites and premises (roughly 23% B1a office use; 15% B1b/c, B2 and B8 industrial and warehousing uses). It also recognises that the county's rural nature is a key factor in its economic profile, allied to a high proportion of people working from home and very high levels of self-employment and part-time working. In the light of these factors the Assessment identifies the need to allocate between 26 and 34ha of new employment land to meet B1, B2, B8 and certain sui generis uses (including facilities for waste management).
- 7.2 The economic needs assessment was followed by reviews of potential employment sites within Aberystwyth and South Ceredigion (corresponding to the two main travel to work areas (TTWA))<sup>50</sup>. The Plan allocates 39 ha (net)<sup>51</sup> for B1, B2 and B8 uses. The higher allocation reflects an identified shortage of in-centre sites, resulting in an increased need for employment space at out of centre locations. In addition to allocating additional employment land, the Plan seeks to safeguard, through policy LU13 (amended for coherence and effectiveness by **MAC 1/25**), existing employment land for future employment use, resulting in the designation of some 134ha of employment land in total in the Plan.
- 7.3 **MAC1/9** sets out the Plan strategy in revised form. Policies S01, S02, S03 and S04 set out how the Plan provides opportunities for the anticipated growth in jobs in a way that focusses growth so as to deliver stronger, more sustainable communities. The Plan particularly focuses on the pre-eminent role of Aberystwyth as major driver for employment and economic growth, underpinned by identification as a priority area for focussed intervention by Welsh Government and its partners to deliver a strategic regeneration programme of national/regional significance. 23ha (net) of new land is allocated for employment uses, comprising extensions to Glanyrafon Industrial Estate (9ha net), a new strategic business park site at Capel Bangor which has the benefit of outline planning permission (9.7ha net) and 4.5ha (net) of B1a and B1b land as part of a mixed use allocation at Llanbadarn Campus. Aberystwyth centre is the subject of a number of mixed use allocations.

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<sup>49</sup> ED DC10.1-10.6, DTZ (updated 2010)

<sup>50</sup> ED DC 12.1 & 12.2 (Nathaniel Lichfield & Ptners, December 2010)

<sup>51</sup> Figure as amended by MAC 1/9

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- 7.4 Policies S01, S02 and LU11 permit appropriate employment proposals on allocated sites and within the USCs, as guided by the relevant settlement group statement and, where applicable, regeneration strategy. Policies S03, LU11 and LU12 facilitate employment development proposals in relation to the RSCs on allocated employment sites and also (in the case of medium scale development of up to 2500m<sup>2</sup> gross floor space) on other sites within or adjacent to the settlement boundary, thus ensuring that flexible opportunity exists for employment development in these more rural parts of the county. **MAC 1/5** removes erroneous references to “windfall” sites in this context. Outside the USCs and RSCs, policy S04 permits small scale (below 1500 m<sup>2</sup> gross floor space) employment development meeting a specific local need in or adjacent to a linked settlement, and employment proposals more generally which satisfy TAN6 rural enterprise requirements. **MAC 1/24** provides reference to this same threshold within the explanatory text to policy LU12.
- 7.5 The Plan adopts a policy approach that appropriately reflects the particular employment characteristics of Ceredigion and is sufficiently flexible to deliver employment opportunities in line with anticipated needs whilst allocating sufficient employment land to accommodate the element of employment growth likely to need such sites.
- 7.6 The various employment-related land allocations in the Plan are generally sensible and consistent with the strategy. However, site E0203 Cardigan Hospital should not be allocated for B1a office purposes, given the evidence that restriction to such use is likely to render the prospect of site redevelopment unviable. **MAC 2/33** and **MAC 2/29** provide for a broader range of potential new uses to be considered for this important gateway site within the USC. **MAC 2/170** alters the Proposals Map inset map 0202 accordingly together with two boundary corrections. **MAC 1/94, MAC 1/95, MAC 2/12, MAC 2/26, MAC 2/43, MAC 2/51** and **MAC 2/61** provide clarity and accuracy concerning the net areas of land available on various individual employment sites.
- 7.7 **MAC 2/42** amends the M0305 (*Llanbadarn Campus*) site allocation schedule so that progression of the employment element of the allocation is secured in a practical manner within a co-ordinated approach to the development as a whole. **MAC 2/41** enables a realistic and pragmatic approach to the redevelopment of site M0303 (*Park Avenue Aberystwyth*) which takes account of any potential bus depot relocation issues.
- 7.8 There is no clear evidence showing a specific need to allocate land at Gogerddan Campus for Science Park employment use purposes. Should specific cases materialise in the future for an employment use with a clear requirement to be located adjacent to University research
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activity based at Gogerddan, such proposals can be considered on their merits against the employment use policies concerning non-allocated sites in the Plan.

- 7.9 **MAC 2/62** more accurately reflects topography and neighbouring uses affecting the proposed addition to E0501 (*Llambed Business Park*) west of the A485. **MAC 2/61** reflects a slight enlargement to the allocated area in order to facilitate a secondary means of access to part of the site.
- 7.10 Subject to the foregoing, I find the employment use allocations in the Plan sound. The limitation of the additional employment land allocation at Parc Aberporth strategic employment site to 3.2ha accords with the spatial strategy and the identified balance of employment land needs across Ceredigion<sup>52</sup>. None of the additional allocations proposed by others are required to make the Plan sound.

#### *Retailing and commercial developments*

- 7.11 The Plan strategy recognises that the USCs are the county’s main shopping centres. Aberystwyth has a regional role in relation to shopping; retail needs assessments for Aberystwyth, Cardigan and Lampeter<sup>53</sup> form part of the evidence base supporting the Plan’s provisions concerning retailing.
- 7.12 In Aberystwyth, land use allocations are made to assist with delivery in relation to identified retail needs, particularly as competition for other land uses will be high (M0301 *Old Post Office*; M0302 *Mill Street Car Park*; M0303 *Parc Avenue*). The guidelines for development provided by the respective site allocation schedules are designed to ensure that sites M0301 and M0302 together contribute to the identified strategic need for around 6750 m<sup>2</sup> net of new comparison goods floorspace, whilst not precluding the possibility that the sites may also provide elements of convenience or bulky goods floorspace. The limitation on the allocated uses is an appropriate yet reasonably flexible approach. The Plan’s development management (DM) policies adequately safeguard against potential harm to nearby residents and other uses.
- 7.13 For Cardigan, the Plan identifies site M0201 (*Pwllhaï*) within the town centre as having potential for a mix of uses including retail. Paragraph 2.2.14 of the Settlement Group Statement confirms that the retail assessments for Cardigan do not identify a significant need for new retail floor space beyond that with outstanding consent; this

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<sup>52</sup> ED DC 12.1 & 12.2 (Nathaniel Lichfield & Ptners, December 2010)

<sup>53</sup> DC18 Aberystwyth Retail Needs Planning Study (CACI, 2007); DC19.1 Cardigan and Lampeter Retail Needs Planning Study (CACI, 20208); DC19.2 Cardigan and Lampeter Bulky Goods Needs Study Addendum (CACI, 2009)

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reflects the fact that the current shortfall in retail floorspace provision will largely be met by the extant permission for a large store (4,051 m<sup>2</sup> net floorspace - 2,633 m<sup>2</sup> convenience and 1,418 m<sup>2</sup> comparison goods) on the Bath House site. This site is rightly regarded as "edge of centre" - the extension of the town centre boundary to include it would give rise to an illogical and incoherent town centre that would include areas which lack the characteristics of a town centre. Similarly, neither the exclusion of the Dewhirst Site from the town centre boundary nor the absence of its allocation for mixed A1, A3, B8, C1 and C2 uses is required to make the Plan sound. I consider that the town centre boundary for Cardigan is rationally drawn in the Plan.

- 7.14 There is no evidence to demonstrate that a mixed use allocation (hotel/public house/community/health uses) is needed in respect of the Cardigan Showground site in order to make the Plan sound.
- 7.15 Questions were raised over the adequacy of the CACI Lampeter Retail Needs Planning Study (2008), which comprised the evidence base for the approach taken towards additional convenience retail development in Lampeter, and the robustness of the NLP convenience capacity sensitivity testing exercise which independently tested these conclusions<sup>54</sup>. These assessments suggested a need for additional convenience floorspace provision in Lampeter within the ranges 949-1289 m<sup>2</sup> (net) in 2016 and 419-967 m<sup>2</sup> (net) in 2022 respectively. Because of the inability to effectively interrogate the CACI study and criticisms made of the methodology in both studies a shopper and household survey-based assessment was undertaken of the need for additional convenience shopping floorspace provision in Lampeter over the plan period. The Council has reviewed the retail policy provisions for Lampeter in the light of this work, in particular whether the Trinity St David's University playing field should be allocated for the purposes of a new convenience retail store.
- 7.16 The additional work undertaken for the Council is presented in the NLP report "Lampeter Convenience Capacity Analysis - October 2012"<sup>55</sup>, and is now referenced in the Plan (**MAC 1/9**). This additional work has again been the subject of criticism and counter-evidence from one objector<sup>56</sup>. However, I find the NLP catchment analysis and identification of a primary catchment area consisting of Zones 1 and 3 to be realistic and supported by the available data. The methodology also takes account of inflows to Lampeter from outside the primary catchment area. I further consider that the NLP analysis of the realistic upper limits of additional attraction of

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<sup>54</sup> DC26 Lampeter - Convenience Capacity Sensitivity Testing Study, Nathaniel Lichfield & Partners (December 2011),

<sup>55</sup> ED HS05 08a & 08b

<sup>56</sup> Summarised in ED HS05 09a (November 2012)

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convenience expenditure from the various catchment zones<sup>57</sup> is robust and reliable, given the factors of relative accessibility to other main centres, the considerably greater convenience retail offer of Aberystwyth and Carmarthen and the influence of trips for other purposes such as work or comparison shopping, so providing opportunity for linked trips.

- 7.17 The NLP analysis continues to use a benchmark turnover-based approach to assessing convenience capacity. However, the 2012 household survey has additionally been used to provide an assessment of capacity based on a consideration of the degree of overtrading at existing stores. Taking all of the evidence I conclude that, whilst there is plainly a certain amount of additional convenience floorspace need in Lampeter that the Plan should seek to cater for, the Council's conclusion that there is insufficient evidence of need to warrant the specific allocation of a site for a large new convenience foodstore is adequately justified. I do not view the absence of such an allocation as inconsistent with the identified role of Lampeter as one of the USCs, with the tenor and thrust of the town's regeneration strategy or the identification in the WSP of Lampeter as a key settlement within the Teifi Valley Hub.
- 7.18 The scale of convenience retail provision appropriate to each of the USCs in Ceredigion will clearly be heavily influenced by the size of what may realistically be viewed as its particular convenience expenditure catchment. In my view the policies of the LDP, together with national policy guidance, provide an adequate and appropriate framework for the consideration of future proposals for retail provision in Lampeter. The Plan has flexibility to respond to retail development proposals during the plan period in a way which maintains the retailing strength of the town centre, whilst allowing consideration in appropriate circumstances to edge of centre retailing proposals on the sequential basis laid down by national policy.
- 7.19 Policies LU18, LU19 and LU20 provide an appropriate basis for the consideration of new retail proposals, countywide and in relation to the USC and other locations. **MAC 1/33** replaces the net maximum floorspace figure of 500m<sup>2</sup> applicable to locations other than the USC with a more easily calculable gross floorspace figure of 800m<sup>2</sup>. For consistency this gross figure needs also to be substituted in the text of policy LU18 (**IC07**). **MAC 1/34** provides necessary precision to the wording of policy LU21 concerning changes away from retail use in secondary frontages of town centres.

#### *Tourism development-related policies*

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<sup>57</sup> ED HS05 10 pages 2-3

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- 7.20 Given the historical heavy concentration of caravan, chalet and cabin accommodation within the coastal area and the effect of such development on the quality of the coastal environment and landscape I consider that the restrictive approach to additional developments of this nature within the coastal area is justified, notwithstanding the economic benefit which such development can bring. Policies LU14 and LU15 reflect the underlying strategy of seeking to resist proposals which would add to the existing over-concentration of caravan, chalet and cabin developments within the coastal area and to redirect such development towards appropriate locations inland. The A487 coastal route is the long used, well understood and easily identified boundary of the coastal area for determining where the restrictive approach to coastal sites should apply. Whilst this may not be perfect in every respect, there is no clear evidence of a better alternative for the LDP.
- 7.21 Policy LU14 rightly allows for proposals to upgrade existing sites within the coastal area where there would be overall improvement to the overall quality of the site. Although such proposals would only satisfy policy LU14 where no additional pitches or units are proposed, this does not render the Plan unsound, given the clear thrust of the Plan to curb the growth of coastal area sites (apart from camping pitches) in favour of inland areas. However, a further change is needed to the explanatory text at paragraph 7.88 (**IC08**) deleting the now-redundant reference to the modified policy DM01 and also deleting text seeking to distinguish between tents and trailer tents, for which I see no reasonable planning basis.
- 7.22 As regards proposals outside of the coastal area, **MAC 1/26** rightly extends the conditionally permissive stance concerning touring caravan and camping sites to cabin accommodation also, given the generally more visually sympathetic nature of such proposals compared to static caravan/chalet development. **MAC 1/28** sets out the rationale for the more rigorous approach in respect of static caravan and chalet developments. **MAC 1/27** replaces the requirement for a business plan detailing the long-term use and viability of the site with a proportionate requirement for a tourism needs and development impact assessment; **MAC 1/32** makes a similar change in respect of non-accommodation tourism proposals. **MAC 1/29** and **MAC 1/31** remove time period references from the restriction on occupancy of holiday accommodation to genuine holiday purposes; **MAC 1/30** explains the reasons why change of caravans, cabins and chalets permitted as tourism accommodation to permanent residential use will not be permitted.

## Recommendation

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7.23 That in order to make the Plan sound the following changes are required:

**MAC 1/5; MAC 1/9; MAC 1/24; MAC 1/25; MAC 1/26; MAC 1/27; MAC 1/28; MAC 1/29; MAC 1/30; MAC 1/31; MAC 1/32; MAC 1/33; MAC 1/34; MAC 1/94; MAC 1/95; MAC 2/12; MAC 2/26; MAC 2/29; MAC 2/33; MAC 2/41; MAC 2/42; MAC 2/43; MAC 2/51; MAC 2/61; MAC 2/62; MAC 2/170**

**Inspector Changes IC07; IC08**

7.24 The following changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

MAC 2/10; MAC 2/11; MAC 2/23; MAC 2/58; MAC 2/63; MAC 2/67; MAC 2/74; MAC 2/109; MAC 2/180

## 8 Energy-related Development, Minerals, Waste

### *Energy-related development*

- 8.1 The Plan has had regard to the Wales and UK policy frameworks concerning energy, in particular renewable energy and renewable energy infrastructure. Policies LU25 and LU26 of the Plan focus on renewable energy generation. LU25 encourages, subject to adequate mitigation of adverse impacts, the expansion of renewable energy capacity throughout Ceredigion, in respect of strategic, local, community and small-scale renewable energy developments. For wind turbine proposals this applies to schemes under 5 MW installed capacity. This is an appropriate positive stance towards renewable energy proposals where major adverse impacts do not arise.
- 8.2 Policy LU26 deals with large (over 25 MW installed capacity) and medium-sized (5-25 MW installed capacity) wind farm proposals. It focusses such developments within the boundary of TAN8 Strategic Search Area (SSA) D Nant y Moch, most of which lies in Ceredigion. The policy identifies a preferred area for the location of turbines within SSA D, based on an Arup Associates refinement exercise<sup>58</sup> carried out in accordance with the TAN 8 Annex D methodology. LU26 directs windfarm proposals within the SSA D boundary to the defined preferred area unless it is demonstrated that the SSA D potential operational yield identified in TAN8 cannot be delivered from within this area. The policy additionally identifies requirements with which all schemes should comply.
- 8.3 The SSA refinement exercise has been undertaken in accordance with TAN8 Annex D and is particularly appropriate given that SSA D lies within a Special Landscape Area. The preferred area is defined so as to avoid the siting of turbines in the most sensitive areas, including plateau edges forming important skyline features and the immediate vicinity of Pumlumon Fawr. The Arup study indicates that the preferred area is easily capable of accommodating at least the indicative capacity for SSA D identified in TAN8. The Plan is sound as regards policy LU26 as amended during the examination to provide clarity and internal consistency (**MAC 1/39, MAC 1/67**).

### *Minerals*

- 8.4 The LDP has had regard to the provisions of Minerals Planning Policy Wales, Minerals and Technical Advice Note 1: Aggregates (MTAN1) and the South Wales Regional Aggregates Working Party Regional Technical Statement (RTS). The RTS provides a strategic basis for

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<sup>58</sup> Examination document DC20

ensuring a sustainably balanced supply of aggregates across the region and sets the level of apportionment to individual authorities.

- 8.5 LDP Policy LU27 enables the apportionment set out for Ceredigion in the RTS to be met (set at 4.5 million tonnes of aggregate provision over 15 years from 2007 in the current RTS) and maintains minimum landbanks (of permitted reserves) of 10 years for crushed rock aggregates and 7 years for sand and gravel aggregates, throughout the plan period (**MAC 1/43**). Policy LU30 safeguards areas of aggregate mineral resource, as identified on the Aggregates Safeguarding Map of Wales November 2012, from incompatible forms of development (**MAC 1/46**). **MAC 2/172** amends the Proposals Map to remove safeguarding from within settlement boundaries.
- 8.6 Policy LU27 also allocates 2 sites for future sand and gravel extraction. One of these, MNA0201 extension to Cardigan Sand and Gravel, Penyparc, has given rise to objection from residents close to the allocated area. However, **MAC 1/40** makes clear that applications for minerals working within these allocated areas will be subject to policy LU28, relevant development management policies and other material considerations, and having regard to specific requirements set out in the relevant Settlement Group Statement and Site Allocations Schedule. Amendments to Policy LU28 and Table 02.04 of the Cardigan Settlement Group Statement (**MAC 1/45**, **MAC2/34**), make clear that the extent of the area shown allocated for future sand and gravel extraction on the Proposals Map (which **MAC 2/34** amends so that the separation of the allocated area from surrounding residential properties takes full account of the extent of residential curtilages) represents the fullest extent of the potential operational area, including margins for accommodation works, bunding or other mitigation requirements. **MAC 2/34** and **MAC 1/41** amend site area figures in Table 02.04 to reflect this. **MAC 2/178** adds a similar clarification to the Tregaron Allocated Sites Schedule in relation to MNA0701 Pant Quarry, Llandewi Brefi.
- 8.7 The precise form and extent of workings permitted within the allocated area will be dependent on detailed consideration of the impact arising from any scheme submitted (including, where applicable, any environmental impact assessment that may be required). On this basis, and in the light of the evidence concerning the economic importance of the sand and gravel resource in this particular location, I consider that the allocation is warranted and that the Plan is sound in this respect.
- 8.8 Other changes to policy LU27 ensure that the policy is sufficiently responsive to enable local sourcing of building stone, aggregates as ancillary by-products and low-grade fill materials; and that extensions to existing sites may be permitted where this represents

an opportunity to bring about clear overall benefits in environmental terms (**MAC 1/44**, MAC 1/42).

### *Waste*

- 8.9 The LDP takes account of the Council's role as Waste Planning Authority; the national waste policy framework including PPW Chapter 12, TAN21: Waste and Towards Zero Waste: One Wales: One Planet (June 2010); and the European Waste Framework Directive. The LDP provisions flow from the Regional Waste Plan 1st Review (RWP), which requires each authority to include in its plan elements of the RWP that are relevant to its area, bringing together the RWP Technology and Spatial Strategies to identify appropriate sites for waste management/resource recovery facilities<sup>59</sup>.
- 8.10 Policy LU31 safeguards existing waste management and allocated waste sites for resource recovery and waste management purposes, and sets out where new in-building resource recovery and waste management facilities, other materials recycling operations and composting and anaerobic digestion activities will be favoured. Land allocated as an extension to the Glanyrafon Industrial Estate, Aberystwyth (E0301, 7.25 ha) is identified as an appropriate location for resource recovery and waste management facilities, with potential to serve needs beyond Ceredigion. Policy LU32 requires that development proposals demonstrate how waste will be minimised and managed in accordance with the Waste Hierarchy.
- 8.11 The Plan is sound concerning its provisions for waste management.

### **Recommendation**

- 8.12 That in order to make the Plan sound the following changes are required:

**MAC 1/39; MAC 1/40; MAC 1/41; MAC 1/43; MAC 1/44; MAC 1/45; MAC 1/46; MAC 1/67; MAC 2/34; MAC 2/172; MAC 2/178**

- 8.13 The following changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

MAC 1/42; MAC 1/84; MAC 2/69

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<sup>59</sup> The planning implications of the Collections, Infrastructure and Markets Sector Plan (July 2012) will need to be taken into account in the first review of the LDP

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## **9 Other Land Use (LU) and Development Management (DM) Policy Matters**

### *Community provision*

- 9.1 In the interests of clarity, MAC 1/35 and MAC 1/36 condense former policies LU22 and LU23 into a single policy LU22 concerning retention of existing and provision of new community facilities. MAC 1/37 and MAC 1/38 introduce useful clarifications which add certainty to the interpretation of policy LU24 Provision of New Open Space.

### *Environment, natural and built heritage*

- 9.2 The LDP places significant emphasis on environmental sustainability, alongside the economic and social sustainability considerations which comprise the other dimensions of its development strategy. The Plan contains various policies which address aspects of Ceredigion's particular environmental characteristics and natural and built heritage. Other than in respect of the small number of discrete matters below, I do not comment on these policies since they do not raise issues of Plan soundness.
- 9.3 **MAC 1/56** reduces the extent to which policy DM07: Conservation Areas replicates national policy guidance. MAC 1/60 sets out more clearly and succinctly the extent to which the plan policies and allocations have been subject to habitats regulations assessment and how questions of further assessment and potential mitigation will need to be addressed at individual proposal stage. MAC 1/61, MAC 1/62 and MAC1/63 make small, but helpful, refinements to text concerning policy DM15: Local Biodiversity Conservation.

### **Recommendation**

- 9.4 That in order to make the Plan sound the following changes are required:

#### **MAC 1/56**

- 9.5 The following changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

MAC 1/4; MAC 1/35; MAC 1/36; MAC 1/37; MAC 1/38; MAC 1/54;  
MAC 1/57; MAC 1/58; MAC 1/60; MAC 1/61; MAC 1/62; MAC 1/63;  
MAC 1/64; MAC 1/65; MAC 1/66

## 10 Infrastructure Provision, Development Delivery and Monitoring

### *Infrastructure provision and development delivery*

- 10.1 The LDP preparation process has included topic and background papers and other evidence covering health, education, social and community facilities, and covering infrastructure provision, in particular sewage, water and transport infrastructure. The LPA has engaged with, amongst others, DCWW, health trusts and the Council as provider of education and community services. This has informed the plan strategy and relevant site allocations.
- 10.2 The Council has worked with DCWW to ensure that improvements to infrastructure capacity are prioritised where most needed in order to enable delivery during the plan period of the housing numbers envisaged within each service centre. The settlement group statements set out the current utilities infrastructure position for each service centre and the consequent implications for developers of sites. Transport infrastructure allocations and indicative funding streams for these are consistent with the Regional Transport Plan.
- 10.3 Individual development proposals may need to contribute towards infrastructure, sustainable travel and community provision, as set out in policies DM03, DM04 and DM05 (as modified by **MAC 1/2**, **MAC 1/49**, **MAC 1/50**, **MAC 1/51** and **MAC 1/52**). Given the scale and dispersal of growth expected during the plan period the Council does not at this stage envisage a need to draw up a charging schedule under the Community Infrastructure Levy Regulations which take effect in 2014. The Council will revisit this if it subsequently decides to implement this option (**MAC 1/53**).
- 10.4 Based on the foregoing I am satisfied that the Plan adequately anticipates the infrastructure and community service provision requirements associated with its delivery and that there are no obstacles in these terms that would significantly derail its implementation.

### *Monitoring*

- 10.5 The Council extensively revised its Monitoring Framework during the examination. This work focussed on ensuring that monitoring is directed towards delivery of the key elements of the plan strategy and identifies meaningful and easily measurable indicators, with clear, appropriate thresholds for consideration of action in response. **MAC 1/68** provides a revised Monitoring Framework (Appendix 3 of the Plan), which will form the basis of the Annual Monitoring Report. This reduces the number of matters monitored from 50 to 32 and revises a number of the targets and triggers for action.

- 10.6 I have alluded earlier<sup>60</sup> to the need to express more precisely the target for delivery (ie take up) of allocated housing sites and support this with indicators and triggers that are better related to the target and more easily measurable (**IC01**). Two further small, but significant, matters need to be addressed. First, in AMRH11 Affordable Housing, an additional trigger needs to be added (consistent with the preamble) so that a review of whether there should be an uplift of the affordable housing requirement is undertaken when all of the permitted sites deliver the target level of affordable housing in any given year of the plan period (**IC09**). Second, the residential development target in AMRQ02 Loss of Greenfield Land should be changed from 95% to 75% and thereafter kept under review (**IC10**), to reflect the expectation that at least 25% of residential developments on non-allocated sites will not be on greenfield land, given the number of residential units on windfall sites likely to be delivered over the plan period (mainly in Aberystwyth).
- 10.7 With these changes the Monitoring Framework provides a robust mechanism for monitoring delivery and implementation and identifying when the Plan or individual policies will need to be reviewed. It also ensures that the Plan is sufficiently flexible to deal with changing circumstances.

### **Recommendation**

- 10.8 That in order to make the Plan sound the following changes are required:

**MAC 1/2; MAC 1/49; MAC 1/50; MAC 1/51; MAC 1/52; MAC 1/53; MAC 1/68**

**Inspector Changes IC01; IC09; IC10**

- 10.9 The following changes which the Council proposes to the submitted Plan are also endorsed, since they improve the Plan's clarity and consistency of interpretation:

MAC 1/59; MAC 1/69

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<sup>60</sup> Report paragraph 3.28

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## **11 Overall Conclusions**

11.1 I conclude that, with the changes that are recommended and endorsed as set out in Appendix A and Appendix B of this report, the Ceredigion Local Development Plan 2007-2022 satisfies the requirements of section 64(5) of the 2004 Act and meets the procedural, consistency and coherence and effectiveness tests of soundness in LDP Wales.

*Alwyn B Nixon*

INSPECTOR

**Appendix A: Council's proposed changes recommended or endorsed by the Inspector**

**Appendix B: Inspector's recommended changes**

# Report on the Examination into the Ceredigion Local Development Plan 2007-2022

## Appendix A Council's Proposed Changes recommended or Endorsed by the Inspector

### Appendix A Part 1: Generic Changes to Volume 1, 2a and 2b

Reference	Page No  (Deposit Version with Focused Incorporated and MACS bolded and stuck through)	Policy/ Paragraph  (as Deposit Version with Focused Incorporated and MACS bolded and stuck through unless otherwise stated)	Changes (additions are in bold and deletions are struck through)
MAC 1/1	Various	Various	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
MAC 1/2	Various	Various	<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>
MAC 1/3	Various	Various	<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>
MAC 1/4	Various	Various	<p>Insert text to indicate gap where policy does not exist:</p> <p>No Policy [LUXX[ [or] DMXX] has been included within the</p>

Reference	Page No  (Deposit Version with Focused Incorporated and MACS bolded and struck through)	Policy/ Paragraph  (as Deposit Version with Focused Incorporated and MACS bolded and struck through unless otherwise stated)	Changes (additions are in bold and deletions are struck through)
			LDP.
MAC 1/5	Various	Various	<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>
MAC 2/1	Various	Volume 1  Volume2:  Table 1  +  All other parts of the SGS	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).
MAC 2/2	Various	Volume 1:  Appendix 1  +  Volume 2:  Page (iv), Para 9  +	<p><b>Volume 1:</b></p> <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><b>Settlements 'Linked' to this Settlement Group are also located in the County of [INSERT] [Carmarthenshire</b></p>

Reference	Page No  (Deposit Version with Focused Incorporated and MACS bolded and struck through)	Policy/ Paragraph  (as Deposit Version with Focused Incorporated and MACS bolded and struck through unless otherwise stated)	Changes (additions are in bold and deletions are struck through)
		Page (v), Table 1  + Vol 2b Page vi +  Various	<p><b>and/or Pembrokeshire].</b></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><b>Volume 2a:</b></p> <p>Amend Para 9 on page (iv) (Vol 2a) as follows:</p> <p><del>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 Counties 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.</del></p> <p><b>and/or Pembrokeshire].</b></p> <p>Amend Table 1:</p>

Reference	Page No  (Deposit Version with Focused Incorporated and MACS bolded and stuck through)	Policy/ Paragraph  (as Deposit Version with Focused Incorporated and MACS bolded and stuck through unless otherwise stated)	Changes (additions are in bold and deletions are struck through)
			<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:</p> <p><b>Settlements ‘Linked’ to this Settlement Group are also located in the County of [INSERT] [Carmarthenshire and/or Pembrokeshire].</b></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:  <b>Settlements ‘Linked’ to this Settlement Group are also located in the County of [INSERT] [Carmarthenshire and/or Pembrokeshire].</b></p>



## Appendix A Part 2: Specific changes to Volume 1

MAC 1/6	1	1.3	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 <del>approximately 15 years; up to 2022</del> <b>the 15 year period up to 31 March 2022.</b>
MAC 1/7	7	2.2	Update reference to PPW (WG 2012)
MAC 1/8	31	Table 5.01	Delete column referring to Monitoring
MAC 1/9	35 - 117	Volume 1 Section 6 (July 2012 Version)	<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, <b>39 46ha (net)</b> has been allocated in the LDP for these specific use classes, <b>23 30ha (net)</b> 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>In Lampeter the level of need indicated is much lower; <del>and the CACI 2008 and 2009 Assessments and the NLP 2012 Lampeter Convenience Capacity Analysis all</del> concluded that a policy approach would be <b>an appropriate</b> <del>a more responsive</del> 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 <b>39 46</b> hectares (net) allocated land (<b>23 30</b> 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>
MAC 1/10	120	Volume 1 Para 7.5	<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"> <li>• Tandem development;</li> <li>• <del>Housing in open countryside;</del></li> <li>• <del>Infill development;</del></li> <li>• Housing in the vicinity of industrial uses;</li> <li>• <del>Rural enterprise dwellings; and</del></li> <li>• One planet development.</li> </ul>
MAC 1/11	120	Volume 1 Para 7.7, including title	<p><del><b>Housing Development on Allocated Sites</b></del></p> <p>Housing proposals on allocated, <b>windfall and non-allocated</b> sites will be determined in accordance with Policies <del>S02, S03,</del></p>

			S08 <b>S01 – S04</b> and other relevant LDP policies.
<b>MAC 1/12</b>	120	Volume 1 LU01+Para 7.8 – 7.9 Including the title 'Housing Development on Non-Allocated Sites'	Delete Policy Title, Policy LU01 and paragraphs 7.8-7.9.
<b>MAC 1/13</b>	121	Volume 1 LU02, Para 7.12	Amend Para 7.12 as follows:  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 <b>and should be used to inform the mix of dwelling sizes and types put forward in any given location.</b>
<b>MAC 1/14</b>	122	Volume 1 LU02, NEW Para after Para 7.12	Insert new Para after Para 7.12 as follows:  <b>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 reasonably be met in respect of Lifetime Homes standard if they are unable to comply fully.</b>
<b>MAC 1/15</b>	122 - 125	Volume 1 LU03 + Para 7.13 – 7.26 (incl. title 'Affordable Housing')	Delete Policy LU03 (including the sub title 'Affordable Housing' along with paragraphs 7.13 -7.26.
<b>MAC 1/16</b>	126 - 131	Volume 1 LU05	Delete current Policy LU05 and replace with a reworded Policy LU05, <del>and explanatory text</del> , as set out in Annex 2 to this 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.
<b>MAC 1/17</b>	131	Volume 1 LU06	<b>Policy LU06 Housing Density</b>  The density for a proposed housing development should:  1. In Service Centres be in line with the density guide set out in: i. the relevant Settlement Group Statement in relation to <del>non-allocated</del> <b>windfall</b> land; or ii. the Allocated Sites Schedule in relation to allocated sites.

			<p>2. elsewhere be in accordance with the following guide ranges:</p> <table border="1" data-bbox="564 224 1487 952"> <thead> <tr> <th data-bbox="564 224 1187 302">Location character</th> <th data-bbox="1187 224 1487 302">Guide density range Units per ha</th> </tr> </thead> <tbody> <tr> <td data-bbox="564 347 1187 392">Urban <del>Centre</del> <b>Core</b></td> <td data-bbox="1187 347 1487 392">30-80</td> </tr> <tr> <td data-bbox="564 436 1187 481">Inner Urban Suburb</td> <td data-bbox="1187 436 1487 481">30-50</td> </tr> <tr> <td data-bbox="564 526 1187 604">Outer Urban Suburb/Large Rural Settlement <b>Core</b></td> <td data-bbox="1187 526 1487 604">25-30</td> </tr> <tr> <td data-bbox="564 649 1187 728">Large Rural Settlement Edge/Small Rural Settlement <b>Core</b></td> <td data-bbox="1187 649 1487 728">20-25</td> </tr> <tr> <td data-bbox="564 772 1187 851">Smaller rural Settlement Edge/Single rural (or urban for that matter) dwellings.</td> <td data-bbox="1187 772 1487 851">15-25</td> </tr> <tr> <td data-bbox="564 896 1187 940">Single plots based on 15 dph (0.06 ha)</td> <td data-bbox="1187 896 1487 940">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 <del>Centre</del> <b>Core</b>	30-80	Inner Urban Suburb	30-50	Outer Urban Suburb/Large Rural Settlement <b>Core</b>	25-30	Large Rural Settlement Edge/Small Rural Settlement <b>Core</b>	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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Single plots based on 15 dph (0.06 ha)	15																
MAC 1/18	132	Volume 1 LU06, paras 7.33 & 7.34	<p>Amend Para 7.33 as follows:</p> <p>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, <b>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</b> 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>Amend Para 7.34 as follows:</p> <p>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</p>														

			<p>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. <del>and may affect the amount of developable land on a site. However,</del> <b>These requirements have been estimated in reaching the guide density for each site.</b> 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 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>
<b>MAC 1/19</b>	133	Volume 1 LU07 , criterion 5	<p>Amend LU07 Criterion 5 as follows:</p> <p><del>Priority is given to the p</del><b>Provision of 3 and 4 bedroom apartments is included</b> as part of the mix, where <del>converted stock in the locality is predominantly in one and two bedroomed flatted development.</del> <b>there is evidence of unmet local need for larger flats and the property has appropriate physical capacity.</b></p>
MAC 1/20	134	Volume 1 LU08, criterion 2 (i)	<p>Amend LU08 criterion 2 i as follows:</p> <p>2. The replacement dwelling should:</p> <p>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 <b>demonstrable planning</b> advantages to be gained from deviating from the original orientation, position or size.</p>
MAC 1/21	135	Volume 1 LU08, Para 7.46	<p>Amend Para 7.46 as follows:</p> <p>For a proposal to be acceptable it must relate to the replacement of a dwelling that is intact and which has not been abandoned, otherwise Policy <del>LU08</del><b>LU09</b> should instead be applied which deals with former or abandoned dwellings.</p>
MAC 1/22	136 & 137	Volume 1 LU09	<p>Amend the policy as follows:</p> <p><b>Policy LU09:</b></p>

+  
Para  
7.49  
  
+ Para  
7.51

### **The Re-use of Former/Abandoned Dwellings**

~~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.**

~~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:~~

1. The original dwelling:
  - 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;
  - iii. Is not a temporary or mobile dwelling;
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.

Otherwise proposals will be deemed to be for new housing in the open countryside and determined in accordance with national guidance.

Amend Para 7.49 and 7.51 as follows:

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.**

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
MAC 1/23	138	Volume 1 LU10	<p>Amend LU10 criterion 2 &amp; 3 as follows:</p> <p><b>Temporary Residential Caravans</b> Proposals for the siting of caravans for full time residential use will be permitted:</p> <ol style="list-style-type: none"> <li>1. for a temporary period where the accommodation is required in association with a prior-approved building project; and</li> <li>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, <b>and</b></li> <li>3. <b>The caravan is removed on completion of the permanent dwelling.</b></li> </ol>
MAC 1/24	141	Volume 1 LU12, para 7.73	<p>Smaller scale developments' for employment in Ceredigion, are defined as follows:</p> <ul style="list-style-type: none"> <li>• <del>B1: built floorspace of less than 500m<sup>2</sup>.</del></li> <li>• <del>B2/B8: New development sites of less than 0.5 ha.</del></li> </ul> <p><del>This is because approximately 50% of employment accommodation on allocated employment sites in Ceredigion less than 250m<sup>2</sup> and only a small proportion of units are for large scale users requiring in excess of 1,000m<sup>2</sup>.</del></p> <ul style="list-style-type: none"> <li>• <b>B1, B2 or B8 employment development with a gross floor space of less than 1500 sq meters.</b></li> </ul>
MAC 1/25	142	Volume 1 LU13	<p>Amend Policy LU13 as follows:</p> <p><b>Policy LU13: Change of Use in Relation to Existing Employment Land or Buildings</b></p> <p>Change of use of employment land or buildings <b>within Use Classes B1, B2 or B8</b> should in the first instance be to other <b>appropriate B uses in that class order and, where planning permission is required for any change of use</b>, will be permitted provided that <del>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:</del></p> <ol style="list-style-type: none"> <li>1. <del>The employment facility in its present use class is no longer viable; or</del></li> <li>2. <del>The loss of the existing use does not leave an under provision of that use within the Travel to Work Area; or</del></li> <li>3. <del>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; or</del></li> <li>4. <del>The scale of the proposed use is small and ancillary to the main use of the unit and supports the wider function of the</del></li> </ol>

			<p>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>
MAC 1/26	144	Volume 1 LU14, criterion 2a	<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>
MAC 1/27	144 & 146	Volume 1 LU14, criterion 2a(iv) and 2b(i) + Para 7.91	<p>Amend Policy LU14, criterion 2a (iv) as follows:</p> <p>2a (iv): A <del>business plan detailing the long term use and viability of the site</del> <b>Tourism Needs and Development Impact Assessment</b> is submitted as part of the application process.</p> <p>Amend Policy LU14, criterion 2b (i) as follows:</p> <p>2b(i) A <del>business plan setting out the viability of the proposal</del> <b>Tourism Needs and Development Impact Assessment</b> is submitted; and</p> <p>Amend Para 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. <b>A Tourism Needs and Development Impact Assessment may also be required. The information required will vary greatly and will be proportionate to the nature of the proposal, its scale and location. However, as a general overview the types of information required would be:</b></p> <ul style="list-style-type: none"> <li>• <b>Proposed size of development;</b></li> <li>• <b>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.</b></li> <li>• <b>Evidence to show that the proposal is viable/sustainable in relation to estimated project costs, i.e. capital outlay, expected occupancy rates/turnover/overheads, projected net return etc;</b></li> <li>• <b>Impact on the local community – how will the development support them e.g. more revenue for the local shop, job creation.</b></li> </ul> <p><b>Much of this information will be readily available to tourism operators as it commonly forms part of their business planning.</b></p>
MAC 1/28	146	Volume 1 LU14, Para 7.89	<p>Amend Para 7.89 as follows:</p> <p>Outside of the Coastal Area (inland) however the picture is different. Accommodation inland is generally deficient and needs</p>

			strengthening in most sectors. <b>However in relation to the static and chalet accommodation there remains concern regarding the impact of these structures on the landscape the LPA therefore considers that additional static caravan/chalet accommodation should only be permitted in cases where unmet need for such accommodation can be demonstrated and, where this is so, in association with existing static caravan/chalet sites.</b> 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.
<b>MAC 1/29</b>	147	Volume 1 LU14, <b>after</b> Para 7.92 (NEW at Focused Changes)	Amend <b>after</b> Para 7.92 (NEW at Focused Changes) as follows:  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 <del>planning permissions which limit the amount of time a person/family can occupy the holiday accommodation.</del> <b>to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes.</b>
<b>MAC 1/30</b>	147	Volume 1 LU14, Para 7.93	Amend Para 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 <b>have been developed as tourism accommodation and have</b> 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, <b>parking and access requirements.</b>
<b>MAC 1/31</b>	150	Volume 1 LU16, Para 7.103	Amend Para 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 <del>planning permissions which limit the amount of time a person/family can occupy the holiday accommodation.</del> <b>to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes and</b> that the accommodation does not become permanent residential.
<b>MAC 1/32</b>	150 & 151	Volume 1 LU17, criterion 7 + NEW Para after Para 7.109	Amend Policy LU17 criterion 7 as follows:  7. Are accompanied by an appropriate <del>business and management plan</del> <b>Tourism Needs and Development Impact Assessment</b> detailing the long term use and viability of the facility.  Amend the last sentence of the policy as follows:  Development proposals that would have a significantly adverse



			<p>effect on the amenity, setting and characteristics of existing tourism attractions and resources will not be permitted.</p> <p>Insert a NEW paragraph after Para 7.109 as follows:</p> <p><b>A Tourism Needs and Development Impact Assessment may also be required, the detail expected to be provided as part of this is set out in explanatory text that accompanies Policy LU14.</b></p>
MAC 1/33	154	Volume 1 LU18, Para 7.120	<p>Amend Para 7.120 as follows:</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 <b>gross</b> floorspace greater than <b>800 sq. m 500m<sup>2</sup></b>. 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 <b>800 sq. m 500m<sup>2</sup></b>. Any proposed retail development which has a floorspace greater than <b>800 sq. m 500m<sup>2</sup></b> 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 <b>800 sq. m 500m<sup>2</sup></b>.</p>
MAC 1/34	156	Volume 1 LU21	<p>Amend criterion 4iii as follows:</p> <p>iii. If in a Secondary Frontage (see Proposals Map) the proposal would not create an <del>overall</del> <b>predominance</b> of non-retail uses and does not harm the retail function of the town centre.</p>
MAC 1/35	158	Volume 1 LU22, sub title	<p>Amend LU22 subtitle as follows:</p> <p><b><u>Community, Leisure and Recreation Facilities and Services Community Provision</u></b></p>
MAC 1/36	160	Volume 1 LU22, NEW Para 7.141 as proposed by FC059	<p>Amend NEW Para 7.141 as proposed by FC059 as follows:</p> <p>Community Provision for the purposes of this policy is <del>defined as</del> <b>includes</b> leisure and recreation facilities and also open space. <b>This Community Provision should therefore be taken to</b> includes, but is not limited to, village halls, schools, sports pitches, playareas etc.</p>
MAC 1/37	162 & 163	Volume 1 LU24, 1 <sup>st</sup> Para of policy + Para 7.157	<p>Amend 1<sup>st</sup> Para of Policy LU24 as follows:</p> <p><del>Where</del> <b>As</b> specified in the Settlement Group Statements land allocated for housing will be required to make provision for open space.</p> <p>Amend Para 7.157 as follows:</p> <p><del>Most</del> <b>All</b> 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 2a of the LDP) set out the requirements on sites allocated for</p>

			housing.
MAC 1/38	162 & 163	Volume 1 LU24, 2nd Para of policy + Para 7.160	Amend 2 <sup>nd</sup> Para of Policy LU24 as follows:  Development that occurs on <b>windfall and</b> non-allocated sites will also be required to provide open space <b>if the development results in the provision in total of more than 10 bedrooms.</b>  Amend Para 7.160 as follows:  The policy will also apply to <b>windfall and</b> non-allocated residential sites which provide more <b>than that</b> 10 bedrooms overall.
MAC 1/39	168 - 171	Volume 1 LU26 + Para 7.187	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 to this MAC report.
MAC 1/40	175	Volume 1 LU27, criterion 2	Amend LU27 criterion 2 as follows:  Specific Sites for future sand and gravel extraction have been allocated and are shown on the Proposals Map (see Policy <del>S08</del> <b>S01</b> ). <b>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.</b>
MAC 1/41	340	Volume 1 Appendix 6 (as at July 2012)	Amend all references within the plan to site area from 13.04ha to 12.79ha  A separate MAC has been included regarding changes to Volume 2 to reflect the above changes.
MAC 1/42	175	Volume 1 LU27, criterion 5 + Add NEW criterion following Criterion 5	Amend Policy LU27 Criterion 5 , splitting it into 2 separate criteria, as follows:  5. Other than where development accords with either <b>any of</b> criterion 2, 3 or 4, no new rock quarries or new sand and gravel sites will be permitted.  The remaining text of criterion 5 as amended below will then form <del>include</del> new criterion after <del>criteria</del> 6 (and amend subsequent <del>criteria</del> numbering accordingly) as follows:  <del>6. and</del> <b>6. Extensions to existing sites will only be permitted where otherwise there would be:</b> <ul style="list-style-type: none"> <li>i. an overall shortage of supply, or inadequate production capacity to maintain the required rate of supply, or</li> <li>ii. a shortage of materials that cannot readily be substituted, or</li> <li>iii. net adverse environmental impacts arising from changes to the pattern of aggregates supplies; or</li> <li>iv. sterilisation of mineral resources, <b>or</b></li> <li>v. <b>a lost opportunity to bring about clear overall benefits in environmental terms, without significant increase in</b></li> </ul>

			<p><b>the landbank.</b></p> <p>Amend subsequent criteria numbering accordingly.</p>
<p><b>MAC 1/43</b></p>	<p>174 &amp; 176</p>	<p>Volume 1 LU27 (intro) + Para 7.201 + Para 7.202</p>	<p>Amend intro paragraphs to the Policy as follows:</p> <p><del>In order to enable</del> <b>The LDP shall ensure that</b> an adequate and sustainable supply of mineral resources <del>to can</del> be produced to meet society's needs, without compromising the environment, amenity, geodiversity, or future resource needs.</p> <p><b>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.</b></p> <p><b>To ensure the above can be achieved:</b></p> <p>Amend Paragraph 7.201 as follows:</p> <p><del>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.</del></p> <p>Delete Paragraph 7.202</p> <p><del>In practice 'an adequate supply' will mean meeting the apportionment set out 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.</del></p>
<p><b>MAC 1/44</b></p>	<p>175 - 177</p>	<p>Volume 1 LU27, criterion 3 + Para 7.206 + Para 7.207</p>	<p>Amend Policy LU27, Criterion 3 as follows:</p> <p><del>Small-scale m</del><b>Mineral</b> operations will be permitted where it can be demonstrated that they are needed:-</p> <ol style="list-style-type: none"> <li>i. to provide local building stone (aka Dimension stone) <del>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.</del> <b>In this case the production of aggregates as ancillary by-products will be permitted.</b></li> <li>ii. to provide low grade fill materials <b>on a small scale</b> where no other suitable substitute materials can be sourced from anywhere within a 10 mile radius.</li> </ol>

			<p>Amend Paragraph 7.206 as follows:</p> <p><del>'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 2000m<sup>3</sup> [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 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 <b>planning</b> permission will be obtained.</del></p> <p>Amend Paragraph 7.207 as follows:</p> <p>'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 <b>will be</b> low grade.</p>
<p><b>MAC 1/45</b></p>	<p>178</p>	<p>Volume 1 LU28</p>	<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><b>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</b></p>

			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.
MAC 1/46	181	Volume 1 LU30, Para 7.219 and 7.220	Delete paragraph 7.220 in its entirety and amend paragraph 7.219 as follows:  The aggregate mineral resources identified for safeguarding on the Proposals Map are the <b>Nationally and Regionally Important</b> primary aggregate mineral resources identified on the <b>Aggregates Safeguarding Map of Wales National Mineral Resource map of Wales, June 2010 November 2012</b> . Non-aggregates minerals identified on the Mineral Resource Map of <b>Wales</b> have not been safeguarded.
			<b>This Appendix does not contain a MAC 1/47</b>
MAC 1/48	187 - 194	Volume 1 DM01 + DM02 + Para 8.4 – 8.25	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 this MACs report
MAC 1/49	196	Volume 1 DM03	Amend policy DM03 as follows:  <b>Sustainable Travel</b> 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- <b>based on the Wales Parking Standards 2008 as amended to meet local conditions.</b>  A Transport Assessment (TA) should be provided at the thresholds set out in SPG. <del>A s106 planning agreement will be used to secure an associated Transport Implementation Strategy.</del> <b>Where the TA reveals the need for a Transport implementation Strategy this will need to be secured through a planning obligation.</b>
MAC 1/50	196	Volume 1 DM03, Para 8.34	Amend 4 <sup>th</sup> sentence onwards Para 8.34 as follows:  <del>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</del>

			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).
MAC 1/51	201	Volume 1 DM05, Insert NEW criterion after existing criterion 2	After criterion 6 of Policy DM05 add new criterion as follows:  6. Other facilities and services considered necessary- ; and 7. <b>Affordable Housing in line with Policy S05.</b>
MAC 1/52	200	Volume 1 DM05, criterion 1	Amend Policy DM05 criterion 1 as follows:  <del>Desirable Transport and utility infrastructure (including ICT);</del> <b>Sustainable Travel infrastructure proportionate to the needs arising from the development;</b>
MAC 1/53	202	Volume 1 DM05, Para 8.59	Amend Para 8.59 as follows:  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 <del>the newly introduced a</del> Community Infrastructure Levy <b>if the Council decides to adopt this Levy approach in the future.</b>
MAC 1/54	203	Volume 1 Para 8.65 (table)	Amend 1 <sup>st</sup> column of 1 <sup>st</sup> row as follows: <del>Conservation areas and Listed Buildings</del>
			<b>This Appendix does not contain a MAC 1/55</b>
MAC 1/56	206 - 207	Volume 1 DM07 + Para 8.79	Amend Policy DM07 as follows:  <del>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:</del>  <ul style="list-style-type: none"> <li>•Aberystwyth;</li> <li>•Aberaeron;</li> <li>•Adpar;</li> <li>•Cardigan;</li> <li>•Cenarth;</li> <li>•Lampeter;</li> <li>•Llanbadarn Fawr;</li> <li>•Llanddewi Brefi;</li> <li>•Llandysul;</li> </ul>

			<ul style="list-style-type: none"> <li>•Llanrhystud;</li> <li>•Llansantffraed;</li> <li>•New Quay; and</li> <li>•Tregaron.</li> </ul> <p>Amend Para 8.78 as follows:</p> <p><del>Policy DM07 sets out the County's designated Conservation Areas. The policy helps achieve Objective 6 by protecting and enhancing the existing high quality built form within Conservation Areas.</del></p> <p>Amend Para 8.79 as follows:</p> <p>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. <b>Currently Ceredigion has thirteen Conservation Areas they are:</b></p> <ul style="list-style-type: none"> <li>•Aberystwyth;</li> <li>•Aberaeron;</li> <li>•Adpar;</li> <li>•Cardigan;</li> <li>•Cenarth;</li> <li>•Lampeter;</li> <li>•Llanbadarn Fawr;</li> <li>•Llanddewi Brefi;</li> <li>•Llandysul;</li> <li>•Llanrhystud;</li> <li>•Llansantffraed;</li> <li>•New Quay; and</li> <li>•Tregaron.</li> </ul>
MAC 1/57	209	Volume 1  DM10	<p>Amend Policy DM10 as follows:</p> <p><del>A landscaping scheme should be submitted as part of any proposed development. The scheme should:</del></p> <p><b>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:</b></p> <ol style="list-style-type: none"> <li>1. <b>Demonstrate how the proposed development</b> Respects the natural contours of the landscape;</li> <li>2. <b>Demonstrate how the proposed development</b> Respects and protects local and strategic views;</li> <li>3. Respects, retains and complements any existing positive natural features, landscapes, or other features on site;</li> <li>4. Identify trees, hedgerows, water courses and topographical features to be retained;</li> <li>5. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides</li> </ol>

			<p>details of replacements;</p> <p>6. Provides details of <b>any</b> proposed new landscaping together with a phased programme of planting;</p> <p>7. <b>Demonstrate that any proposed new planting</b> 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>8. 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>9. Provide permeable hard surface landscaping.</p>
MAC 1/58	212	Volume 1 DM11 Para 8.104	<p>Amend Para 8.104 as follows:</p> <p>TAN 15: Development and Flood Risk covers most matters relating to development and flood risk and should be consulted by all applicants. <b>Flood Risk mapping is available at the Welsh Government website as part of their Development Advice Map <a href="http://data.wales.gov.uk/apps/floodmapping">http://data.wales.gov.uk/apps/floodmapping</a>.</b> 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 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.</p>
MAC 1/59	214	Volume 1 DM12 Para 8.107	<p>Amend Para 8.107 as follows:</p> <p>Some parts of Ceredigion have infrastructure provision problems in terms of water resources, sewage capacity etc. <del>The Settlement Group Statements (Volume 2 of the LDP) clarifies whether there were known capacity issues in that particular Group as of September 2010.</del> However, <del>f</del><b>For</b> an up to date position <b>with regard to network and WWTW capacity issues</b> <del>contact refer to</del> the Planning Department <b>website</b> and/<del>or</del> <b>contact</b> the infrastructure service provider at the earliest possible opportunity. <b>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.</b> 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>
MAC 1/60	219 - 222	Volume 1 DM14, Para 8.131 & 8.132	<p>Delete Para 8.131 and 8.132 (and the two new paragraphs which were added at Focused Changes) 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 their implementation ought not to result in any adverse effects on the integrity of International sites<sup>1</sup>. 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 sites<sup>2</sup>. 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 and Species Regulations 2010. Further guidance can be found in 'Technical Advice Note 5: Nature Conservation and Planning'<sup>3</sup> and in the authority's Supplementary Planning Guidance 'Nature Conservation'.</p> <p><b>And add the following 3 footnotes to the footnotes:</b></p> <ol style="list-style-type: none"> <li>1. See the Habitat Regulations Assessment Screening Report Adopted Version for more information</li> <li>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.</li> <li>3. <a href="http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf">http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf</a> (link to TAN 5)</li> </ol>
MAC 1/61	223	Volume 1 DM15, criterion 3	<p>Amend Policy DM15, criterion 3 as follows:</p> <p>With regards to developments affecting LNRs, <b>sites that meet SINCS criteria</b> 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>
MAC 1/62	223 & 224	Volume 1 DM15, Para 8.138 and 8.142	<p>Amend the last sentence of Para 8.138 to say:</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 <del>monies</del> <b>provision</b> may be required to provide for the compensation.</p> <p>Amend the penultimate sentence of Para 8.142 to say:</p> <p>S106 <del>monies</del> <b>provision</b> 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.</p>
MAC 1/63	224	Volume 1 DM15, Para	<p>Amend the last sentence of Para 8.143 to say:</p> <p>This will be secured through planning conditions <del>and</del> <b>or</b> s106</p>

		8.143	where appropriate.
MAC 1/64	228	DM17, Para 8.161	<p>Amend Para 8.161 as follows:</p> <p>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 <del>on a sequential basis</del> <b>(see in accordance with</b> 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.</p>
MAC 1/65	228	Volume 1 Para 8.162	<p>Amend Para 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. <del>the open space in the front of the National Library of Wales, Aberystwyth</del>. 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 <del>natural</del> character of a settlement.</p>
MAC 1/66	231	Volume 1 DM19, para 8.175 + Para 8.176 (New at Focused Changes stage)	<p>Amend Para 8.175 as follows:</p> <p>The Register of Landscapes, <b>Parks and Gardens of Special Historic Interest in Wales</b> (<del>an advisory and non-statutory document</del>) 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>Amend Para 8.176 (New at Focused Changes stage) as follows:</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 Trust at</p>

			<p><a href="http://www.dyfedarchaeology.org.uk">www.dyfedarchaeology.org.uk</a>. 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). <del>The register is non-statutory but</del> 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</p>
MAC 1/67	235 - 236	Volume 1  DM21, Para 8.200	<p>Amend Para 8.200 as follows:</p> <p>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 <del>will be</del> <b>is</b> the basis for <del>SPG describing</del> 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. <del>SPG will be entitled: 'Supplementary Planning Guidance on Wind Farm Development in SSA D'.</del></p>
MAC 1/68	245 - 246  &  269 - 322	Volume 1  Section 9,  Para 9.7 and 9.9  & Appendix 3	<p>Amend Para 9.7 as follows:</p> <p><del>The Monitoring Framework is based around the 18 LDP Objectives. As set out in Appendix 3, each objective is monitored via the monitoring of a selection of related policies.</del> 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. <del>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 1<sup>st</sup> 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 1<sup>st</sup> September 2010 and</del></p>

			<p>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>
MAC 1/69	247	Volume 1 Para 10.2	<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. <del>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 that the Service Centre is not over developed in relation to the growth set out for it in the LDP.</del> 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>
MAC 1/70	254 - 258	Volume 1 Appendix 1 (July 2012 Version)	<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>
MAC 1/71	259 - 267	Volume 1 Appendix 2 (July 2012 Version)	<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>
MAC 1/72	323 - 324	Volume 1 Appendix 4	<p>Amend relevant text in Appendix 4 as follows:</p> <p>1)</p> <p><b>In respect of Intermediate Rent Affordable Housing:</b> It is important that the Intermediate Rent affordable housing scheme should reach its target audience, that is:</p> <ul style="list-style-type: none"> <li>• <del>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</del></li> <li>• <b>those who may qualify but are unlikely ever to be able effectively to access are realistically unlikely to be able to access housing through</b> 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</li> </ul>

			<p>rent than is deemed 'affordable' (i.e., &gt;35%).</p> <p><b>Intermediate Rental properties will be 'banded' by size and applicable intermediate rent level.</b></p> <p>The specifics of the criteria will change over time as a function of rent and wage levels in the county and the <del>criteria</del> <b>property size / rental value bandings</b> from time to time will be set out in SPG.</p> <p><b>Eligibility to occupy Intermediate Rent Affordable Housing needs to satisfy the following requirements:</b></p> <ul style="list-style-type: none"> <li>• <b>Applicant is a household with at least one member working full time (defined for the purpose of this scheme as 35 hours per week)</b></li> <li>• <b>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).</b></li> <li>• <b>The applicant cannot access market rented properties to meet their needs at 35% or less of their gross earned household income.</b></li> </ul>
<b>MAC 1/73</b>	329 - 331	Volume 1  NEW Appendix 5 (July 2012 Version)	<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>
<b>MAC 1/74</b>	333 - 349	Volume 1  NEW Appendix 6 (July 2012 Version)	<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>
<b>MAC 1/75</b>	353 & 360 & 358	Volume 1  glossary	<p>Delete the following:</p> <p><b>Community and Linguistic Impact Statement:</b>  <del>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).</del></p> <p>Include the following:</p> <p><b>Staged release:</b>  <b>Policy LU05 sets out the need to 'stage' the release of allocated sites and in some instances non-allocated and</b></p>

			<p>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><b>Phasing:</b> 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 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'.</p>
MAC 1/76	73	Volume 1 Section 6 title as appears in the July consultation version	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
MAC 1/77	78	Volume 1 Para 6.24 as appears in the July consultation version	<p>Amend Para 6.24 to better reflect the roles of Adpar and Llwynceilyn following discussion at Hearing Session 17:</p> <p>6.24 Due to significant physical land constraints in Aberaeron and Newcastle Emlyn it has been necessary to identify a settlement within <del>both</del> <b>each</b> 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. <del>which included; proximity to the USC;</del></p>

			<p>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. <b>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.</b></p>
<p><b>MAC 1/78</b></p>	<p>82</p>	<p>Volume 1 Para 6.47, 6.71, 6.78, 1<sup>st</sup> sentence Policy S01, Para 6.129 as appears in the July consultation version</p>	<p>Amend Para 6.47 as follows:</p> <p>6.47 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 <b>approximately</b> 10% has been added to the overall projection and the plan therefore provides opportunities to meet in the region of <del>6640</del> <b>6589</b> units (see Policy S01).</p> <p>Amend Para 6.71 as follows:</p> <p>6.71 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 <del>3500</del> <b>3492</b> 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>

Amend Para 6.78 as follows:

6.78 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.

Amend 1<sup>st</sup> sentence of Policy S01 criterion 1 as follows:

~~Up to 6640~~ **Approximately 6589** dwellings in order to meet the projected growth of 6000 units (detailed Table 6.1).

Amend Para 6.129 as follows:

6.129 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 **6589** ~~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.

Insert new para after para 6.129

**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>MAC 1/79</p>	<p>84</p>	<p>Volume 1 Para 6.54 as appears in the July consultation version  +  Strategy box</p>	<p>Amend Para 6.54 as follows:</p> <p>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"> <li>• A minimum of 51% in the Urban Service Centres;</li> <li>• 24% in the Rural Service Centres; with</li> <li>• A maximum of 25% (<b>or in any event</b> no more than 1522 units) in ‘Linked Settlements and Other Locations’.</li> </ul> <p>Insert a footnote in relation to the third bullet point of Para 6.54 as follows:</p> <p><b>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.</b></p> <p>Amend third bullet point on page 23 (The Strategy box) as follows:</p> <ul style="list-style-type: none"> <li>• A maximum of 25% of this growth (<del>but</del> <b>or in any event</b> not more than 1522 units) in settlements and locations other than the Service Centres (predominantly in the Linked Settlements).</li> </ul> <p>Attach a footnote to the above amended bullet point as follows:</p> <p><b>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.</b></p> <p>Amend Criterion 1c of Policy S01 as follows:</p> <p>A maximum of 25% (<del>but</del> <b>or in any event</b> 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><b>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.</b></p>
<p>MAC 1/80</p>	<p>86</p>	<p>Volume 1 Para 6.64 as appears in the July consultation version</p>	<p>Amend the penultimate sentence of Para 6.64 as follows</p> <p>6.64 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 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 <b>generally</b> foreseen for these locations is a longer term one than just for the plan period. On this basis no refinement was</p>

			required to that of the mathematical apportionment in relation to RSCs.
MAC 1/81	86	Volume 1 Para 6.66 as appears in the July consultation version	<p>Amend Para 6.66 as follows</p> <p>6.66 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. <b>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.</b></p>
MAC 1/82	89	Volume 1 Para 6.80 as appears in the July consultation version	<p>Amend Para 6.80 as follows:</p> <p>This 1400 target (<b>1102 units</b>), if delivered in line with the various types of needs would be made up of:</p> <ul style="list-style-type: none"> <li>• 340 DFS at 70% Market Value (includes completions and outstanding consents as per previous paragraph),</li> <li>• 223 at 50% Market Value '(both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent); and</li> <li>• 539 Social Rented units (at 35% Market Value) (private developer subsidy only).</li> </ul>
MAC 1/83	89	Volume 1 Para 6.83 as appears in the July consultation version	<p>Amend Para 6.83 as follows:</p> <p>6.83 The LPA acknowledge that some of the allocated sites may require contributions to infrastructure provision, <del>which will of necessity</del> <b>that</b> 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 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.</p>
MAC 1/84	94	Volume 1 Para 6.113 as appears in the July consultation version	<p>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)</p> <p>6.113 In order to maintain an adequate and sustainable supply of sand and gravel two allocations have been included in the LDP for <b>mineral resource working</b>. Both are</p>

			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 <b>land allocations</b> for other types of mineral provision for this plan period.
<b>MAC 1/85</b>	101	Volume 1 Table 6.1 as appears in the July consultation version	<p>Replace (b) in columns c, d, e and g with <b>(a)</b></p> <p>Amend RSC row column (f) from <del>236</del> to <b>190</b></p> <p>Amend RSC row column (g) from <del>4659</del> to <b>1613</b></p> <p>Amend Total row column (f) from <del>649</del> to <b>603</b></p> <p>Amend Total row column (g) from <del>6635</del> to <b>6589</b></p>
<b>MAC 1/86</b>	105	Volume 1 Policy S03 final Para as appears in the July consultation version	<p>Amend final Para of policy S03 as follows:</p> <p>Additionally, all housing development must come forward within the defined settlement boundary illustrated on the Proposals Map, other than rural exception sites (<b>see Policy S05 Affordable Housing</b>). 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</p>
<b>MAC 1/87</b>	108	Volume 1 Policy S04 criterion 2di as appears in the July consultation version	<p>Amend Policy S04 criterion 2di as follows:</p> <p>unmet affordable housing need in the locality <del>and accords in line with Policy S05</del> <b>and its accompanying explanatory text</b>; or</p>
<b>MAC 1/88</b>	109	Volume 1 Policy S04 as appears in the July consultation version	For clarity, insert the wording ' <b>In all Cases</b> ' before Criterion 4 of Policy S04
<b>MAC 1/89</b>	113	Volume 1 Section 6 Applying Criterion 2 of S04 as appears in the July consultation version	<p>Amend the wording under Applying Criterion 2 in the section 'Other Locations' as follows:</p> <p><b>Applying Criterion 2:</b></p> <div style="border: 1px solid black; padding: 5px;"> <p>For affordable housing applications in '<b>Other Locations</b>':</p> <ul style="list-style-type: none"> <li>• <b>Firstly establish demonstrable unmet affordable housing need in the locality in line with Policy S05 and its accompanying explanatory text.</b></li> <li>• <del>Firstly</del> <b>Secondly</b> check whether the application complies with <b>Criterion 2b</b>. 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</li> </ul> </div>

			<p>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;</p>
MAC 1/90	114	Volume 1 Policy S05 as appears in the July consultation version	<p>Amend Policy S05 as follows</p> <p><b>Policy S05: Affordable Housing</b></p> <p>The LDP policies and allocations aim to secure in the region of 1100 affordable homes by:</p> <ol style="list-style-type: none"> <li>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"> <li>i. 9% Discount For Sale @ 70% Market Value: <b>and</b></li> <li>ii. 32% @50% Market Value 9both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent): <b>and</b></li> <li>iii. 59% Social Rented @35% Market Value; <b>OR</b></li> <li>iv. <b>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 local need and deliverability).</b></li> </ol> </li> <li>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: <ol style="list-style-type: none"> <li>i. a scheme of equivalent value <b>shall be</b> 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</li> <li>ii. at the discretion of the Local Planning Authority, a commuted sum <del>as set out in Supplementary Planning Guidance: 'Affordable Housing'</del> <b>at the 'equivalent value' of 10% of Open Market Value (OMV) of the development as valued at the time of application.</b></li> </ol> </li> </ol>
MAC 1/91	265 & 267 & 336	Volume 1 Appendix 2 (July 2012 Version + NEW Appendix 6 (July 2012 Version)	<p>Appendix 2 should therefore be further amended as follows:</p> <p>Amend Column (i) row for Felinfach Service Centre to read <b>144</b> units not 190.</p> <p>Amend Column (h) row for Felinfach Service Centre to read <b>32</b> to 78 units</p> <p>Amend final row for Appendix 2 as follows:</p> <p>amend column (h) to <b>328</b> units from 374 and amend 6635 in</p>

			<p>column (i) to <b>6589</b> not 6635</p> <p>Amend all references throughout Volume 1 from 6635 to 6589.</p> <p>Amend Appendix 6 to refer to 90 units in relation to site H1202 rather than 136 units</p>
MAC 1/92	335	<p>Volume 1</p> <p>NEW Appendix 6 (July 2012 Version)</p>	<p>In the Housing table, make the following amendment to the row relating to M0701:</p> <p>Amend the area to <b>2.1ha</b></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: <b>0.8449</b></p> <p>In the Housing table, make the following amendment to the row relating to H2104, amend the third column as follows: <b>1.418</b></p>
MAC 1/93	335 & 340	<p>Volume 1</p> <p>NEW Appendix 6 (July 2012 Version)</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 <b>Housing (See main entry in Mixed Use table below)</b> 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> <ul style="list-style-type: none"> <li>• <b>M0802: Social Club and Playing Fields (Aberporth/Parcllyn) where the site provides for a mix of housing and community uses.</b></li> </ul>
MAC 1/94	338	<p>Volume 1</p> <p>NEW Appendix 6 (July 2012 Version)</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 <b>9.7ha</b>. This new column was an addition which the LPA proposed in Examination document ED012e.</p> <p>A separate MAC has been included regarding changes to Volume 2 to reflect the above changes.</p>

<p><b>MAC 1/95</b></p>	<p>338</p>	<p>Volume 1 NEW Appendix 6 (July 2012 Version)</p>	<p>In the Employment table, make the following amendment:</p> <p>For the E0501: column entitled '<b>Additional Available Land (ha)</b>' Detail: gross developable area being <b>8.39ha</b> and the net developable area is <b>3.32ha</b>.</p> <p>A separate MAC has been included regarding changes to Volume 2 to reflect the above changes.</p>
<p><b>MAC 1/96</b></p>	<p>346</p>	<p>Volume 1 NEW Appendix 6 (July 2012 Version)</p>	<p>Amend the last sentence of Para 12.27 Appendix 6 as attached to this MACs report (July 2012 Version) as follows.</p> <p><del>Although</del> The development will include some level of supported housing (potentially up to <del>40</del><b>20</b> units) <del>it</del><b>-which</b> is <del>not</del> 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>

## **Annex 1- Section 6 (as consulted upon in July 2012)**

MAC 1/9

Delete Section 6 of Volume 1 in its entirety and replace with new Version as below (which is the July 2012 consultation version).

Please note that the version below (July 2012 Version) may be affected by further individual MACs set out in this MACs report.

## **6. MAC 1/76 Revised Section 6: The Strategy and ‘S’ Policies**

### **MAC 1/9 Finding your way around the Strategy and its policies**

- 6.1 The next few Sections (6-8) set out the LDP Strategy for realising the Vision and Objectives along with the policies that underpin and deliver the Strategy.
- 6.2 All three Sections will need to be considered together in determining the suitability of a proposed development during the plan period as they will all help in addressing the Issues and in delivering the Vision and Objectives.
- 6.3 Section 6 ‘The Strategy’ sets out the Plan’s Strategy as to how the Ceredigion LDP Vision and Objectives will be achieved. It sets out the broad intention for managing change and indicates the level of provision to be made for the main growth sectors – which in relation to Ceredigion are employment and housing. It also sets out the 5 key policies (Strategy policies) relating to the level and broad location of growth. This Section also establishes the specific land allocations included in the LDP to meet identified need in relation to land uses including housing, employment, retail (through mixed use sites), minerals, waste and transport (Policy S01). These 5 policies form the link between the level and distribution of growth sought by the Strategy itself and the more detailed policies which follow in Sections 7-8.
- 6.4 Section 7 ‘Specific Types of Land Use Proposals’ sets out policies that need to be taken into account in relation to specific types of land use proposals e.g. retail or tourism. The Section is split according to land use type e.g. housing, employment, retail etc. Although Section 6 may have established in principle the use of a site through its allocation (Policy S01), proposals relating to those allocations will still be subject to compliance with criteria based policies set out in this Section, Section 8 and/or national policies.
- 6.5 Section 8 ‘Development Management Policies’ sets out policy matters that need to be considered in relation to **all** development regardless of the type of use being proposed. Therefore all or some of the policies in Section 8 will apply regardless of whether the application is for a house, shop, play area or extension to a building.

### **The Strategy: Details**

- 6.6 The broad Strategy of the LDP is to improve the overall sustainability of the County and secure the essential health and vitality of the County by strengthening Ceredigion's main towns (referred to in this LDP as the Urban Service Centres), and by acknowledging and responding in a strategic way to the particular need to improve sustainability across the vast rural area of Ceredigion.
- 6.7 National guidance requires that LDPs should set out a sustainable strategy for delivering the Plan's Vision and Objectives. Such a strategy should manage change towards sustainability, secure a sustainable settlement pattern and minimise the need to travel increasing accessibility to modes of travel other than the car. It talks of minimising the need to commute and recognises that in rural areas the majority of development should be located in settlements that have relatively good accessibility and are capable of providing a certain level of local facilities.
- 6.8 Previous Sections of the Plan have illustrated the rurality of Ceredigion. It has shown that although significant economic activity takes place in rural areas, trends in service delivery, lack of suitable housing and work opportunity for emerging households can cause real problems for local rural communities. With over 60% of Ceredigion's residents living in rural areas it is therefore clear that improving the sustainability of these existing local communities can lead to improvements in the sustainability of the County overall.
- 6.9 These issues need to be balanced with the need to promote the County's main settlements, particularly that of Aberystwyth given its National and Regional status.
- 6.10 Underpinning the broad Strategy therefore is the basic principle that the best means of achieving the objectives of maintaining sustainable communities, the vitality of the Welsh language and improving access to services, is to facilitate rural entrepreneurship and to encourage a range of basic services at locations close to the rural population. This will also have the benefit of helping to reduce the need to travel to distant larger centres on a day to day basis.
- 6.11 The Strategy therefore aims to harness growth and use it to help improve the sustainability of Ceredigion by:
- providing opportunities to facilitate at least the projected growth in jobs over the plan period and provide opportunity to meet the need for new homes in line with projected growth; and
  - focusing these opportunities at a few key locations throughout the County in order to maximise the improvements to sustainability Countywide through:
    - focusing the majority of growth opportunities in the Urban Service Centres (USCs) (the main towns) so fostering their



national (in relation to Aberystwyth) and regional roles as set out in the Wales Spatial Plan; while

- achieving a strong network of Service Centres throughout the County by concentrating development in identified Rural Service Centres (RSCs) in order to help achieve a critical mass of services and facilities which will serve a wider rural hinterland; and
- ensuring that settlements and locations not identified as Service Centres still have some opportunity for growth to help sustain the social and community fabric of those areas during the plan period but that they should not be the focus of general growth.

6.12 This approach will help deliver the Vision and Objectives identified in the LDP and help address the Key Issues.

## Settlement Strategy

### Settlement Groups

6.13 Underpinning the Strategy was work undertaken to establish a Settlement Strategy for the LDP. This resulted in the identification of Service Centres and associated Settlement Groups. The Council's Topic Paper: Settlement Strategy explains how the 22 Urban and Rural Service Centres and their associated Settlement **FEC** Groups, set out in Appendix 1 and shown on the Key Diagram, have been identified.

6.14 Each Settlement Group has a Service Centre (either Urban or Rural). Each Group also encompasses other, smaller settlements (smaller relative to the size/role of its Service Centre), groups of dwellings and farms, whose communities are most likely to use the services and facilities of that particular Service Centre.

6.15 Settlement Groups are approximations to complex patterns of local geography for which many alternative arrangements could be suggested. However they have been identified in a way that those living within them may recognise the area as representing their own wider local community.

6.16 The Service Centre for each Settlement Group will take the majority of growth for that Group in line with sustainability principles (see Policy S01, S02 and S03).

6.17 Beyond the Service Centres, in 'Linked Settlements' and 'Other Locations' the level of development permitted will be lower. Such development will be limited to providing for some of the expected demographic change within the existing population thus helping to sustain those communities (see Policy S04). This development should as far as possible be located within the identified 'Linked Settlements' (see Policy S04). In line with its intended

function this development would be expected to come forward gradually across the plan period (see Policies S01 and S04).

### **Urban Service Centres (USCs)**

- 6.18 USCs fulfil the role of both a local centre for the basic range of services for settlements within their Group as well as a role for providing higher level services meeting the needs which cannot realistically be met within the RSC Settlement Groups (see Policy S02). As such they serve large geographic areas.
- 6.19 **Aberystwyth** is the largest town in Ceredigion and fulfills a national as well as a regional role for mid Wales, as acknowledged in the Wales Spatial Plan. It also has a county-wide, sub-county and local role as can be seen from the Settlement Group Statement (**FEC LDP, Volume 2A**). The Plan aims to maintain and enhance the status of Aberystwyth as a settlement of national importance and as a strategic centre for Mid Wales.
- 6.20 Aberystwyth has been identified as a priority area for focused intervention by the Welsh Government and its partners to fulfil its role as the 'Capital of Central Wales'. Concentrated intervention in the form of a Strategic Regeneration Area (SRA) offers significant opportunity to realise the benefits of a more strategic approach to regeneration. An Aberystwyth Strategic Regeneration Area Draft Action Plan (2010 – 2016) has been developed to help deliver the objectives of the SRA. This builds on some of the matters originally identified in the Aberystwyth Masterplan (2007), and will be facilitated by the LDP. In recognition of its National/Regional status the LDP Strategy provides for a higher level of housing development in Aberystwyth than that suggested by a simple proportionate distribution. The LDP also provides opportunity for all scales of employment uses, particularly in the service, research and office sector and a wider range of enterprise uses on a nearby strategic employment site (Capel Bangor). Additionally it seeks to accommodate retail growth supportive of the important regional role of Aberystwyth providing a choice of comparison and convenience opportunities.
- 6.21 Besides Aberystwyth, Ceredigion has five other main towns identified in existing strategic plans, the Wales Spatial Plan and the 'Ceredigion Six Towns' designation of the Community Strategy. These are **Aberaeron, Cardigan, Lampeter, Llandysul and Tregaron**. In support of and to assist in delivering these strategies the same towns will be used as the USCs in the LDP. Newcastle Emlyn, although located just over the border in Carmarthenshire, serves the same role as Ceredigion's USCs. Carmarthenshire LPA agree that for the purposes of the Ceredigion LDP Newcastle Emlyn will be referred to as an USC and its impact and needs have been taken into account in relation to adjoining settlements which are within Ceredigion.
- 6.22 These other USCs have a sub-regional role in providing a large range of services and facilities to their Settlement Group, as well as various county-wide or sub-county functions. These roles and functions and their

implications for growth are described in more detail in their individual Settlement Group Statements (**FEC LDP, Volume 2A**). However, in brief, the Plan seeks to ensure that the economic potential of the USC's is maximized, which includes ensuring that their sub-regional retail functions are maintained and enhanced. Additionally, in order to balance any economic and housing growth in these Centres community, health, recreation and leisure facilities will also be supported and encouraged in all USC's.

6.23 Cardigan, Lampeter, Llandysul and Tregaron have been subject to regeneration studies:

- Cardigan and South Ceredigion Regeneration Plan 2003 – 2006;
- Lampeter Economic Development and Regeneration Strategy Development Framework (2008);
- Llandysul and Pontwelly Spatial Regeneration Strategy (2007); and
- Tregaron Regeneration Strategy (2006).

Proposed development in these USC's should continue to have regard to these strategies in line with Policy S02.

6.24 **MAC 1/77** 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 Llwyncelyn 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, Llwyncelyn, 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. Llwyncelyn 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 Llwyncelyn 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 Llwyncelyn 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.

- 6.25 Therefore the LDP has 7 USCs (see Appendix 1):
- Aberaeron (Llwyncelyn);
  - Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau;
  - Cardigan;
  - Lampeter;
  - Llandysul;
  - Newcastle Emlyn (Adpar); and
  - Tregaron.

### **Rural Service Centres (RSCs)**

- 6.26 Settlements have been identified which, by reason of their relative size or range and quality of services and facilities, lend themselves to being designated as Rural Service Centres (RSCs).
- 6.27 By identifying these settlements and concentrating rural development within them the Strategy seeks to strengthen their role in the network of settlements to optimise the prospects for rural communities to meet their own basic needs (Policy S03). This is seen as a critical approach to sustaining communities given the large geographical area which makes up Ceredigion.
- 6.28 Therefore each RSC and its associated surrounding settlements in the Settlement Group constitute a unit which has both a total population representing a viable threshold for many basic services and provides the necessary accessibility to those services. These RSCs are locations where the viability of local provision can be enhanced by being concentrated and better supported by a larger population within walking distance. There will still be those in the surrounding villages that will need to travel by car but their journey to the RSC should be shorter than a journey to the nearest USC. **FEC** Policies S01 and S03 specify the type and scale of development suitable for a RSC.
- 6.29 There is one settlement that although located just over the border in Carmarthenshire, serves the same role as Ceredigion's RSCs, Llanybydder. Following discussion with Carmarthenshire LPA, for the purposes of the Ceredigion LDP Llanybydder will be referred to as a RSC and its impact taken into account in relation to adjoining settlements which are within Ceredigion. See the Settlement Group Statement for further information.

- 6.30 There are 15 RSCs in the LDP (see Appendix 1):

Aberporth/Parcllyn	Bow Street
Cenarth	Felinfach/ Ystrad Aeron
Llanarth	Llanilar
Llanon	Llanrhystud
Llanybydder (Carmarthenshire)	New Quay
Penrhyncoch	Pontarfynach
Pontrhydfendigaid	Talybont
Y Borth	

### **Settlements and Locations Other than the Service Centres **FEC** (Linked Settlements and Other Locations)**

- 6.31 Within the Settlement Group there will be other settlements, groups of dwellings and farms. The LDP identifies some of these other settlements as 'Linked Settlements'. Locations that are not named as 'Linked Settlements' will therefore be referred to in the LDP as 'Other Locations'. 'Linked Settlements and Other **FEC** Locations' are dealt with in Policy S01 and S04.
- 6.32 Growth outside of Service Centres is only sustainable where it serves to allow the existing community to meet **some** of its own needs, particularly where members of the community derive their livelihood in that locality. In accordance with the Strategy, which is to enhance the role and sustainability of the Service Centres by catering for more growth in those Centres, the amount of development acceptable outside of the Service Centres will be limited.
- 6.33 However some continued growth in these areas outside of the Service Centres is required to help maintain vibrant local communities and the Welsh Language. For this reason a proportion of the housing opportunity included in the LDP is reserved for those locations, but the amount will be strictly controlled. Policy S01 and S04 also set out what types of other development may be appropriate at such locations.
- 6.34 The primary reason for identifying 'Linked Settlements' is so that development for local needs outside of Service Centres can be focused to existing locations that have a substantial 'settlement' character already, particularly in relation to new housing. The classification of 'Linked Settlements' has been based on the presence of a substantial built form. For the purposes of the LDP 'substantial built form' has been taken as a settlement which at the start of the Plan period (2007) had 27 housing units or more which were immediately adjacent to each other in one group, or on occasion 2 or 3 groups.
- 6.35 The 'Linked Settlements' vary considerably in size. Some are a collection of residential units only whereas others have a number of basic facilities. All function at some level as a community. As a result the level of growth acceptable within the 'Linked Settlements' in the future will vary.

- Furthermore, in accordance with the Strategy, part of their housing needs should be catered for in the growth level set for the Service Centre.
- 6.36 Apart from in the 'Linked Settlements' new housing development away from Service Centres will be limited to local affordable housing (see Policy S04 and S05) or rural enterprise needs (see Policy S04 and National Guidance in TAN 6). The LDP also recognises that there will be circumstances which accord with national guidance, particularly TAN 6, where development in 'Other Locations' will be acceptable, for other uses such as a rural enterprise, farm diversification for economic gain and so on.
- 6.37 Policy S04 details how development in 'Linked Settlements and Other Locations' will be managed.

### **The Settlement Strategy and Future Development:**

- 6.38 Policies S01-S05 indicate the **type** and **level** of development appropriate for various locations in relation to the Settlement Strategy.
- 6.39 **Settlement boundaries** are drawn for each of the Service Centres, as shown on the Proposals Map (**FEC** LDP, Volume 2**B**), to ensure that development relates to the existing built form and takes place in the most suitable locations. The application of the settlement boundary varies between USCs and RSCs and is specified in Policy S02 and S03 respectively. Development outside of the settlement boundary will only be permitted if in accordance with one of the LDP policies or national guidance.
- 6.40 '**Linked Settlements**' do not have settlement boundaries. Here development will be expected to relate well to the existing built form in line with Policies S04 and DM17. Where development does not relate well to the built form or where the development is located in an 'Other Location' such applications in both instances will be considered against those elements of Policy S04 which apply to 'Other Locations'.
- 6.41 Generally the **allocation** of sites for specific uses is confined to Service Centres, though some allocations are located elsewhere. All allocations are referenced in Policy S01 and are included in the Settlement Group Statement and indicated on the Proposals Map. The specific Settlement Group Statement sets out requirements and known constraints in relation to these sites. For ease of reference the sites are also listed by use type in Appendix 6.
- 6.42 Some settlement boundaries appear to include large areas of '**white land**', that is land which has not been allocated for any particular use. This 'white land' will have been included within the boundary for various reasons. For example in Cardigan the Bath House area to the north west of the town centre has been included as it benefits from an extant permission for mixed use. Other than for housing the LPA have not generally indicated on the Proposals Map any commitments for development where permission has already been granted, e.g. Bath **FEC** House. Other potential 'white land'

areas include open space, playing fields or burial grounds – all of which are protected by LDP policies and/or national guidance. ‘White land’ is not therefore necessarily land that is available for development and the LPA should be contacted for further information in relation to any uncertainty regarding the current or possible future use of specific areas of ‘white land’ within a settlement boundary.

## Opportunities for Housing Growth

- 6.43 Part of the Strategy is to ensure that opportunities exist to meet projected growth in dwelling requirements during the Plan period and that opportunities are provided to meet this growth in a way which will strengthen the overall sustainability of the County.
- 6.44 In accordance with Para 9.2.2 of PPW the 2008-based population and household projections for local authority areas produced by Welsh Government were the starting point for deriving a housing requirement for the Plan. This projection methodology and data inputs were analysed by the LA. The assessment concluded that although the general principle, methodology and inputs of the projections were a good basis for deriving a dwelling requirement, they could be improved upon locally. The improvement would overcome problems inherent in modelling the particular demographic circumstances of Ceredigion, and also better reflect the nature of local medium-term demographic trends. On this basis Ceredigion County Council has produced its own set of population and household projections as the basis for the Ceredigion LDP. Full reasoning and details of the methodology applied is set out on the Council’s website (Ceredigion Local Development Plan: Background Paper ‘Review of Basis for LDP Dwelling Requirement’ December 2011).
- 6.45 Over the period of the LDP (2007 to 2022) the population and the number of households in the County is projected to rise by around 7,400 and 5,610 respectively.
- 6.46 To account for the level of vacancy in the dwelling stock the number of dwellings required will usually be higher than the number of new households projected. The most recent source of comparable data is the 2001 Census which indicates the ratio of households to dwellings is in the order of 1:1.07. Applying a similar ratio to the household projections, the number of dwellings is projected to rise by 6,000 from 36,000 in 2007 to 42,000 in 2022.
- 6.47 **MAC 1/78** 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~~ **6589** units (see Policy S01).

- 6.48 As is demonstrated in para 6.54 the ‘high level spatial distribution’ (51:24:25) element of the Strategy (Policy S01) is sufficiently flexible to allow for some deviation in growth levels above or below the current projection without requiring a major review of the Strategy. However demographic data will be monitored and any significant deviations from this projection will be dealt with by review of the Plan.
- 6.49 The LA have not intended there to be any policy element to the housing requirement figure included in the LDP and have chosen a ‘predict and provide’ approach.
- 6.50 However, it is clear that improving sustainability across the County during the Plan period is more likely to be achieved based on the Council’s projections than had the projections resulted in a lower number. With an existing high level of commitments, as will be evident from para 6.52 below, scope for further housing opportunities will greatly assist meeting the Plan Vision and Objectives. The Council’s projections will allow for a greater critical mass of housing to be achieved in terms of the Service Centres. This will help strengthen the network of Centres which exist across the County. In turn this will ensure that development is focused back into the most sustainable locations (the Service Centres) in line with the Vision, thus reducing the need to travel, improving the County’s resilience, protecting and enhancing its environmental resources and improving the County’s sustainability overall. This will predominantly be achieved through the application of the Plan policies to housing opportunities that come forward during the Plan period as those already committed have been granted under a different suite of policies and objectives.
- 6.51 As the Plan period covers 2007 to 2022 some of the housing requirement set out above has already been provided for through existing commitments, which are made up as follows:
- completions: dwellings completed up to 31<sup>st</sup> March 2010; and
  - outstanding consents: the number of units for which there was a valid planning permission as at 31<sup>st</sup> August 2010. This figure includes sites that have been commenced and those where a start had not been made.
- 6.52 The commitments are set out in Appendix 2, which shows that 2508 units were already committed as of the 31<sup>st</sup> August 2010.
- 6.53 It was therefore only necessary to identify opportunity for the further 3492 units plus an element of flexibility through allocations, windfall and non-allocated provision in order for the housing to be provided for by the LDP.
- 6.54 In line with the Strategy opportunities for housing growth are directed predominantly to the Service Centres as follows:
- A minimum of 51% in the Urban Service Centres;



- 24% in the Rural Service Centres; with
- **MAC 1/79** A maximum of 25% (or **in any event up to a maximum of no more than** 1522 units) in 'Linked Settlements and Other Locations'<sup>1</sup>.

6.55 This 'high level spatial distribution' (51:24:25) was chosen as it results in a higher concentration of housing in the most sustainable locations than has been the case in the past. This 'high level spatial distribution' allows some flexibility in terms of meeting housing needs regardless of the actual needs that arise during the plan period.

6.56 The LPA were keen to ensure that a majority of future housing should be met in the USC's in line with PPW and the role recognised for these Centres in the WSP and Community Strategy. The County's current Unitary Development Plan (UDP), Proposed Modifications 2006, though not adopted, sought to ensure that 45% of all new housing developed between 2001 - 2016 occurred in the same USC locations. To date, 44% of all completions have occurred in these USC's. This shows that the level set in the UDP is deliverable. The LPA were also mindful that currently only 40% or so of the County's population reside in the USC's. This means that a significant proportion live elsewhere; as is recognised by the Strategy. Bearing these factors in mind, and that RSC's will also need to grow if the Council's aim through the LDP Strategy of improving sustainability of the County as a whole is to be achieved, the LPA chose to increase the overall proportional provision in USC's to 51% during the LDP period.

6.57 As already noted, LPA recognise the need to bolster the role of the RSC's if the Strategy is to be effective. Although the UDP did not have RSC's, it did have 28 'Large Settlements'. Those Large Settlements between them were apportioned 26% of the overall housing provision for 2001-2016. To date in the region of 24% of completions during the UDP period have been delivered in those settlements. However, this delivery was based on 28 settlements as opposed to the 15 included as RSC's in the LDP. The LPA recognise that it is necessary to grow the RSC's overall if a critical mass is to be achieved capable of sustaining and enhancing community facilities and improving overall sustainability of the rural areas. As such the LPA have provided opportunities through the Plan for 24% of housing needs to be met in the RSC's. This is not an insignificant increase bearing in mind that currently the level of delivery is much lower than this. The LPA recognises that this may mean a significantly larger number for some of the RSC's compared to what they have seen in the past and that this will need to be managed through appropriate phasing and ensuring that the type of development coming forward best meets the needs of that area. This approach is considered appropriate given that the RSC's have been identified as having an increased role for the longer term and not just for this plan period.

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<sup>1</sup> **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.**

- 6.58 Allowing for an element of housing requirement to be met in locations other than the Service Centres recognises the need for some continued growth in the more rural settlements to help maintain community vibrancy and the Welsh language. Under the UDP 32% of new housing completed has occurred in locations other than the Service Centre (up to 2007). It was clear from this past level of development and from the issues raised as part of the LDP preparation that the main focus of development needed to be redirected to the Service Centres if the overall sustainability of the County is to be improved. The LPA were mindful that although the balance needs to be shifted in the LDP to favour Service Centres that some opportunity should remain to meet future needs which arise in these locations away from Service Centres. Additionally, 19% of the County's LDP housing number was already committed in such locations as of 2010. Therefore bearing all these factors in mind the LPA have applied a maximum of 25% in such locations. This is a marked reduction compared to the delivery to date in terms of the UDP and a step forward in re-directing the emphasis to the Service Centres. This extra capacity above that of existing commitments will assist with the delivery of some of the local needs which will exist, especially in terms of rural exceptions and affordable housing.
- 6.59 The LPA then looked at what this 'high level spatial distribution' (51:24:25) meant in numerical terms for each Service Centre and Settlement Group. The commitments which already exist indicate that if development were to continue to come forward on a similar basis that the distribution of 51:24:25 would not be achieved during the Plan period. Therefore it was necessary to apply a mechanism in relation to the unit numbers not committed (i.e. the remaining requirement as of August 2010 as set out in para 6.53 above **FEC**) to ensure that over the plan period the overall delivery is indeed 51:24:25. A mechanism was therefore put in place to achieve this through requiring that the remaining housing requirement as at 31<sup>st</sup> August 2010 be apportioned 60:30:10.
- 6.60 The remaining housing requirement **FEC**, was, distributed within the Settlement Hierarchy 60% to the USCs, 30% to the RSCs and 10% for all the 'Linked Settlements and Other Locations'. Each Service Centre got its own specific housing number. Each Settlement Group also got a housing number for all its locations other than the Service Centre, this number is to be a single housing figure to be shared between all the 'Linked Settlements and Other Locations' which make up that specific Settlement Group.
- 6.61 This distribution of housing was calculated on the basis of the Settlement Group populations. This was a mathematical calculation. For example, each of the RSCs got a share of the 30% remaining requirement. The share that the RSC got was based on the RSC's Settlement Group population as a proportion of the population of the County. The same exercise was applied to the USCs and also for all Settlement Groups in relation to all locations other than the Service Centre.
- 6.62 The LPA recognise that this is a mathematical exercise and therefore applied a reality check to ensure that the figure for each Service Centre was

appropriate and deliverable. This involved looking at the role of the Service Centre as identified by other key policy documents (Wales Spatial Plan, Community Strategy, Regeneration Strategies), the level of existing commitments; the capacity of the Service Centres to accommodate further growth including consideration of past rates and whether they could be increased and future capacity.

- 6.63 As a result of this reality check it was clear that the particular role of Aberystwyth as a national and regional centre wasn't adequately reflected in the number provided to it through the above mathematical exercise. It was also clear that the opposite was true in relation to the other USCs where the level of growth was too high compared to what could be realistically delivered in those Centres. As a result the remaining allowance given to USCs was reapportioned. This involved top-slicing 50% of the remaining USC allowance and apportioning it directly to Aberystwyth, followed by apportionment of the remainder between all the USCs (including Aberystwyth) on the basis of their Settlement Group populations. This resulted in a housing number which was greater than past rates for Aberystwyth, commensurate to its national and regional status and a housing number for each of the remaining USCs that although greater than past rates were realistically deliverable. This rebalance of the USC share of the remaining housing allowance was the most appropriate solution given the observations noted in para 6.64 and 6.65 that follow in relation to RSCs and also 'Linked Settlements and Other Locations'.
- 6.64 **MAC 1/80** 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 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 **FEC** plan period. On this basis no refinement was required to that of the mathematical apportionment in relation to RSCs.
- 6.65 In terms of 'Linked Settlements and Other Locations' the numbers being considered are relatively small and any impact can be managed through mechanisms set out in Plan policies (specifically Policy S04). The additional restriction that open market housing will not be permitted in the 'Other Locations' will help assure that the numbers available at such locations go to meet genuine local needs. Although the numbers remaining uncommitted in these locations are low, scope remains to meet both some of the current and future needs through the existing outstanding consents and the numbers which remain uncommitted given that the majority of needs should be met in the Service Centre.
- 6.66 **MAC 1/81** 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.**

- 6.67 Each Service Centre therefore has a housing allowance (see Appendix 2). The majority of the housing allowance set against each Service Centre is provided for through specific land allocations (Policy S01). These allocations are listed in the Settlement Group Statement (see H and M sites) and shown on the Proposals Map. A list of all allocations is also included for information in Appendix 6. The allowance is also met in part by existing commitments (see Appendix 2). Appendix 2 also details the level of reliance on windfall sites within Service Centres where relevant (Aberystwyth only). The LPA acknowledge that opportunity for further windfall development may exist within the Service Centres. Policy S02 and S03 make clear when such windfall would be permitted. Where outstanding consents or allocations do not come forward within the Service Centres the LA will consider the reasons for this in order to determine whether further land needs to be included as part of a review of the Plan. More land was assessed as part of the preparation of this LDP than was required for inclusion during this Plan period. Opportunity therefore exists to bring forward the next best site (sites) as part of a review if required
- 6.68 Land allocations for housing are not identified for locations other than the Service Centres therefore development in **FEC** 'Linked **SS** Settlements and Other Locations' would all occur on 'non-allocated' sites. No housing numbers have been applied to individual 'Linked Settlements' or to 'Other Locations'. Instead, each Settlement Group will be able to draw on a pool of housing provision for that particular Group, to best meet some of its emerging needs across the plan period. This pool of numbers is separate to the housing number identified for the Service Centre. This number is applied to all locations outside of the Service Centre and would include any units for affordable units, agricultural workers, rural enterprise etc. No open market housing will be permitted in locations outside of a 'Service Centre' or 'Linked Settlement'. Development in these 'Other Locations' is restricted to affordable housing or TAN 6 rural enterprise dwellings only.
- 6.69 Land in 'Linked Settlements and Other Locations' was not specifically assessed. However, the level of land put forward in such locations as part of the Candidate Sites process (see [www.ceredigion.gov.uk/index.cfm?articleid=11929](http://www.ceredigion.gov.uk/index.cfm?articleid=11929)) indicates that opportunities for meeting the provision in locations other than the Service Centres will not be an issue.

### **Opportunities for Affordable Housing**

- 6.70 Based on the Local Housing Needs Assessment (ORS 2004 and update 2008) (LHNA) the LPA were able to calculate a 15 year requirement in terms of affordable housing. This was for 2045 units for 2007-2022.
- 6.71 **MAC 1/78** 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).
- 6.72 The target set in the Plan is made up of two elements as follows:
- 6.73 The first is the number of units which have already been catered for to date, since 2007. The affordable housing completions achieved from the beginning of the plan period to 31 March 2010 were 62 Discount for Sale (DFS) units [assumed at 70%] and 6 Social Rented units. Additionally as at 31st August 2010 there were outstanding consents for a further 215 DFS and 122 Social Affordable Housing units. This provides a total existing commitment of 405 units.
- 6.74 The second is the number of units that could be achieved from August 2010 onwards. To work out this contribution the LPA looked at the type of affordable housing needed along with what could be sought in terms of viability.
- 6.75 The LHNA indicates that there are different types of affordable need as follows:
- 9% DFS at 70% Market Value; to
  - 32% at 50% Market Value (both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent) (that is, 41% Intermediate Affordable Housing if the 9% and the 32% are added together); to
  - 59% Social Rented Affordable Housing (to be made available without public housing subsidy)
- 6.76 The Plan aims to cater for these various types of needs.
- 6.77 The LPA therefore undertook a viability assessment to see what level of affordable housing it could viably seek on sites (allocated, windfall and non-allocated) during the remainder of the Plan period based on the aspiration of meeting the various needs which exist. This work identified that a target of 20% affordable housing could be sought in relation to all new housing development (including that of single units).
- 6.78 **MAC 1/78** 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.

6.79 The target is therefore approximately 1100 units taking into account potential yield from LDP sites (allocated, windfall and non-allocated), existing completions and outstanding consents to date (including known units delivered with public housing subsidy to 31 August 2010).

6.80 **MAC 1/82** This ~~1100~~ target (**1102 units**), if delivered in line with the various types of needs would be made up of:

- 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).

6.81 These numbers will not add up to the need expressed in para 6.75 as they also include commitments – which were approved prior to the LPA seeking to achieve that balance.

6.82 It is important to note that the numerical target will be very much influenced by the mix of units supplied. Over the plan period, the required mix may vary, so too then will the target. Clearly the level of discount required on the properties will affect the number of units delivered, if developers are to maintain viability. Variations of the mix will be at the discretion of the LPA as is further detailed under Policy S05. Policy S05 also details how the LPA will seek units in relation to small sites, how the mix will be applied and where there might be a role for commuted sums in some circumstances.

6.83 **MAC 1/83** 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 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.

6.84 It is the intention of the LPA in conjunction with the Local Housing Authority, private developers and Registered Social Landlords (RSLs) to take a proactive stance for improved and varied partnered development arrangements of all types and tenures of Affordable Housing. Supplementary Planning Guidance: Affordable Housing will provide detail

on a range of implementation mechanisms to deliver the Affordable Housing target.

- 6.85 The target set out does not rely on Social Housing Grant contributions from Welsh Government, although it does incorporate known completions and consents delivered with public housing subsidy to 31 August 2010. There is no information on the extent to which future publicly funded affordable housing development may impact in terms of additional delivery and only what is committed in terms of planning consents for RSLs is incorporated.

### **Opportunities for Economic Growth:**

- 6.86 In order to sustain communities, particularly their young people, the Strategy provides opportunities to meet at least the current projected employment and economic growth (see Policy S01).
- 6.87 The Ceredigion Economic Needs Assessment undertaken by DTZ (2008, updated 2010) identifies that opportunities should be provided to cater for a minimum of 4000 jobs. This takes into account positive economic growth aspirations for the County, recognising the potential National and Regional role of Aberystwyth as a key driver and its role as a Strategic Regeneration Area.
- 6.88 The Assessment predicts that, of this growth, around 23% of it will be in office based activities (B1a), around 15% will be in industrial and warehousing activities (B1b/c, B2 and B8) and 63% in activities that do not require B Use Class sites and premises, for example retail, tourism, health and agriculture.
- 6.89 This shows that the number of projected jobs does not equate directly to a need to allocate employment land since jobs may be created locally without it having any land use implications. Indeed the Assessment indicates that only 37% of potential growth in Ceredigion would be accounted for by uses that could be suitably located on business or industrial parks and that these usually relate to B1, B2, B8 and certain sui generis uses.
- 6.90 The Assessment recognises that the rurality of Ceredigion is a key factor in its economic profile which results in markedly different patterns of travel to work than the national averages. A high proportion of people in Mid Wales work from home, representing 20% of those in employment, the Wales average being 10%, the Teifi Valley being 26%. There are also very high levels of self employment and part time workers in the County. All of this points to the need for a flexible approach in relation to future employment policy provisions.
- 6.91 The Strategy therefore recognises that opportunities for employment should be maximised in the USCs for all scale and type of developments. Employment opportunities which generate a large number of trips, either through what they sell or through the level of workforce required, should be

located within the USCs or, where appropriate, on allocated sites located elsewhere (see Policy S01 and S02).

- 6.92 It is also recognised that if the role of the RSCs is to be truly achieved then ensuring opportunities for economic development closer to where people live is essential, but that this should be achieved at a scale suitable to that RSC (see Policy S03).
- 6.93 Likewise it is acknowledged that, due to the nature of the economic base in Ceredigion, a large number of the jobs generated are self employed in nature and that therefore allowing opportunities for businesses closer to where people live, subject to the scale of the development , will reduce trip generation and aid sustainability generally.
- 6.94 Taking the DTZ projections into account therefore along with the nature of economic growth within the County (incl. agriculture, retail, tourism and leisure) and the regeneration strategies (listed previously in Para 6.23), the Strategy is to help meet future growth in two ways. Firstly, by enabling entrepreneurship through a permissive policy approach to economic development proposals throughout the county, which in turn should assist the sustainability of communities and reduce the need to travel. Secondly, by ensuring that enough land has been allocated to provide opportunities to cater for the jobs that would require or benefit from a business or industrial park type location, or a mixed use or bespoke allocation in terms of retail, community, health and other employment uses. The first is dealt with through Policies LU11-LU21. The second is as follows for each key sector type:

**B1, B2, B8 and certain sui generis uses:**

- 6.95 The service sector is dominant within Ceredigion. Major employers include the Universities in Aberystwyth and Lampeter, Coleg Ceredigion, Institute of Biological, Environmental and Rural Sciences (IBERS), QinetiQ (Aberporth), the Hywel Dda Trust and the County Council. Many of these uses require office type premises.
- 6.96 The DTZ Assessment identified the need to allocate between 26-34ha to meet B1, B2, B8 and certain sui generis uses (including facilities for **waste**). This need was taken forward and translated into land requirements by the 'Review of Potential Employment sites in the Aberystwyth Area (NLP, 2010)' and the 'Review of Potential Employment sites in South Ceredigion (NLP, 2010)'. This translation into land requirements also involved assessing how much provision should go where. The County is divided into 2 main Travel to Work Areas (TTWA), the Aberystwyth TTWA (which includes Aberystwyth and North Ceredigion) and the Cardigan TTWA (which includes Cardigan, Lampeter, Llandysul and Tregaron). **MAC 1/9** 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 in the Cardigan TTWA. This is slightly higher than DTZs assessed needs because there is



an inadequacy of town centre sites. The implication of this is that there is increased need for employment space at out of centre locations. Therefore, as out of centre sites cannot accommodate development at such a high density as that of town centre sites, more employment land is required. Opportunities exist within these allocations to accommodate waste needs during the plan period, including the specific allocation of land for waste needs at Aberystwyth (site E0301).

6.97 NLP's land assessment concluded that the majority of the need for allocated sites could be accommodated by extending existing business or industrial sites. The only wholly new site justified to be added is that of Capel Bangor, which now benefits from a planning permission for office, warehousing and light industrial. The allocations are listed in the Settlement Group Statements and shown on the Proposals Map – see sites with an 'E' or 'M' prefix. The sites are also listed in Appendix 6 along with a summary as to how the allocations were derived. Requirements and constraints required to be taken into account at the planning application stage are set out in **FEC** Volume **2A** of the LDP: Settlement Group Statements (Allocated Site Schedule). Development on allocated sites will be subject to Policies S01-S04 and LU11.

6.98 It should be noted that in addition to 'new' allocations many of the 'existing' sites are also incorporated as employment allocations. Taken together the new and existing land amount to 134ha (gross). This inclusion of existing sites as part of the overall allocations recognises that there may be small parcels of land within existing sites which may contribute to new economic development and/or that some of the existing sites could get redeveloped during the plan period. Their allocation also provides further protection against pressures that may arise from other types of development on such sites.

6.99 As the new provision is largely focused on locations where industrial or business sites already exist, not all Service Centres will have an allocation. This is particularly true of the RSCs. The NLP site assessment work concluded that if the role of the RSCs is to be truly achieved then ensuring opportunities for economic development closer to where people live is essential. Although some RSCs have established multi-unit employment sites already in existence, in the absence of specific funding and delivery proposals future development is likely to come forward in the form of single units. Allocating new sites, in the absence of clear public or private funding proposals is therefore likely to hinder rather than assist economic growth in the RSCs unless multi-unit sites already exist. For this reason wholly new sites have not been allocated in the RSCs and applications for B1, B2 and B8 (including certain sui generis uses) will be determined in accordance with Policy S03 and LU12.

**Retail:**

6.100 The USCs are the County's main **shopping** centres. Furthermore, Aberystwyth has a regional role in relation to shopping, which reflects its role generally in Mid Wales and the fact that it is the largest town within

Ceredigion. A number of the USCs also serve large areas outside the County, particularly Cardigan, Lampeter and Llandysul. Large retail development (see Policies LU18-LU19 for definition) should be located within the USCs. In addition to providing a range of shops and goods, USCs also provide an important focus for cultural activity, tourism and service provision – all of which add to the character, vitality and viability of the centre.

- 6.101 The interest in relation to retail development in recent years has primarily related to Aberystwyth, Cardigan and Lampeter. Retail Needs Assessments were undertaken for these three USCs to provide the LPA with a better indication as to these needs and requirements:
- 6.102 The Aberystwyth Retail Needs Planning Study (CACI, 2007) recommends land use allocations to assist with delivery in relation to retail needs particularly as competition for other land uses will be high.
- 6.103 In Cardigan the ‘Cardigan and Lampeter Retail Needs Planning Study (CACI, 2008) and Cardigan and Lampeter Bulky Goods Needs Study Addendum (CACI, 2009)’ Assessments recognise that the recent permission at **FEC Bath House** means that the identified need is already partly provided for; however, a small level of allocation could be provided.
- 6.104 Therefore as a result of the retail needs assessments and the regeneration documents four Mixed Use sites (M0301, M0302, M0303 and M0201), combining retailing and other uses (incl. entertainment, restaurants, offices and housing), are allocated in the LDP for Aberystwyth and Cardigan. Policies S02, LU18 and LU19 will apply to these allocated sites. The need for allocated sites in relation to Aberystwyth and Cardigan is further detailed in Appendix 6.
- 6.105 **MAC 1/9** 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.
- 6.106 In the remaining USCs retail interest and pressures are also much lower and a policy approach provides for a more responsive means of dealing with retail needs as they arise in line with Policy S02-S04, Policy LU18 and Policy LU20.
- 6.107 The role of the RSCs in providing for a choice in daily convenience good needs should be strengthened. Local retail facilities help reduce the number and length of journeys made, reduce elements of social exclusion and help create a better quality of life for residents. The aim is to strengthen the ability of these more rural Settlement Groups to cater for their own daily needs, through strengthening the provision in the RSC. Proposals should however primarily serve local needs and should not be of a scale which

would draw customers from further afield who would be more sustainably served through a nearer RSC or indeed USC (see Policy S03).

- 6.108 The role of local convenience shops and small scale retail provision within the ‘Linked Settlements’ is recognised as being important, especially for goods which serve day to day needs. The further loss of village shops and post offices will be resisted. In order to ensure the survival of rural shops, new approaches in provision may be required (Policy S04).

**Tourism and leisure uses:**

- 6.109 Tourism and leisure uses often require bespoke provision, reflecting the nature of the proposal, and are far more difficult to predict and provide for in terms of allocations in the absence of known schemes. Any future growth in tourism and leisure facilities will therefore be dealt with at the time of an application, in line with Policies S01-S04 and detailed policies set out in Section 7 of the LDP, rather than through site allocation (see Policies LU14 – LU17, LU22 and LU24).

- 6.110 The exception to this is where stated in the Settlement Group Statement (Allocated Site Schedules) that the provision of open space is required, or where, development of the site requires the relocation or redevelopment of an existing community or leisure facility as part of the overall development.

**Agriculture:**

- 6.111 Agriculture (which includes fisheries) is also an important employment sector within Ceredigion. Whilst employment in agriculture does not affect the demand for future allocated employment sites, continued restructuring of the sector may present opportunities and challenges. The LPA will therefore need to be able to respond to these changes as they occur and will predominantly rely on national policies to determine such applications (see Para 7.61 Section 7).

**Bespoke employment sectors:**

- 6.112 The airport at Blaenannerch (**West Wales Airport**) in the South of the County serves a supporting role to the local economy. The curtilage of the airport is shown on the Proposals Map and has been included as a Mixed Use allocation in the LDP (site M0801) in recognition of the Welsh Government’s continued support for this facility. Details of the acceptable mix of uses on site are scheduled in the Settlement Group Statement for Aberporth/Parcllyn.

- 6.113 **MAC 1/84** 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 (**FEC MNA0701**). No identified needs exist in relation to **land allocations for** other types of mineral provision for this plan period.

**Growth Opportunities for Other Sectors:**

- 6.114 As has already been noted, housing and employment provide the greatest pressure in relation to growth during the plan period.
- 6.115 However, if the LDP is to respond in a strategic way to the particular need to improve sustainability Countywide then there are a number of other matters that are important to acknowledge and address in order for the Strategy to be achieved.
- 6.116 The LDP will therefore encourage development which helps provide for **growth in other sectors**, to balance economic and housing growth. This includes growth in relation to:
- 6.117 **Community (including education):** Predominantly such needs will be met through policy provision (Policy LU22). However, specific needs known at the time of drafting the LDP have been catered for through allocations. Specifically:
- student accommodation at Aberystwyth (site M0306),
  - an Integrated Health Centre in Tregaron (site M0701); and
  - an education provision as part of site M0305 in Aberystwyth.
- 6.118 The justification for these allocations **FEC areas** further explained in Appendix 6. Detailed requirements and **FEC constraints** which need to be taken into account at the time of planning application are set out in the Settlement Group Statements (see Allocated Sites Schedules).
- 6.119 **Transport:** Predominantly such needs will be met through policy provision (see Policies DM03 and DM04). However, specific needs known at the time of drafting the LDP have been catered for through the following allocations:
- Rhydyfelin Park and Ride (Aberystwyth Settlement Group) – site T0301;
  - Bow Street Railway Station and Parking (Bow Street Settlement Group) - site T0901; and
  - Dovey Junction Improvement access road (Talybont Settlement Group) - site T2101.
- 6.120 The justification for these allocations **FEC areas** further explained in Appendix 6. Detailed requirements and constraints to be taken into account at the time of planning application are set out in the Settlement Group Statements (see Allocated Sites Schedule).
- 6.121 The scale of such growth should relate to the economic and housing growth proposed for that location through the LDP, see Policies S01, S02, S03 and S04. This should ensure that any potential negative impacts on the existing community and the Welsh language are minimised, and that where possible development would have a positive effect on the sustainability of the community and Welsh language.

## Achieving Sustainable Development

6.122 Whatever the type of growth, it will need to be achieved in a sustainable manner and have due regard and consideration to matters including:

- design, context of surroundings, matters relating to community, Welsh Language, health and wellbeing (see Policies DM06 – DM10);
- the environment and climate change, including, biodiversity, landscape and natural resources, energy and minerals (see Policies LU25 – LU32 and DM11 – DM23); and
- the availability of adequate infrastructure and services (utility, waste, transport etc) (see Policies LU31 – **FEC LU32**, DM03 – DM04 and DM12 – DM13).

6.123 All these matters are addressed through specific policies in Section 7 and 8.

6.124 The Strategy is summarised in the following box and further illustrated in the Key Diagram:

### **The Strategy:**

The Strategy is to improve the sustainability of the County, including protecting and enhancing the County's environment and resources, and to ensure that through change the County is made more resilient economically, socially and environmentally.

To ensure sustainable development is achieved the Strategy will strengthen Ceredigion's network of town and rural settlement communities and the Welsh language through the use of focused growth.

Growth will therefore be focused on the Service Centres (Urban Service Centres and Rural Service Centres) whilst recognising that some opportunity will remain for locations other than these Centres.

The Strategy embraces change and provides for projected housing and economic growth. This includes providing for affordable housing and a wide range of housing needs.

In terms of the projected housing growth this will be achieved by providing opportunity for:

- At least 51% of this growth in the Urban Service Centres (USCs);
- 24% of this growth in the Rural Service Centres (RSCs); and
- **MAC 1/79** 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)<sup>2</sup>.

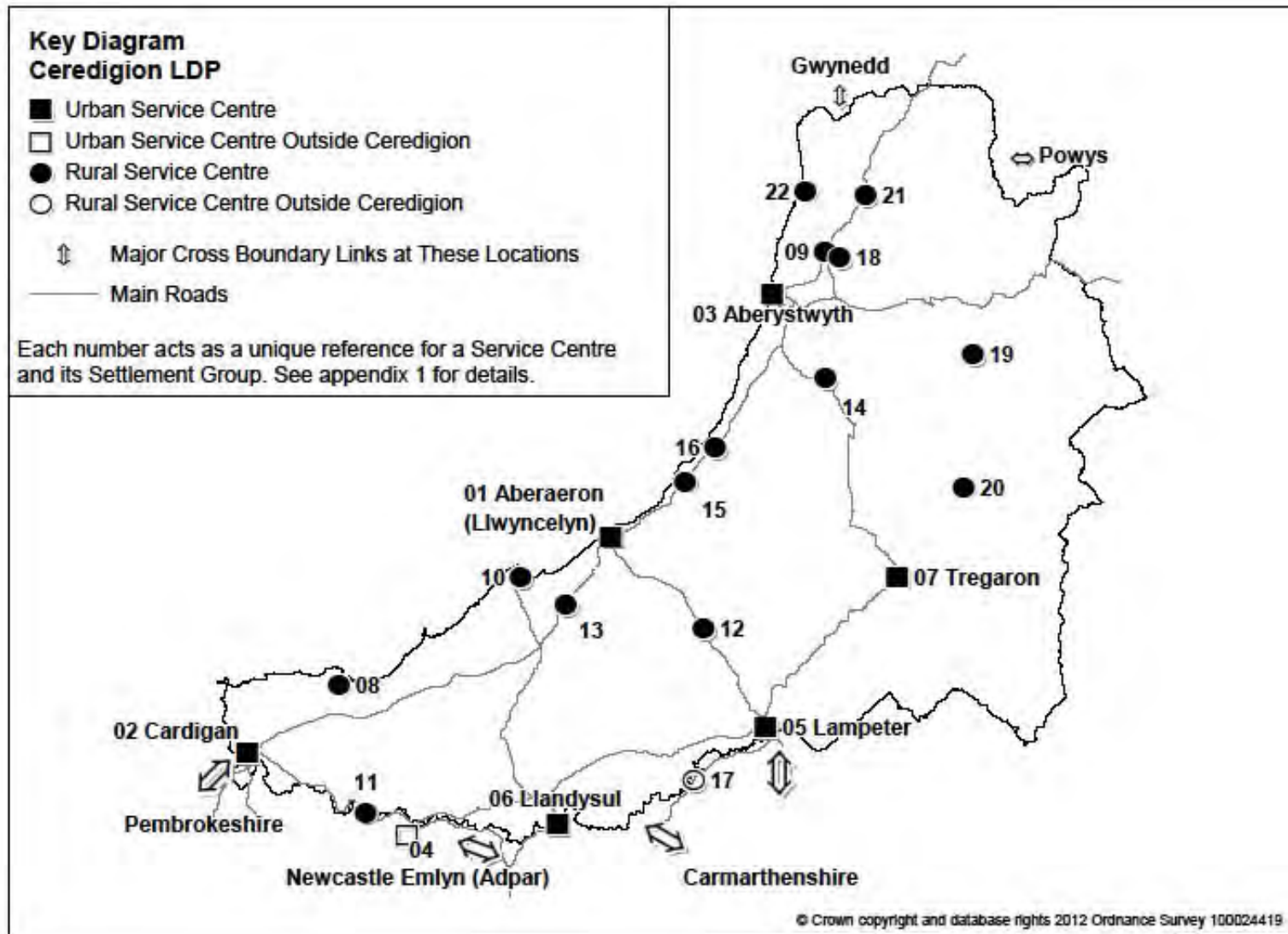
In terms of employment it means:

- increasing the opportunities for people to work closer to where they live by having a permissive policy in relation to employment proposals throughout the county; and
- providing specific site allocations for land uses which require a 'business or industrial park' type location, or which would benefit from mixed use sites (such as for retail or community purposes).

It is important also that other facilities, services and infrastructure come forward that support the role of the various settlements that exist in the County reducing the overall need to travel and further

<sup>2</sup> **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.**

| improving the sustainability of the County. |





## Strategy Policies:

### Policy S01: Sustainable Growth

Growth will be focused to deliver stronger, more sustainable communities and this will be achieved by providing opportunity for development as follows:

1. **MAC 1/78** ~~Up to 6640~~ **Approximately 6589** dwellings in order to meet the projected growth of 6000 units (detailed Table 6.1). This will be achieved in a sustainable manner through the following distribution:
  - a. At least 51% in the Urban Service Centres in line with Policy S02 on allocated sites as set out in Appendix 2, the Settlement Group Statements and shown on the Proposals Map and on 'windfall sites';
  - b. 24% in the Rural Service Centres on allocated sites as set out in Appendix 2, the Settlement Group Statements and shown on the Proposals Map in line with Policy S03; and
  - c. **MAC 1/79** 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.<sup>3</sup>
2. Employment opportunities to provide for 4000 jobs across the County in a sustainable manner in line with Policies S02, S03 and S04, either on:
  - a. **MAC 1/9** 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
  - b. **MAC 1/5** **Sites that have not been allocated** ~~Windfall sites~~ in accordance with policies LU11-LU21.
3. **MAC 1/5** Other types of development on allocated sites as set out in the Settlement Group Statements and shown on the Proposals Map and also on **sites that have not been allocated** 'windfall' ~~sites~~ provided in accordance with Plan Policy.

In delivering this growth, the County's environment and resources are protected and enhanced.

Objectives: **FEC 1-18.**

<sup>3</sup> **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.**

- 6.125 As set out in para 6.124 the Strategy is to improve the sustainability of the County. The key to achieving this Strategy is the creation of sustainable communities.
- 6.126 Through focused growth the Strategy provides opportunities for a range of jobs, homes, services and facilities to come forward which will improve sustainability across the County.
- 6.127 The scale of this growth and its broad distribution are set out in Policy S01, the main strands of which are housing and economic growth.
- 6.128 Settlements classified as Urban Service Centres (USC), Rural Service Centres (RSC) or Linked Settlements are listed in Appendix 1. Locations not named in Appendix 1 are mainly open countryside with a scattering of small settlements, where development will be strictly controlled.
- 6.129 **MAC 1/78** 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 **6589** ~~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.

**MAC 1/78** **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**

- 6.130 Table 6.1 shows how this provision can be met through a combination of commitments, allocations, windfall and non-allocated sites. Policies S02, S03 and S04 detail how and where this provision will be permitted. Appendix 2 sets out in detail the projected need and opportunities provided for each Settlement Group, its Service Centre and its 'Linked Settlements and Other Locations'. Appendix 2 is updated monthly in terms of commitments and can be viewed on the Council's Planning website.

Table 6.1:

	a	b	c	d	e	f	g
	<b>Project ed Growth</b>	<b>Development Opportunity relied upon to deliver (b):</b>					
<b>MAC 1/85</b>	Anticipated provision based on a need of 6000	<b>Commitments as of 31<sup>st</sup> August 2010</b>	Land Allocations relied upon to deliver <b>(b) (a)</b>	<b>Windfall relied upon to deliver (b) (a)</b>	<b>Non-allocated allowance relied upon to deliver (b) (a)</b>	<b>Flexibility Allowance</b>	<b>Total Development Opportunity to deliver (b) (a)</b>
<b>USC</b>	3041	946	1870	225	0	413	3454
<b>RSC</b>	1437	389	1034	0	0	<b>MAC 1/85 236190</b>	<b>MAC 1/85 16591613</b>
<b>Linked Settlements &amp; Other Locations (incl TAN 6 units)</b>	1522	1173	0	0	349	0	1522
<b>Total</b>	6000	2508	2904	225	349	<b>MAC 1/85 649603</b>	<b>MAC 1/85 65896635</b>

- 6.131 The provision of housing without allied employment opportunities would clearly not be sustainable (Criterion 2). Accordingly the plan also allows opportunity for the creation of 4000 jobs (see para 6.87). These jobs can come forward either, in line with Policies S02-S04, through the allocated sites (see Settlement Group **FEC** Statements and Proposals Map) or as windfall through the plan policies (see LU11 – LU21 and Settlement Group Statements). The additional policy based approach to employment provision regarding windfall sites is important because of the rural nature of the area with 60% of the population living outside of the USCs, the small scale of enterprises and the need to capture all appropriate job creation projects. Policy S01 also shows how allocations are split between the County's two Travel To Work Areas of Aberystwyth and Cardigan.
- 6.132 It is important that people have access to other facilities close to where they live to reduce the need to travel (Criterion 3). This makes it easier for people to meet their needs within a close proximity and improve the sense of community. For that reason the plan provides support for such facilities (existing and proposed) both through allocated sites and on windfall sites based on assessment against policies.
- 6.133 Where other specific needs were known at the time of writing the plan (e.g. minerals), the plan provides certainty as far as it can regarding the delivery of the needs through specific land allocations (Criterion 3). All allocations are detailed in the Settlement Group Statements part of the LDP (**FEC** Volume 2**A**) and are also illustrated on the Proposals Map. They are also listed for ease of reference in Appendix 6 of the LDP. Specific requirements relevant to the planning application stage in relation to allocations are set out in the 'Allocated Sites Schedule' part of the Settlement Group Statements.
- 6.134 Policies in the 'Development Management Section of the Plan and some of the Policies in Section 8: 'Specific Types of Land Use Proposals' will ensure that growth is achieved in a sustainable manner, protecting and enhancing the environment and improving the County's resilience.

**Policy S02:**

**Development in Urban Service Centres (USCs)**

Urban Service Centres provide sustainable locations where development will be permitted which:

1. In relation to Aberystwyth;
  - a. Contributes to the maintenance of its national significance and its role as a strategic centre for Mid Wales; and
  - b. Supports current objectives and action plans relating to its Strategic Regeneration Status;

OR

2. In relation to Cardigan, Lampeter, Llandysul, Aberaeron and Tregaron:
  - a. Contributes to their overall sub-regional role as set out in the Settlement Group Statements; and
  - b. Contributes to their regeneration strategies, where these exist;

AND

3. In relation to all USCs:
  - a. Is within the defined settlement boundary (see Proposals Map), accords with the provisions of the Settlement Group Statement and satisfies all other Plan policies.

Objectives: **FEC 1-5, 7-9, 11, 16, 17**

- 6.135 The Urban Service Centres (USCs) are the primary focus for development in the Ceredigion LDP Strategy.
- 6.136 The USCs are the most sustainable locations for development given that they have a critical mass in terms of employment and services (see para 6.18-6.22). It is for this reason that the majority of development during the plan period is directed towards them.
- 6.137 The USCs are listed in **Appendix 1**. Further detail regarding the role and function of each USC is set out in the individual Settlement Group Statements (LDP, **FEC** Volume **2A**).
- 6.138 **Aberystwyth** has a pre-eminent role which is acknowledged nationally, including in the Wales Spatial Plan (see para 6.19). This role is supported through its national designation as a Strategic Regeneration Area (SRA) and is furthered in the LDP through providing for the main concentration of both housing and employment opportunities. The SRA has no defined boundary. However any applications, which may have a positive or negative effect on the objectives of the SRA Action Plan, either in isolation or cumulatively, and **are** either within or outside of the Aberystwyth Settlement Group, will therefore need to have full regard to the Action plan's objectives.
- 6.139 Where Regeneration Strategies exist for the **other USCs** these provide a flavour of the individual characteristics of the USC (see para 6.23). Current Regeneration Strategies can be viewed on the Council's website and will be updated as appropriate.
- 6.140 These Regeneration Strategies are often qualitative rather than quantitative and therefore provide a guide as to what could be achieved rather than a certainty regarding the acceptability of a specific planning application.

- 6.141 A **settlement boundary** is provided for each USC to make clear the acceptable geographical spread of development. It is expected that all development will come forward within the USC settlement boundary.
- 6.142 **Land allocations** have been included to meet a range of different needs within each of the USCs, as shown on the Proposals Map. Details and requirements regarding allocated sites are scheduled in the Settlement Group Statements (see the Allocated Site Schedules section).
- 6.143 Existing commitments and **allocations** exist to meet the majority of the projected growth for a variety of uses in the USCs (retail, housing, offices, etc.). However, given that they are the most sustainable locations for development, no upper growth limit is fixed for any type of development in the USCs.
- 6.144 **MAC 1/5** Within the USC, land that has not been allocated is referred to as a **windfall site in relation to housing developments and as a site that has not been allocated in terms of all other development types. Windfall development or development on land which has not been specifically allocated development**, including housing, which comes forward will be accepted subject to the proposal being in line with other policies in the LDP. Particular requirements or constraints which may affect windfall **such** sites are set out in the Settlement Group Statement.
- 6.145 **Appendix 2** provides an indication as to how the potential level of housing development could be accommodated in terms of commitments, allocations, and windfall within each USC. This information is kept up to date on a monthly basis on the Council's planning website.
- 6.146 **MAC 1/5** The Settlement Group Statement sets out specifics in relation to each USC, including any requirements at the planning application stage in relation to each allocated site (See Allocated Site Schedule) and also in relation to any windfall **and non-allocated site** development.

**Policy S03:****Development in Rural Service Centres (RSCs)**

Focusing development in Rural Service Centres will improve the sustainability of rural areas and therefore development will be permitted as follows in the Rural Service Centre:

1. Housing development in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of:
  - a. allocated sites (see Settlement Group Statement and Proposals Map) up to the housing provision levels set out in Appendix 2 (column b); and
  - b. 'windfall' sites;

2. **MAC 1/5** Employment development in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of allocated sites (see Settlement Group Statement and Proposals Map) and **on sites that have not been allocated.** 'windfall'. Windfall sites **Development on sites that have not been allocated** should be no greater than 'medium' in scale;
3. Retail development only where it provides opportunities for an improved choice of convenience goods; and
4. Other development types which will support the Rural Service Centre's function in line with the Settlement Group Statement.

**MAC 1/86** 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

➤ Objectives: **FEC** 1-5, 7-9, 11, 16, 17

- 6.147 The Rural Service Centres (RSCs) have an important role to play in improving the sustainability of the whole geographic area in which they are set and the County in general. As such they are the secondary focus for development as part of the Strategy because of their role in providing to a greater or lesser extent for the day to day needs of their wider area (see para 6.26-6.28). By bolstering the role of the RSCs through the concentration of development, they will increasingly become a focus for the provision of services and infrastructure. This will improve the sense of community and make it easier for people living in each area to meet their needs locally.
- 6.148 The RSCs are listed in **Appendix 1**. Their individual role and function are further set out in the Settlement Group Statements (LDP, **FEC** Volume 2A).
- 6.149 Each RSC has a **settlement boundary** to set the acceptable limits of residential development. However, acknowledging the more rural context of RSCs over USCs, opportunity is additionally provided for development types other than general housing to also come forward beyond the boundary if suitable locations are not available within the boundary. This is to encourage and facilitate the creation of community uses and facilities

together with employment opportunities. Additionally, rural exceptions sites or 'affordable housing only' sites may come forward in RSCs immediately outside of the settlement boundary in accordance with TAN 2 and Policy S05 provided a clear need has been demonstrated for the development. For the purposes of Policy S03 'adjacent' means 'immediately next to'.

- 6.150 **MAC 1/5** In relation to RSCs any land that has not been allocated is referred to as a **windfall site in terms of housing development and a non allocated site in terms of all other development types**. Windfall Development which comes forward **on a windfall site or on sites that have not been allocated**, whether for housing, employment or other types of uses, will be accepted subject to the proposal being in line with other Plan policies (including Criterion 1 above in relation to housing, see para 6.151 below for further clarification). Particular requirements or constraints which may affect **windfall such** sites are set out in the Settlement Group Statement.
- 6.151 In the RSCs it is important that **housing** development comes forward but equally important that the overall scale does not exceed that which has currently been assessed as sustainable. As such, in the RSCs development on allocated sites will cumulatively only be permitted up to the levels set out in Appendix 2 for each RSC (see column b).
- 6.152 **Appendix 2** also clarifies how the level of housing development projected for the RSC could be delivered - in the majority this can be met through commitments and allocations (see Settlement Group Statement and Proposals Map). Development will not be permitted once the number in column b has been reached in relation to current commitments, the only exception to this will be with regard to small windfall sites (see para 6.153 below). An update of Appendix 2 will be available monthly on the Council's Planning website setting out the current up to date position in relation to the remaining projected need and commitments.
- 6.153 The scope for **windfall** within the defined settlement boundaries of the RSCs is generally limited, more often to single figures. However, the LA acknowledge that windfall sites may have some role in helping to deliver the level of projected housing set out in Appendix 2 by adding to the flexibility. Therefore, windfall sites for 1 or 2 dwellings will be permitted where development would comply with other policies of the Plan.
- 6.154 Renewal of previous or current planning permissions in the RSCs is not guaranteed, see Policy LU05.
- 6.155 **MAC 1/5 'Employment development'** in the context of Criterion 2 of this Policy relates to B1, B2 and B8 uses (and sui generis uses that complement these B class uses). Some of the RSCs have employment allocations for these use classes either within the RSC or nearby (see Settlement Group Statement and Proposals Map). In order to ensure that employment opportunities support the role of the RSC limits are placed on the scale of **windfall** development **that comes forward on land not**



**allocated in the LDP.** In relation to **windfall such** employment development under Criterion 2 of this policy 'medium scale' is defined as development with a gross floor space of no more than 2500sq. m. Other economic development uses are covered by Criterion 3 (shopping) or 4 (leisure, tourism, etc.).

- 6.156 In relation to **shopping opportunities** (Criterion 3) it is expected that RSCs will only provide for day to day needs. It is not expected that they compete with the USCs or draw people to the area that are not already there. As such the policy supports the expansion of 'convenience' shopping but not the creation of comparison opportunities at RSCs. No specific retail allocations are provided for any of the RSCs.
- 6.157 **Other uses** (Criterion 4) could include leisure or community uses amongst others. It is important that these uses support the role of the RSC and are of a scale appropriate to its role and function.
- 6.158 **MAC 1/5** The Settlement Group Statement sets out specifics in relation to each RSC, including any requirements at the planning application stage in relation to each allocated site (see Allocated Site Schedule) and also generally in relation to any windfall development **(in relation to housing) and development on sites that have not been allocated in relation to all other development types.**

#### **Policy S04:**

##### **Development in 'Linked Settlements and Other Locations'**

Locations other than the Service Centres (Urban or Rural) require a degree of development to meet the needs of existing communities. However they are less sustainable and therefore development in 'Linked Settlements and Other Locations' will only be permitted where:

1. It does not result in the loss of services and facilities unless there is adequate provision in an adjacent settlement or Service Centre;
2. In the case of housing development:
  - a. General housing provision will only be permitted in the 'Linked Settlements'. All 'Other Locations' are inappropriate for housing development unless justified on the basis that it meets a demonstrated:
    - i. unmet affordable housing need in the locality and accords with Policy S05; or
    - ii. need for a rural enterprise dwelling in line with TAN 6.
  - b. The overall level of development within the 'Linked

Settlements and Other Locations' does not exceed its provision as set out in Appendix 2 (column b);

- c. It comes forward at a rate no greater than the proportionate rate of development in the relevant Service Centre (Urban or Rural) as set out in Appendix 2 (column a);
- d. In the 'Linked Settlements' only, it does not cumulatively exceed 12% of the existing level of housing as at 2007 in that 'Linked Settlement' (see Appendix 5) unless justified on the basis that it meets a demonstrated:
  - i. **MAC 1/87** unmet affordable housing need in the locality **and accords in line with Policy S05 and its accompanying explanatory text;** or
  - ii. need for a rural enterprise dwelling in line with TAN 6.

OR

- 3. In the case of economic development is:
  - a. proposed on an allocated site as set out in the Settlement Group Statements and shown on the Proposals Map; or
  - b. **MAC 1/5** a 'windfall' site **that has not been allocated** and either:
    - i. of a 'small scale' meeting a specific local need; or
    - ii. accords with TAN 6 requirements in terms of a rural enterprise.

AND

**MAC 1/88 In all Cases**

- 4. In terms of its physical location, regardless of development type:
  - a. In a 'Linked Settlement' it is located within or immediately adjacent to the substantive built form; or
  - b. In 'Other Locations' it either accords with the requirements of TAN 6 or in terms of affordable housing it is located immediately adjacent to existing groups of dwellings in line with the intentions of Para 9.2.22 of PPW and TAN 2, Para 10.13.

Objectives: **FEC 1-5, 7-9, 11, 16, 17**

6.159 All parts of the County which have not been identified as a Service Centre (Urban or Rural) are captured by this Policy and are referred to collectively as 'Linked Settlements and Other Locations'. Some of these areas have

been defined in the LDP as 'Linked Settlements' and are listed in Appendix 1 (see Para 6.34 for how these were chosen). Anywhere not defined as a Service Centre or 'Linked Settlement' in Appendix 1 are referred to as 'Other Locations' and is mainly open countryside but with a number of small settlements and development at such locations must be strictly controlled. It is expected that these 'Linked Settlements' along with the 'Other Locations' will look to a Service Centre to meet their needs and as such their communities are seen as 'linked' to one or other of the USCs or RSCs.

- 6.160 Any development that occurs outside of the Service Centres should predominantly focus on the 'Linked Settlements'. However, the LDP recognises that there will be circumstances which accord with PPW (TAN 6) where specific types of development in '**Other Locations**' could be acceptable, including dwellings for agricultural workers, rural enterprise, farm diversification for economic gain and other similar uses. Such provisions are covered by national guidance and have not been repeated in Policy S04 other than for the **FEC** cross references in criteria 2(a)(ii), 3(b)(ii) and 4b.
- 6.161 **General market** housing will not be permitted in these 'Other Locations' as they are the least sustainable places (Criterion 2a). The only means of securing that housing meets the needs of existing local communities is by restricting it to rural enterprise dwellings or affordable housing only. For these reasons and for the purposes of the Ceredigion LDP, PPW Para 9.2.22 should be read as relating to affordable housing only – not open market housing. Housing development in the 'Other Locations' will therefore only be permitted if either it can be justified in accordance with TAN 6 as a rural enterprise dwelling or where a need can be demonstrated for an affordable dwelling. The justification for the affordable dwelling should also demonstrate that the unmet need cannot be met in a nearby Service Centre or 'Linked Settlement'. However, the fact that need exists for an affordable unit does not override the requirement that development should be sustainably located. Affordable units must therefore be located within or immediately adjacent to existing groups of dwellings in line with the intentions of Para 9.2.22 of PPW and TAN 2, Para 10.13 (Criterion 4b).
- 6.162 The '**Linked Settlements**' are often less coherent in their built form than larger settlements. For this and other reasons the LDP has not sought to assign settlement boundaries to 'Linked Settlements'. It is important that development comes forward in a way which improves the physical/visual coherence of the buildings comprising the settlement and to that end the policy requires that to be acceptable, development must be located within or adjacent to the substantive built form of the 'Linked Settlement' (Criterion 4a). In other words development must be located within or immediately adjacent to a group of dwellings clearly identifiable as part of the settlement concerned. For the purposes of Policy S04 'adjacent' means 'immediately next to' and should result in no vacant land between it and the built form, including that of very large gardens.

6.163 In terms of **Housing**:

6.164 Given the reason for allowing development in the 'Linked Settlements and Other Locations', namely to help meet some of the needs of the existing populations, it is important that the rate of development both overall in the 'Linked Settlements and Other Locations' and in any one 'Linked Settlement' is managed.

6.165 For that reason Appendix 2 (**FEC see** Criterion 2b) sets a limit to development for the 'Linked Settlements and Other Locations' collectively for each Settlement Group (see Appendix 2, column b). Development will not be permitted, whether in a 'Linked Settlement' or in an 'Other Location' once the number in column b has been reached in relation to commitments. The only exception to this would be in relation to TAN 6 dwellings. This exception is necessary because, where a need has been demonstrated in accordance with the requirements of TAN 6, that need is immediate and cannot be provided for at another location. Therefore even if the housing number has been reached in terms of commitments – a justified TAN 6 dwelling will still be permitted. TAN 6 dwellings, as do the affordable **FEC** dwellings permitted in 'Other Locations', form part of the count in relation to how many commitments there are in the 'Linked Settlements and Other Locations' and what capacity remains to permit more units. Column c will change over time as further applications are granted or existing applications lapse and is therefore updated monthly on the Council's Planning website.

6.166 It is important that in the 'Linked Settlements and Other Locations' development does not come forward disproportionately to that in the Service Centre. The 'Linked Settlements and Other Locations' are regarded as less sustainable than Service Centres but as still having some limited development need, including for housing, either in acknowledgement of their settlement character and community role or as a result of specific needs such as agricultural workers dwellings. This provision is seen as acceptable within the context of the improved sustainability Countywide which will result from the strengthening of the Service Centres, especially that of the RSCs. For that reason it is important that housing development in the 'Linked Settlements' is not at a higher rate than that of its Service Centre (Criterion 2c). Appendix 2 sets out the proportional split within each Settlement Group (column a). That proportional split should be achieved and maintained during the plan period. A monthly update is provided on the Council's Planning website as to the actual split to see if Column a is being achieved.

6.167 Development in any one 'Linked Settlement' is also restricted by an upper limit (Criterion 2d). The limit applied is up to 12% over the number of dwellings which already existed at April 2007. The number of dwellings at each 'Linked Settlement' as of April 2007 is set out in Appendix 5, along with the 12% limit. The only exception to this is if there is a demonstrated unmet need for affordable housing in the locality or where need has been demonstrated in relation to a TAN 6 dwelling. However, no open market housing will be permitted over the 12% limit. This limit ensures that

development is broadly proportional to the existing population while allowing some flexibility as to where within the Settlement Group, but outside of the Service Centre, the housing comes forward. However, a 'Linked Settlement' can only grow by up to 12% if there remains capacity within the provision set for the 'Linked Settlements and Other Locations' for its Settlement Group (with the exception of TAN 6 units).

The following text provides Guidance on applying Criterion 2:

### **Applying Criterion 2:**

Applications for rural enterprise dwellings which accord with TAN 6 and the Plan policies will be permitted (see para 6.165 above). The following text is not therefore applicable to TAN 6 units.

For all other housing applications the following check should be undertaken prior to submission of an application:

For applications relating to development within or immediately adjoining a '**Linked Settlement**':

- Firstly 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;
  - **Capacity** remains?
    - Proceed to checking your application against Criterion 2c.
  - **No capacity** remains?
    - Application will be **refused**.
- Then check whether the application complies with **Criterion 2c**. Is the balance between provision in the Service Centre and the 'Linked Settlements and Other Locations' in line with that set in column a of Appendix 2 (see on-line monthly update of Appendix 2 on Council's Planning website)? For example, if 75% of the housing should be in the Service Centre and 25% should be in 'Linked Settlements and Other Locations' and currently the commitments are 30 in the Service Centre and 20 elsewhere the current balance is 60%:40% and the balance sought is not being met and this would result in a refusal.

- The **balance is** being achieved and maintained?
  - Proceed to checking your application against Criterion 2d.
- The **balance is not** being achieved?
  - Application will be **refused**.
- Then check whether the application complies with **Criterion 2d**. Has that 'Linked Settlement' reached its 12% limit (see on-line monthly update of Appendix 5 on Council's Planning website). For example, if the 12% limit would allow for up to a further 10 units in that settlement, an application will be refused if the number of commitments is currently at 10 units unless it is for an affordable house or a TAN 6 dwelling;
  - **Headroom** remains?
    - Application will be permitted provided all other criteria in Policy S04 are met along with other Plan policies.
  - **No headroom** remains?
    - Application will be **refused** unless it is for an affordable house or TAN 6 unit (as per the requirements of the policy).

For affordable housing applications in '**Other Locations**':

- **MAC 1/89** Firstly establish demonstrable unmet affordable housing need in the locality in line with Policy S05 and its accompanying explanatory text.
- Firstly Secondly **FEC** 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;
  - **Capacity** remains?
    - Proceed to checking your application against Criterion 2c.
  - **No capacity** remains?
    - Application will be **refused**.
- Then check whether the application complies with **Criterion 2c**. Is the balance between provision in the

Service Centre and the 'Linked Settlements and Other Locations' in line with that set in column a of Appendix 2 (see on-line monthly update of Appendix 2 on Council's Planning website)? For example, if 75% of the housing should be in the Service Centre and 25% should be in 'Linked Settlements and Other Locations' and currently the commitments are 30 in the Service Centre and 20 elsewhere the current balance is 60%:40% and the balance sought is not being met and this would result in a refusal.

- The **balance is** being achieved?
  - Application will be permitted provided all other criteria in Policy S04 are met (incl. **balance** and **capacity**) along with other Plan policies.
- The **balance is not** being achieved?
  - Application will be **refused**.

For open market housing applications in '**Other Locations**':

- Application is contrary to Policy and will be **refused**.

6.168 Renewal of previous or current planning permissions in the 'Linked Settlements and Other Locations' is not guaranteed, see Policy LU05.

6.169 In terms of **economic development**:

6.170 In relation to Criterion 3, economic development covers all aspects of the economy, including retail, leisure and tourism. Small scale in the context of Criterion 3 is as follows:

- B1, B2 or B8 employment development with a gross floor space of less than 1500 sq meters;
- Leisure development with a gross floor space of less than 500sq meters;
- Retail development with a gross floor space of less than 250 sq meters; and
- Tourism developments commensurate with the scale of the settlement in which it is proposed. There is no defined amount of land area which can be applied to the size of tourism developments as these vary on a site by site or type of development basis.

**Policy S05:**  
**Affordable Housing**  
**MAC 1/90**

The LDP policies and allocations aim to secure in the region of 1100 affordable homes by:

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;
  - i. 9% Discount For Sale @ 70% Market Value: **and**
  - ii. 32% @ 50% Market Value (both 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 local need and deliverability)**
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:
  - 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
  - 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.**
3. Permitting 100% affordable housing sites where justified by evidence of unmet affordable local need provided the location of the development is in line with Policies S02, S03 and S04. Rural housing exception sites will only be permitted in relation to RSCs, 'Linked Settlements' and 'Other Locations'.

The occupancy of all affordable housing will be controlled in perpetuity in accordance with Appendix 4 of the Plan.

Developments which include affordable housing or propose 100% affordable housing must provide adequate information to indicate the plot location, plot size, build standard and property type of the



affordable units. If there is insufficient information to determine the value of the unit at completion, the application will be refused.

Developers seeking to negotiate a reduction in affordable housing provision will need to submit details to show lack of viability for the specific site.

Objectives: **FEC1-5, 7, 8, 16**

- 6.171 Policy S05 sets out the Affordable Housing Target for Ceredigion and creates the opportunity for provision of housing to meet a range of affordable needs in both urban and rural areas of Ceredigion. The policy will ensure the transparency of planning proposals for affordable housing and also help satisfy Objectives 1 and 8.
- 6.172 By 'all housing development' the policy refers to allocated, windfall, and non-allocated housing development. This includes conversion as well as new build.
- 6.173 The justification for requiring 20% affordable housing on all sites along with the type of need to be provided has been set out in para 6.75-6.78.
- 6.174 Criterion 2 is an important element of the policy in view of the relatively small number of large developments occurring in Ceredigion where the full mix of affordable housing set out in this Criterion could be provided in its entirety. The negotiation of varied on-site provision will therefore be considered where the threshold requirement would deliver part-units rather than whole units. This will be based upon achieving 'equivalent value' to the 20% numerical threshold at the required split of housing types (used to assess viability of affordable housing provision). The 'equivalent value' is 10% of Open Market Value (OMV) of the development as valued at the time of application. The mix of Affordable Housing provided on site to the value of 10% of OMV of the development in these circumstances should fill gaps in affordable housing to meet needs in the locality at the time of application, as agreed with the Local Authority with reference to the Local Housing Authority (regarding current needs) and to the existing affordable housing stock. The formula ensures that the value of affordable housing provision pro rata required of the developer is standardised and equivalent. However, where the equivalent value provision would still result in a balance of part units, the LPA will usually require developers to make up part units to whole units with the LPA using money from the commuted sums fund to assist the developer in funding the balance needed to do so. In some instances the LPA will use its discretion to accept the balance of value as a commuted sum. The LA will provide interim reckoning tools and guidance to simplify these negotiations. These will be incorporated in SPG.
- 6.175 The various options for using any commuted sum funds will be illustrated in SPG: 'Affordable Housing'. Early discussion with the LPA is advised where alternative provisions will be necessary.

- 6.176 In Criterion 3, 100% affordable rural housing exceptions sites, TAN 2, requires rural exceptions sites to be within or adjoining existing rural settlements which would not otherwise be released for market housing. The principle of allowing affordable housing exceptions including 100% exception sites is to meet local affordable needs to help sustain rural communities, consistent with PPW, Section 9 and TAN 6.
- 6.177 Occupancy criteria for Affordable Housing are set out in Appendix 4: 'Affordable Housing' and are incorporated in the Section 106 agreement applied to the land granted planning consent in relation to all private developments.
- 6.178 Details of relevant cascade mechanisms for qualification to occupy affordable housing according to respective tenures are set out in Appendix 4: 'Affordable Housing' and will be incorporated in each specific Section 106 agreement in relation to all private developments.
- 6.179 The policy seeks to avoid grant of consent for affordable housing which is of inappropriate proportion and design. '(See 'Physical Characteristic requirements' in Appendix 4.)
- 6.180 Developers are encouraged to consider the range of means by which the affordable housing requirement may be met and to discuss these in the pre-application stage. If the developer is partnering an RSL in the delivery of the affordable housing the affordable properties will need to meet the Code for Sustainable Homes standards required by the RSL.
- 6.181 SPG/application guidelines will be provided on matters to be taken into account in preparing a planning application with sufficient information to allow an initial assessment of the value of the completed unit against which applicants would need to qualify to occupy.



**Annex 2**  
**MAC 1/16**

**Policy LU05**

The LPA proposes to reword Policy LU05 and its supporting text. The following wording therefore replaces in full the wording of Policy LU05 as it appears in the Deposit Version (as amended by Focused Changes):

**Policy LU05: Securing the Delivery of Housing Development**

**To ensure the genuine availability of land to meet the identified housing number set out in Policy S01 of the LDP:**

- 1. The LPA will, where appropriate, seek a staged release in relation to allocated sites. Applications in relation to allocated sites may therefore initially be granted for a lesser number of units than that which is applied for and/or the overall number of units set out for the site in the Settlement Group Statement. Where appropriate, this approach may also be applied to non-allocated and windfall sites; and**
- 2. Additionally, in relation to Rural Service Centres (RSCs), Linked Settlements and Other Locations:**
  - a. Short planning permissions will be issued at the discretion of the LPA;**
  - b. Housing development in RSCs may, and in Linked Settlements and Other Locations will, be conditioned with completion dates; and**
  - c. Outline, Reserve Matters and Full consents will not be renewed except with strong justification.**

**Objective: 1**

- 7.30 Policy LU05 is intended to improve delivery of completed housing rather than of planning consents.
- 7.31 Housing development in Ceredigion has different characteristics to that in more urban Counties. It is not dominated by the large volume builders and includes a large number of individual landowners who apply for planning permission. There has been a tendency to secure planning consents in a settlement without the clear intent to implement or deliver the units in the foreseeable future. Moreover, there has been a permissive approach in place to the renewal of planning consents. Planning consents have also been preserved as being extant by virtue of 'technical starts' which sustain a different agenda, in some instances, for obtaining planning consent other than to secure a commercial intention to build. All these factors are tending to hamper genuine housing delivery and responsiveness to immediate

~~needs. The application of a condition requiring development to be substantially complete by a certain date is a reasonable response to these problems. Applicants can however apply for a variation of the condition where justified to allow more time to complete.~~

- 7.32 The policy will aid the LA in securing a genuine five year land supply as required by the Joint Housing Land Assessments published ~~the Assembly~~ **by Welsh Government.**

**Please Note:** The following new paragraphs do not replace paragraphs 7.33 to 7.38 of the Local Development Plan Volume 1 Deposit Document – these paragraph numbers will increase by the appropriate number.

**Criterion 1 of the Policy sets out that allocated sites will usually be granted permission in a number of stages. This staged approach is to ensure delivery of housing to meet needs identified by the LDP. This is to ensure where development of that 1<sup>st</sup> stage does not come forward that delivery on other sites is not impeded by the existing permission. This allows some control in ensuring that the remainder of each site is only permitted as and when the 1<sup>st</sup> stage has been significantly completed. This ensures that all permissions do not get tied up on one site which ends up becoming extant and therefore preventing the release of further permissions but at the same time leaving a gap in the actual delivery and provision of housing in that Service Centre. The number of stages appropriate for each allocated site will be determined at the pre-application stage in discussion with the applicant taking into account current commitments and delivery within the Service Centre along with any specific requirements in relation to the delivery of the allocated site in question. The LPA thus 81 specified that there will be sites where staged release will not be necessary, appropriate or relevant and that early discussion with the LPA prior to submitting any application will help establish whether staged release is to be applied. This staged approach does not preclude the need for a clear masterplan to be submitted by the applicant upfront at stage 1 regarding the overall layout of the whole allocated site.**

**This ‘staged’ approach will also be applied to non-allocated and windfall sites where appropriate. For example, where a windfall site is large, the LPA would apply the same staged approach as it would to allocated sites. Pre-application discussion at the earliest opportunity should be undertaken by the applicant to determine whether the LPA will seek a staged approach in relation to the non-allocated or windfall site.**

**The need for this staged approach should not be confused with the need to ‘phase’ development over the plan period. The ‘phasing’ of development looks at development coming forward gradually throughout the plan period in order to minimize the potential impacts of new development. The need for ‘phasing’ is therefore a separate matter to ‘delivery’ and is further addressed in policy DM01 and the relevant Settlement Group Statements.**

**Criterion 2 of the Policy does not apply to Urban Service Centres (USCs) because development in the USCs is for the most part undertaken by the development industry rather than by private landowners. The intention of the criterion is not to penalize those with genuine intent to build, nor to create obstacles for larger sites or any other site where construction complexity or practical difficulties arise which cause unforeseen delay to operations. Moreover, the LPA wishes to encourage development in the USCs, which are the most sustainable locations for development.**

**Short planning permissions:**

**The standard default term for a planning consent in the Town and Country Planning Act (1990) is 3 years for outline and a further 2 years for Reserved Matters or five years for a Full planning consent. Alongside other management tools identified in the policy, the LPA will exercise discretion to issue short planning permissions so as to indicate that it expects applicants to be prepared to execute a consent expeditiously. The length of the permission will vary between applications, taking into account the nature of that individual development and will be discussed with the applicant at the time of application, preferably as part of pre-application discussion.**

**Completion Date Condition**

**In respect of applying a completion date condition, the LPA will do this as set out in the policy. This measure is intended to deal with a clearly identified barrier to the delivery of rural housing in Ceredigion (that is, outside the USCs). The application of a completion date condition to residential development is intended to resist land banking and inappropriate speculative planning applications. In Rural Service Centres it will not be applied as a matter of course, but it may be appropriate where there is evidence that existing consents are not being progressed. Applying a completion date condition to secure early completion of newer applications will be one measure to promote genuine development whilst other measures are taken up to deal with the non-completion of existing consents (see reference to completion notices below).**

**In the case of 'Linked Settlements and Other Locations', the application of a completion date condition will be appropriate, consistent with development meeting immediate housing need as stipulated in Policy S04.**

**The non-completion of a development by the due date would render any further works after that date 'unauthorised'. The effect would be that a planning permission with a 'technical start' could not be preserved in perpetuity but would need a further application to determine whether or not it could proceed. The latest planning policy would be used to determine such an application, with no automatic presumption in favour. The criterion will apply to general and affordable housing.**

**Applicants can however apply for a variation of the condition where justified to allow more time to complete.**

**The completion condition should be seen as part of a package of measures and is necessary because the shorter permissions alone won't secure the delivery of permissions into dwellings being built.**

#### **Renewals of planning consent:**

**In Rural Service Centres outline applications are not encouraged, particularly where the principle of development is established in the case of an allocated housing site, but where they are made there will be an expectation of their being followed through with Reserved Matters applications, which signal a readiness and commitment to carry out the development. Where available consents are all taken up renewal applications will be considered positively only where this does not perpetuate a situation which has failed to deliver housing.**

**In Linked Settlements, the assumption is that applications for housing will meet current need in the existing community. Outline applications will therefore be seen as speculative and will not be renewed other than in exceptional circumstances at the discretion of the LPA. There will therefore be an expectation that a Reserve Matters or Full application will be submitted and the property constructed within the lifetime of the permission. Failure to do so will attract the potential reversion of planning status to that of its former use.**

**Outside Service Centres and Linked Settlements applications will be appropriate only where justified on grounds of local affordable need or under TAN 6 and are in line with all requirements set out in Policy S04. It follows that these will not be speculative developments. Applications for agricultural worker/rural enterprise dwellings etc will be considered under TAN 6, with the relevant financial and functional tests applied. Criterion 2 of Policy LU05 does not therefore apply to TAN 6 applications.**

**In Rural Service Centres, Linked Settlements and Other Locations renewals of Reserved Matters or Full consents will only be considered where there is evidence of unforeseen circumstances having prevented the build. 'Unforeseen circumstances' do not include a change in commercial lending practices that frustrated the original development unless the applicant can provide evidence of finances in place to commence any development agreed as subject of a renewed consent.**

#### **Completion Notices**

**A separate mechanism is available to the LPA in terms of dealing with permissions that have become extant (started but not completed). Where there is no identified ongoing resolution of site issues, Completion Notices may be served by the LPA in USCs and elsewhere, where there is no evidence of genuine efforts to progress the development. As a standard means available to help with genuine**

**housing delivery. LPAs are empowered under Section 94 of the Town and Country Planning Act 1990, to issue Completion Notices. However, the LPA considers it is important to signal intent in the LDP that this action will or may be taken in specific circumstances depending on locality.**





**Annex 3**  
MAC 1/39

## Policy LU26

Delete existing wording of Policy LU26 as it appears in the Deposit Version (as amended by Focused Changes) and replace with:

**Policy LU26:****Large and Medium Sized Wind Farms**

**Large (over 25MW installed capacity) and Medium sized (5-25 MW installed capacity) wind farms will not be permitted in Ceredigion outside the TAN 8 SSA D boundary (see Proposals Map). The development of wind farms within the TAN 8 SSA D boundary will be considered first within the defined preferred area (see the Proposals Map) and favourable consideration given to proposals outside the preferred area only where the potential operational yield for the whole of SSA D cannot be delivered from within the preferred area; in the latter case such proposals will be considered against the sensitivity ranking of these other areas within SSA D as set out in paragraph 7.187. In all cases development must satisfy the other 5 criteria set out below and should also have regard to the requirements of policies DM 18 and DM 21.**

**Development should:**

- 1. not give rise to adverse cumulative visual impacts by virtue of incongruous variation in turbine design.**
- 2. not undermine significant tourism projects and associated income streams.**
- 3. not give rise to unmanageable health and safety risks for recreational and other users of the area within the SSA.**
- 4. ensure that satisfactory mitigation can be made for the potential detrimental cumulative effects within Ceredigion of construction and maintenance traffic, in particular of abnormal loads on:
  - i. the amenity, health and safety of communities that lie on the delivery routes;**
  - ii. and infrastructure fabric****
- 5. include a suitable scheme for decommissioning at the end of the operational design life of the facility and associated infrastructure.**

Delete existing wording of Policy LU26 Reasons paragraph 7.187 (all other paragraphs not affected) as it appears in the Deposit Version (as amended by Focused Changes) and replace with:

**7.187** The preferred area of search is shown on the Proposals Map. This is taken from the 'TAN 8 Annex D study of SSA D: Nant-y-Moch – Final Report, April 2007. This ranked the technically feasible areas within SSA D by sensitivity as set out in Table 10, page 45 of their report, reproduced below. The preferred area selected by the LPA reflects these rankings. To the extent that it is necessary in accordance with policy LU26 to consider areas outside the preferred area then these will be considered by reference to the sensitivity rankings in Table 10. However the Arup report had regard to land not within SSA D and also to land which although within SSA D is not within Ceredigion. This can be seen by reference to the Arup Figure 12a on page 48 of the report which is also reproduced below. Accordingly policy will operate by reference to Table 10 but subject to the requirement that, to be considered, land referred to in Table 10 must also be within Ceredigion and within SSA D as identified from Figure 12a.

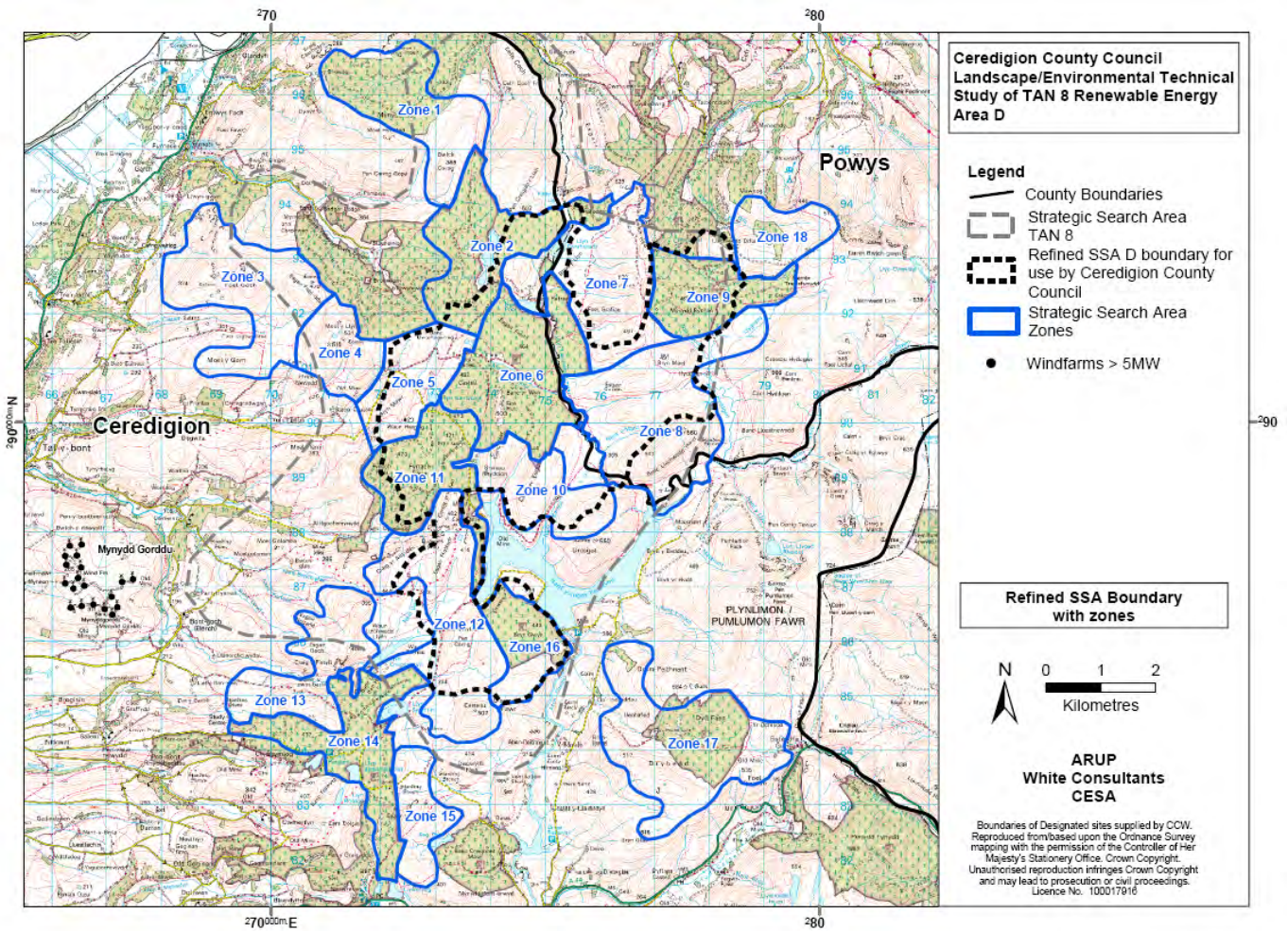
AND insert the following Table and Map below Policy LU26 Reasons, paragraph 7.187:

**Figure 7.1: Extracted Table 10 Page 45 Arup Report 2007**

<b>Zone</b>	<b>Zone Name</b>	<b>Summary rank</b>	<b>Approx. Capacity (MW)</b>	<b>Cum Cap</b>
11	Fynach Fawr	1	17	17
6	Banc yr Wyn	2	34	51
9	Mynydd Bychan	3	17	68
8	Plynlimon Moorlands – Banc Llechwedd Mawr	4	32	100
10	Cefn yr Esgair	5	17	117
12	Esgair Ffosfodr	6	16	133
5	Bryn Mawr	7	19	152
16	Nant-y-Moch Resr SE	8	9	161
2	Llyn Conach	9	36	197
13	Esgair Goch	10	9	206
7	Plynlimon Moorlands – Foel Fras	11	36	242
17	Drybedd	12	14	256
18	Plynlimon Moorlands – Llechwedd Diflas	12	11	267
14	Llyn Blaenmelindwr	14	8	275
15	Esgair Gorlan	15	4	279
4	Moel y Llyn	16	11	290

1	Mynydd Ddu	17	23	313
3	Foel Goch and Moel Garn	18	34	347

Figure 7.2: Extracted Figure 12a Page 48 Arup Report 2007





**ANNEX 4**

This document does not contain an Annex 4



## **Annex 5 MAC 1/48**

Delete current policy wording for Policies DM01 and DM02 and paragraphs 8.4 through to 8.25 (as they appear in the Deposit Version + focused changes) and replace with the following revised policy DM01 and text. The Plan will not contain a Policy DM02:

### **Sustainable Development**

#### **Managing the Impacts of development on Communities and the Welsh Language.**

**With 54.8% of the resident population possessing an understanding of the Welsh language it is an important part of the social fabric of communities within Ceredigion and should remain so.**

**Key to this is sustaining existing communities coupled with the use of Welsh as the medium of primary school education. Underpinning the Strategy therefore is the basic principle that the best means of maintaining the vitality of the Welsh language is by sustaining communities. With such a large proportion of the existing population living in rural settlements a Strategy that supports rural as well as urban communities is vital for the health of the Language.**

**The LDP, along with national guidance, offers a number of policy approaches which although not directly related to the Welsh language, will have a positive impact. National guidance (which is subject to periodic review) includes:**

- **Planning Policy Wales: Chapter 4 Planning for Sustainability.**
- **Technical Advice Note 7: Outdoor Advertising Control.**
- **Technical Advice Note 20: The Welsh Language.**

**Probably of most importance to sustaining local communities and strengthening the language is the need to promote healthy local economies, thus providing opportunities for people to remain within the County rather than seeking jobs elsewhere. The Strategy recognises that with a large proportion of the population already living in rural settlements, encouraging economic opportunities close to where people live will have a positive effect on the vibrancy of the community and the Welsh language (see Policies S01 to 04).**

**The type of development being proposed is important if the needs of the local community are to be met. LDP Policies S01-S05 will help ensure that the right level and type of need is met.**

**It is also important that the rate at which the development comes forward allows the development to be absorbed without damaging the character of the community. The rate of development can have both a positive and negative effect on communities and their Welsh language. 'Phasing' provides a useful tool for controlling the rate at which development occurs helping to ensure**



that community cohesion is sustained enabling the growth to be absorbed by the community. Whereas a development of say 10 residential units would be out of scale with the existing settlement if built in 1 year, building 2 a year may well be an acceptable rate and not out of scale. This is all about an appropriate 'rate' of development.

**Policy S05: Affordable Housing** is another LDP policy that will indirectly help support the existing communities and the Welsh language. This is because of the occupancy requirements attached to affordable housing, where local connection is one of the potential qualifying criteria. If the occupants are from within Ceredigion there is a strong likelihood that many of them will have an understanding of the Welsh language, particularly if they have been educated in Ceredigion.

Other policies which will help in protecting and sustaining cultural aspects and Welsh language include LDP Policy DM08 which relates to bilingual signs and Policy DM19 which requires consideration to be given to the cultural landscape in determining planning proposals.

**Policy DM01: Managing the Impacts of development on Communities and the Welsh Language**

To enable the LPA to make an informed decision on whether proposed development is likely to have a negative impact on the social, linguistic or cultural cohesion of communities, a Community and Linguistic Impact Assessment will be required for applications:

1. Where it would result in new housing development:
  - a. in Linked Settlements coming forward at a rate greater than 4% of the dwelling count as of 1<sup>st</sup> April 2007 in any rolling 5 year period,
  - b. in Service Centres coming forward at a rate faster than that referred to in the Settlement Group Statement (if specified),
2. For all other types of development where the scale of development differs from that permitted under policies S03 and S04.

**Objectives: 1 – 6, 8, 11, 16, 18**

While it is intended that all of the measures outlined in the paragraphs which preceded this policy will offer implicit support to communities and the Welsh language, in order to be able to make an informed decision on planning applications, comprehensive information may be required on the likely effects of developments on the community and the Welsh language.

In relation to housing specifically, the LPA have identified within the individual Settlement Group Statements for Aberaeron (Llwyncelyn), Felinfach/Ystrad Aeron, Llanilar, Llanrhystud, Pontarfynach, Pontrhydfendigaid and Talybont that 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. Phasing should not be confused with the need for the 'staged release' of a specific site which is about ensuring the delivery of a site (see Policy LU05). As rate of development is not necessarily an issue in relation to all Settlements such references have only been included in the Settlement Group Statements where rate is considered to be an issue.

Policy DM01 therefore provides the tool by which developers and the LPA can gain information, where necessary, about the likely effect of development on the community and Welsh language which in turn makes it possible to determine how any impacts may best be addressed. This information will be sought in relation to applications where development, if permitted, would come forward at a rate or scale different to that envisaged and set out in Criteria 1 and 2 of Policy DM01.

In order to be able to make an informed decision on the effects of a proposed development on the social, linguistic or cultural fabric of communities in those instances the LPA will prepare the SPG: 'Community and the Welsh Language'. In determining planning applications their impact on communities should be considered in a holistic manner, giving due regard to the Welsh language as an integral part of community activity and life.

Pre-application advice should be sought from the LPA as to whether an Assessment should be provided.

Generally the LPA will only ask for a Community and Linguistic Impact Assessment if it is captured by Criterion 1 or 2 of Policy DM01.

The LPA will provide a monthly update of the level of growth experienced by Linked Settlements to indicate how close they are to reaching the growth rate of 4% within the current rolling 5 year period. Where the proportional level of growth does not sum to a whole number the LA will round to the nearest whole number.

If, in the opinion of the LPA, there is a likelihood that the development would have a negative effect on the community and/or on the Welsh language, and that this effect cannot be mitigated, the LPA may refuse the application. However, in the first instance the LPA will look for mitigation measures or a variance to the proposal which will help reduce potential effects.



**Annex 6 – Appendix 1 (Volume 1) (as consulted upon in July 2012)**

MAC 1/70

Delete Appendix 1 of Volume 1 in its entirety and replace with new Version as below (which is the July 2012 consultation version).

Please note that the version below (July 2012 Version) may be affected by further individual MACs set out in this MACs report.

**Table App 1: Settlement Strategy for Distribution of Growth: Urban and Rural Service Centres Settlement Groups**

(Numbers represent the unique number given to each USC/RSC which then act as the identifier for each settlement group)

**Consultation Explanatory text (to be removed from Final Version of LDP):** This is a not a new Appendix. However changes are being proposed in response to some of the Matters Arising from Hearing Session 1-3 and the changes are therefore the subject of this consultation. The changes result in the removal of certain settlements from the 'Linked settlements' list. Those settlements are shown with the strikethrough and will now be subject of policies in the Plan that deal with 'Other Locations'

Urban Service Centres (Towns)	01 Aberaeron (Llwyncelyn)	02 Cardigan	03 Aberystwyth /Llanbadarn Fawr /Waunfawr /Penparcau <del>Blaengeuffordd</del>	04 Newcastle Emlyn, [Carms] (Adpar)	05 Lampeter	06 Llandysul	07 Tregaron
<b>Urban Linked Settlements</b>	Aberarth Ciliau Aeron Ffossyffin Pennant <del>Tanerdy</del>	Ferwig Gwbort Llangoedmor Llechryd Penyparc	Blaenplwyf Capel Bangor <del>Capel Dewi (N)</del> Capel Seion <del>Clarach</del> Commins Coch Goginan Llanfarian Llangorwen <del>Pant-y-crug</del>  Rhydyfelin	Betws Ifan Beulah Brongest Bryngwyn Cwm Cou <del>Glynarthen</del>  Llandyfriog	Betws Bledrws Cellan/Fisher's Arms <del>Cwmsychpant</del>  Cwrtnewydd Drefach Gorsgoch <del>Llanfair</del> <del>Glydogau</del> Llangybi <del>Llanwennog</del> Llanwnen Llwynygroes  Silian	Aberbanc <del>Bwlch-y-groes</del> Capel Dewi (S)  Coedybryn Croeslan Ffostrasol  Henllan Horeb Maesymeillion <del>Pantolwen</del> Penrhiwllan Pentrellwyn/Gorrig <del>Pontsian</del> Prengwyn Rhydlewis Rhydowen Talgarreg <del>Tregroes</del>	Bronnant Llanddeuwi Brefi Llangeitho <del>Stag's Head</del>
<b>Linked Settlements outside LA area</b> <i>Please note no analysis has been carried out on these settlements as they are outside of the LA area</i>		**Cilgerran **Eglwysrwrw **St Dogmael's		**Abercych  ***Capel Iwan ***Cwmhiraeth ***Cwmpengraig ***Drefach Felindre  ***Drefelin ***Penboyr ***Pentrecagall ***Waungilwen	***Caeo ***Crug y Bar  ***Cwmann ***Ffald y Brenin  ***Ffarmers ***Pumpsaint	***Banc y Ffordd  ***Llangeler  ***Pentrecwrt  ***Pontwelly  ***Rhos  ***Saron	

Rural Service Centres	08 Aberporth / Parcllyn	09 Bow St	10 New Quay	11 Cenarth	12 Felinfach/Ystrad Aeron	13 Llanarth	14 Llanilar	15 Llanon
<b>Rural Linked Settlements</b>	Blaenannerch  <u>Blaencelyn</u>  Blaenporth Brynhoffnant Llangrannog  <u>Pentregat</u> Pontgarreg Sarnau Tanygroes Tresaith	Llandrē	Caerwedros Cross Inn (New Quay) <u>Llwyndafydd</u> Maenygroes  <u>Nantornis</u> Pentre'r Bryn Plwmp	Llandygydd  <u>Ponhirwau</u>	<del>Abermeurig</del>  <del>Bwlch-Ilan</del>  Cilcennin <u>Creuddyn Bridge</u>  Cribyn  Dihewyd Talsarn <u>Temple Bar</u>	Gilfachreda  Oakford  Mydroilyn  <u>Synod Inn</u>	<del>Abermagwŷ</del>  Cnwch Coch  Llanafan Llanfihangely  Creuddyn  Lledrod	Bethania  Cross Inn (Llanon)  Nebo <u>Penuwē</u>
<b>Linked settlements outside LA area</b> <i>Please note no analysis has been carried out on these settlements as they are outside of the LA area</i>				**Boncath				

	16	17	18	19	20	21	22
Rural Service Centres	Llanrhystud	Llanybydder	Penrhyncoch	Devil's Bridge	Pontrhydfendigaid	Talybont	Borth
<b>Rural Linked Settlements</b>	<del>Llanddeiniog</del> ↓ Llangwryfon	Alltyblacca  Highmead	<del>Cwmsymlog</del> <del>Penbontrhydybed</del> <del>dau Salem</del>  <del>Penrhiwnewydd</del>	Ponterwyd	Pontrhydygroes  <del>Swyddfynnon</del>  Ysbyty Ystwyth Ystrad Meurig	<del>Bontgoch</del> <del>Craig y</del> <del>Penrhyn</del> Eglwysfach <del>Furnace</del> <del>Glandyfi</del> <del>Llanecynfel</del> in Tre'r Ddol Tre Taliesin	Dolybont Ynyslas
<b>Linked Settlements outside LA area</b> <i>Please note no analysis has been carried out on these settlements as they are outside of the LA area</i>		***Rhydymerau ***Llanllwni ***Pencarreg					

\*\* 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.

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.



**Annex 7 – Appendix 2 (Volume 1) (as consulted upon in July 2012)**

MAC 1/71

**Table App 2: Ceredigion LDP Housing Allowance Breakdown (2007-2022)**

Delete Appendix 2 of Volume 1 in its entirety and replace with new Version as below (which is the July 2012 consultation version).

Please note that the version below (July 2012 Version) may be affected by further individual MACs set out in this MACs report.

**Consultation Explanatory text (to be removed from Final Version of LDP):** This is a not a new Appendix. However changes are being proposed in response to some of the Matters Arising from Hearing Session 1-3 and the changes are therefore the subject of this consultation. The changes result in the addition of detailed information. This does not however change the housing numbers set out for each Service Centre and Settlement Group overall as expressed in the Deposit Version and the Focused Changes Version.

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Groups		% Split for each Settlement Group	Anticipated provision based on a need of 6000	Commitments as of 31 <sup>st</sup> August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
<b>Aberaeron (Llwyncelyn)</b>	Settlement Group <b>Service Centre</b>	100.0	197	93						
	Linked Settlements & Other Locations	<b>66.5</b>	<b>131</b>	<b>45</b>	86	0	0	0	22	<b>153</b>
		33.5	66	48			18			66
<b>Cardigan</b>	Settlement Group <b>Service Centre</b>	100.0	564	387						
	Linked Settlements & Other Locations	<b>74.5</b>	<b>420</b>	<b>274</b>	146	0	0	0	0	<b>420</b>
		25.5	144	113			31			144
<b>Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr</b>	Settlement Group <b>Service Centre</b>	100.0	2058	478						
	Linked Settlements & Other Locations	<b>91.2</b>	<b>1877</b>	<b>389</b>	1263	225	0	275	0	<b>2152</b>
		8.8	181	89			92			181
<b>Newcastle Emlyn (Adpar)</b>	Settlement Group <b>Service Centre</b>	100.0	142	100						
		<b>38.0</b>	<b>54</b>	<b>19</b>	35	0	0	0	0	<b>54</b>



Ceredigion Local Development Plan

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Groups		% Split for each Settlement Group	Anticipated provision based on a need of 6000	Commitments as of 31 <sup>st</sup> August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
	Linked Settlements & Other Locations	62.0	88	81			7			88
Lampeter	Settlement Group Service Centre	100.0	352	186						
	Linked Settlements & Other Locations	65.6	231	94	137	0	0	0	99	330
		34.4	121	92			29			121
Llandysul	Settlement Group Service Centre	100.0	442	291						
	Linked Settlements & Other Locations	51.1	226	101	125	0	0	0	1	227
		48.9	216	190			26			216
Tregaron	Settlement Group Service Centre	100.0	176	82						
	Linked Settlements & Other Locations	58.0	102	24	78	0	0	0	16	118
		42.0	74	58		0	16			74
Aberporth/Parcllyn	Settlement Group Service Centre	100.0	332	140						
	Linked Settlements & Other Locations	66.3	220	49	171	0	0	0	0	220
		33.7	112	91			21			112
Bow Street	Settlement Group Service Centre	100.0	119	37						
	Linked	84.0	100	27	73	0	0	0	5	105
		16.0	19	10			9			19

Ceredigion Local Development Plan

	Projected Growth		Development Opportunity relied upon to deliver (b):							
	a	b	c	d	e	f	g	h	i	
Settlement Groups	% Split for each Settlement Group	Anticipated provision based on a need of 6000	Commitments as of 31 <sup>st</sup> August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)	
Settlements & Other Locations										
<b>New Quay</b>	Settlement Group <b>Service Centre</b>	100.0 <b>64.8</b>	233 <b>151</b>	120 <b>51</b>	100	0	0	0	102	<b>253</b>
	Linked Settlements & Other Locations	35.2	82	69			13			82
<b>Cenarth</b>	Settlement Group <b>Service Centre</b>	100.0 <b>75.4</b>	65 <b>49</b>	24 <b>13</b>	36	0	0	0	2	<b>51</b>
	Linked Settlements & Other Locations	24.6	16	11			5			16
<b>Felinfach/ Ystrad Aeron</b>	Settlement Group <b>Service Centre</b>	100.0 <b>63.3</b>	177 <b>112</b>	74 <b>20</b>	92	0	0	0	<b>MAC 1/91</b> <b>3278</b>	<b>MAC 1/91</b> <b>14490</b>
	Linked Settlements & Other Locations	36.7	65	54			11			65
<b>Llanarth</b>	Settlement Group <b>Service Centre</b>	100.0 <b>67.0</b>	115 <b>77</b>	50 <b>19</b>	58	0	0	0	10	<b>87</b>
	Linked Settlements & Other Locations	33.0	38	31			7			38
<b>Llanilar</b>	Settlement Group <b>Service Centre</b>	100.0 <b>69.8</b>	179 <b>125</b>	94 <b>49</b>	76	0	0	0	8	<b>133</b>

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		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Groups		% Split for each Settlement Group	Anticipated provision based on a need of 6000	Commitments as of 31 <sup>st</sup> August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
	Linked Settlements & Other Locations	30.2	54	45			9			54
Llanon	Settlement Group	100.0	147	74						
	<b>Service Centre</b>	<b>73.5</b>	<b>108</b>	<b>43</b>	65	0	0	0	20	<b>128</b>
	Linked Settlements & Other Locations	26.5	39	31			8			39
Llanrhystud	Settlement Group	100.0	123	60						
	<b>Service Centre</b>	<b>78.9</b>	<b>97</b>	<b>41</b>	56	0	0	0	3	<b>100</b>
	Other Locations	21.1	26	19			7			26
Llanybydder*	Settlement Group	100.0	23	7						
	<b>Service Centre</b>	<b>60.9</b>	<b>14</b>	<b>0</b>	0	0	0	0	0	<b>0</b>
	Linked Settlements & Other Locations	39.1	9	7			2			9
Penrhyncoch	Settlement Group	100.0	120	49						
	<b>Service Centre</b>	<b>87.5</b>	<b>105</b>	<b>42</b>	63	0	0	0	1	<b>106</b>
	Linked Settlements & Other Locations	12.5	15	7			8			15
Devils Bridge	Settlement Group	100.0	102	51						
	<b>Service Centre</b>	<b>46.1</b>	<b>47</b>	<b>2</b>	45	0	0	0	1	<b>48</b>
	Linked Settlements & Other	53.9	55	49			6			55

Ceredigion Local Development Plan

	Projected Growth		Development Opportunity relied upon to deliver (b):							
	a	b	c	d	e	f	g	h	i	
Settlement Groups	% Split for each Settlement Group	Anticipated provision based on a need of 6000	Commitments as of 31 <sup>st</sup> August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)	
Locations										
Pontrhydfendigaid	Settlement Group Service Centre Linked Settlements & Other Locations	100.0 64.0 36.0	114 73 41	48 14 34	59	0	0	0	4	77 41
Talybont	Settlement Group Service Centre Linked Settlements & Other Locations	100.0 64.1 35.9	131 84 47	50 12 38	72	0	0	0	13	97 47
Borth	Settlement Group Service Centre Linked Settlements & Other Locations	100.0 84.3 15.7	89 75 14	13 7 6	68	0	0	0	3	78 14
<b>Total</b>		<b>6000</b>	<b>2508</b>	<b>2904</b>	<b>225</b>	<b>349</b>	<b>275</b>	<b>MAC 1/91 32874</b>	<b>MAC 1/91 65896635</b>	
		<b>Total anticipated provision</b>	<b>Total commitments</b>	<b>Total land allocations relied upon to deliver (b)</b>	<b>Total windfall relied upon to deliver (b)</b>	<b>Total non-allocated allowance relied upon to deliver (b)</b>	<b>Total windfall in Service Centre not relied upon to deliver (b)</b>	<b>Total flexibility allowance</b>	<b>Total Development Opportunity relied upon to deliver (b)</b>	

\*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 the settlement needs to be given a notional definition so it is clear how they relate to Ceredigion's settlement hierarchy

## Ceredigion Local Development Plan

NB: The apportionment of housing need to Llanybydder RSC is based on needs arising from its Settlement Group within Ceredigion. Carmarthenshire will make this provision on behalf of Ceredigion. This is therefore an element of the 6000 projected need (column b) for which Ceredigion does not make provision. Therefore although it is shown on the table in column b it is not included in the **MAC 1/91** **66356589** (column i) overall development opportunity.

**Annex 8 – Appendix 3 (Volume 1)****MAC 1/68**

Delete Appendix 3 of Volume 1 in its entirety and replace with the new Version as below

**Monitoring Framework*****Housing*****Population**

The main element that underpins the whole LDP is that the Settlement Strategy is met, particularly in terms of ensuring that growth is provided for at sustainable locations. Monitoring of the Strategy follows from AMRH02 onwards, however it is also necessary to monitor changes in population. Whereas the Strategy sets out where growth is to be provided for, the population projections provide the basis for monitoring whether enough land has been provided in the LDP to help meet growth. Monitoring this population growth allows the LA to consider whether or when additional land needs to be provided. If projections turn out to be lower than anticipated this does not necessarily mean that the LA need remove land from the LDP. If need isn't there then houses don't get developed. However if the need is greater than currently predicted then more land would need to be included at review stage. Therefore the LPA propose to monitor population growth as follows.

<b>Monitoring Reference</b>	<b>AMRH01</b>
<b>Aspect Monitored</b>	Population change
Policies	S01
Level	Local
Target	That population change in the county over the period of the LDP is broadly in line with the forecast change based on population projections
Indicators	Overall numbers of population, HE and non-HE population; average net migration
Source	CCC from Office for National Statistics and other data
When	5 year
Trigger and Actions	A full analysis of population change including new projections will be carried out every five years of the plan period. Population change will be assessed together with the available evidence on change in the number of households and this demographic information will be considered against the policy objectives of the LDP to see whether any specific action needs to be undertaken.

**Settlement Strategy Countywide**

As already mentioned the main aim of the LDP is to ensure that development occurs in the most sustainable places but at the same time ensuring that some opportunity

exists to sustain rural communities. This has led to a distribution strategy in terms of housing being set for the County. The monitoring framework for that Strategy is set out below. However it should be noted that the success or not of achieving the Strategy can only be properly understood if the balance of development at the Settlement Group level is also monitored. This Settlement Group level of monitoring is set out in AMRH03 below and will aid the LA understand the LA's progress in meeting the Countywide Strategy which is measured by AMRH02.

<b>Monitoring Reference</b>	<b>AMRH02</b>
<b>Aspect Monitored</b>	<b>Settlement Strategy Countywide</b>
Policies	S01 – S04
Level	Local
Target	<p>Completions and commitments countywide by the end of the plan period to be:</p> <ul style="list-style-type: none"> <li>• At least 51% in the USCs;</li> <li>• 24% in the RSCs; and</li> <li>• A maximum of 25% in the 'Linked Settlements and Other Locations' and in any event no more than 1522 units.</li> </ul>
Indicators	From the date of adoption the ratio of both completions and commitments across the County as a whole to be moving towards the % split sought Countywide by the end of the plan period.
Source	CCC
When	Annual
Trigger and Actions	<p>From the date of adoption the ratio of both completions and commitments across the County should be moving towards the % split sought Countywide by the end of the plan period.</p> <p>If the annual % split does not move towards the % sought Countywide in any one year of the plan period, an investigation will be triggered to look into the reasons why. Where reasons are unjustified then necessary action will be considered.</p> <p>Note that as information is collected at SG level it will be possible to identify if there are geographical exceptions (for example, if all SGs are working towards the desired balance bar one or two exceptions) that are the cause of the balance not being met countywide.</p>

### **Settlement Strategy Settlement Groups**

As noted under the previous Countywide AMRH02 above, to truly understand whether the Strategy is working the LA must monitor at the Settlement Group level. It

is the sum of the activity at SG level that will give the Countywide performance. It is possible that the Countywide figures are skewed away from the Strategy set as a result of the performance of 1 or a handful of the SGs. By monitoring therefore at the SG level the LA can identify any problem areas that exist and investigate the cause of such deviations. The balance sought within each SG between the SC and the LS/OL has been set out in Appendix 2 of the LDP. It is possible to monitor on a continuous basis the progress that each SG is making towards reaching that target.

<b>Monitoring Reference</b>	<b>AMRH03</b>
<b>Aspect Monitored</b>	<b>Settlement Strategy Settlement Groups</b>
Policies	S01 – S04
Level	Local
Target	Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in Appendix 2 by the end of the plan period.
Indicators	From the date of adoption, within individual Settlement Groups the ratio of both completions and commitments between Service Centre and ‘Linked Settlements and Other Locations’ is in line with or working towards the requirements set out in Appendix 2 of Volume 1 the LDP.
Source	CCC
When	Annual
Trigger and Actions	Where the expected proportional growth is exceeded in the ‘Linked Settlements and Other Locations’, further residential development will be resisted in that Settlement Group, for the ‘Linked Settlement and Other Locations’, until outstanding permissions have either lapsed or been revoked and the commitments reflect or are working towards the proportional split as set out in Appendix 2.

### **Settlement Strategy – Development in ‘Linked Settlements’**

The Strategy recognises the importance of allowing for some development opportunity to occur in locations other than the Service Centres – given the large rural area that Ceredigion covers. It also recognises that the majority of that opportunity should be met within Linked Settlements. However, it also recognises that this should not lead to some Linked Settlements growing disproportionately to their existing size. These settlements are relatively small and the impact of growth on the community and the physical character of the existing settlement can potentially be significant. For this reason the LA have set a cap to ensure that no Linked Settlements grows by more than 12% of its size as at April 1st 2007 (dwelling number).



<b>Monitoring Reference</b>	<b>AMRH04</b>
<b>Aspect Monitored</b>	<b>Settlement Strategy – Development in ‘Linked Settlements’</b>
<b>Policies</b>	S01, S04
<b>Level</b>	Local
<b>Target</b>	Commitments not to result in any one Linked Settlement growing by more than 12% of its size as at April 2007 (as specified in Appendix 5 of Volume 1 of the LDP).
<b>Indicators</b>	From 1st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.
<b>Source</b>	CCC
<b>When</b>	Annual
<b>Trigger and Actions</b>	If the 12% is reached then no further development will be permitted unless justified under Policy S04. If the 12% is not reached but the rate of growth is above 4% as referred to in DM01 then it will trigger an analysis into whether or not there is a valid justification for exceeding the 4% (e.g. affordable housing in line with S04).

#### **Settlement Strategy – Nature of development in ‘Other Locations’**

In terms of housing development, outside of those defined Linked Settlements it should be confined to affordable housing and TAN 6 housing only. It is important that the LA monitor the level and nature therefore of development in these other locations. This will prove useful on a number of counts. If AMRH04 above shows that the balance of development is greater in the other locations than in the Linked Settlements then AMRH06 will help the LPA understand why this is the case and also assist in identifying whether the policy is appropriate or needs to be modified. Also if housing is being permitted for reasons other than for Affordable Housing or TAN 6 then the LPA need to gain an understanding as to whether such development is justified or whether implementation of the policy needs to be addressed.

<b>Monitoring Reference</b>	<b>AMRH05</b>
<b>Aspect Monitored</b>	<b>Settlement Strategy – Nature of development in ‘Other Locations’</b>
<b>Policies</b>	S01, S04
<b>Level</b>	Local
<b>Target</b>	Commitments to be based on demonstrated need for affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units only.
<b>Indicators</b>	From the date of adoption, the type of development permitted.
<b>Source</b>	CCC

<b>When</b>	Annual
<b>Trigger and Actions</b>	Where development occurs that is not affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units, an investigation into the justification for such units will be triggered. Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).

### Housing Land Supply

The LPA is required to have a minimum of a 5 years land supply available at any point in time. The Joint Housing Availability Study provides the forum for establishing whether this land supply exists. The study takes into account allocated sites along with an allowance for windfall and non-allocated sites.

<b>Monitoring Reference</b>	<b>AMRH06</b>
<b>Aspect Monitored</b>	<b>Housing Land Supply</b>
Policies	S01 – S04, LU05
Level	Mandatory
Target	Maintain 5 year supply of housing land as required by TAN 1
Indicators	Housing Land Supply as of 1 <sup>st</sup> April per annum
Source	CCC (through the JHLAS)
When	Annually in arrears as of 1 <sup>st</sup> April
Trigger and Actions	If a shortfall in the 5 year land supply occurs, the LPA will decide upon which actions to take and consult with its JHLA partners. It may be necessary to consider whether or not more land needs to be included within the LDP.

### Delivery of Allocated Housing Sites

This AMR is about monitoring the delivery of allocated sites. This will help identify whether sites that have been allocated are coming forward as anticipated by the LDP at the time of plan production. If sites are not coming forward this will trigger an analysis. The first part of the analysis is to look at AMRH01 to see if the 'need' identified for the County is in fact there. If it isn't then it is not that the allocated sites are failing rather the need isn't there to trigger the release of the sites. If however the need is there as projected then an analysis of individual sites will be needed to see whether there is an issue regarding deliverability that had not been foreseen during the plan preparation. The LPA will then look at whether issues of delivery can be overcome. As a last resort the LPA will review the plan in relation to that particular allocation (allocations) and include new allocations as required to help meet the housing set for a particular Service Centre. The trigger therefore is if delivery of allocated sites is lower than the Council predicted - where this is the case the Council would look at whether there was a reason for this lower level of delivery. Part of that analysis would involve looking at what the completion/supply rate is overall. If

that is down then it is possible that the overall County needs are lower than predicted – and there would not therefore necessarily be an issue with the allocated sites.

<b>Monitoring Reference</b>	<b>AMRH07</b>
<b>Aspect Monitored</b>	<b>Delivery of Allocated Housing Sites</b>
Policies	S01 – S04
Level	Core
Target	40% of allocated sites to be delivered by 31 <sup>st</sup> of March 2017. 100% of allocated sites to be delivered by 31 <sup>st</sup> of March 2022.
Indicators	<ol style="list-style-type: none"> <li>1. Amount of housing development permitted on allocated sites as a % of LDP allocations (ha and units post LDP adoption).</li> <li>2. Amount of housing development completed on allocated sites as a % of LDP allocations (ha and units post LDP adoption).</li> </ol>
Source	CCC (through the JHLAS)
When	Annual
Triggers and Actions	If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered. This will involve an analysis of the relationship between permitted development and completions.

### Housing Development in the Right Locations

This AMR is about ensuring that development occurs in the most sustainable places in line with the Strategy. The Strategy aims to secure this by allocating sites to help facilitate the delivery of the majority of housing that remained uncommitted at 2010. Therefore there is a preference for delivery on allocated sites in relation to what comes forward post adoption to development being permitted on windfall sites.

<b>Monitoring Reference</b>	<b>AMRH08</b>
<b>Aspect Monitored</b>	<b>Housing Development in the Right Locations</b>
Policies	S01 – S03
Level	Core
Target	90 – 100% of requirement for USC and RSC residential development to be met on allocated sites, with the exception of Aberystwyth where 80-90% should be met on allocated sites, post LDP adoption.

Indicators	<ol style="list-style-type: none"> <li>1. Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (ha and units post LDP adoption).</li> <li>2. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (ha and units post LDP adoption).</li> </ol>
Source	CCC (through the JHLAS)
When	Annual
Triggers and Actions	Where the percentages falls below the target for 2 consecutive years for any given Settlement Group an analysis of possible drivers will be undertaken, to understand and action where appropriate measures to reverse the trend.

### Housing Development on Previously Developed Land

National guidance requires that previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. It should however be noted that some brownfield sites have significant ecological value in their own right. This has been taken into account in the choice of allocated sites, however, owing to the rural nature of the county the availability of previously developed land is very limited and therefore, with the exception of a few sites in the Urban Service Centres, all have been allocated on greenfield land. Furthermore, the allocated sites on previously developed land are very limited in size and only account for a small number of units. The amount of development permitted on previously developed land is therefore likely to be relatively low and to be largely accounted for by the conversion of existing buildings to flats. As such, it is expected that windfall development in Aberystwyth is likely to account for the majority of previously development land permitted for development.

<b>Monitoring Reference</b>	<b>AMRH09</b>
<b>Aspect Monitored</b>	<b>Housing Development on Previously Developed Land</b>
Policies	S01 – S04
Level	Core
Target	5% of all residential development permitted and completed to be located on previously developed (brownfield) land.
Indicators	<ol style="list-style-type: none"> <li>1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.</li> </ol>

	2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.
Source	CCC (through the JHLAS)
When	Annual
Triggers and Actions	If at least 4% of all residential development permitted and completed is not located on previously developed (brownfield) land then an investigation will be carried out into the causes of the shortfall in order to see whether the LA can address any barriers to it coming forward.

### Affordable Housing

The number of affordable properties delivered is interrelated with the overall level of development that occurs. Therefore 1100 units can only be achieved if circa 6000 units of housing in total are delivered. Therefore failure to deliver the target is only true if 6000 are delivered and less than 1100 are affordable. It is important therefore that the LPA monitor the level of development in general to see if in proportional terms affordable housing is being delivered in line with the aspirations of the Plan and its policies.

<b>Monitoring Reference</b>	<b>AMRH10</b>
<b>Aspect Monitored</b>	<b>Affordable Housing</b>
Policies	S05
Level	Mandatory
Target	1,100 Affordable Homes Completed (70 per annum) by 2022
Indicators	<ol style="list-style-type: none"> <li>1. The number of net additional affordable and general market dwellings permitted since (1<sup>st</sup> April) 2007.</li> <li>2. The number of net additional affordable and general market dwellings completed since (1<sup>st</sup> April) 2007.</li> </ol>
Source	CCC
When	Annual
Trigger and Actions	Further investigation will be undertaken on this indicator if the outstanding consents/completions of units of affordable housing over a 2 year period fall below the annual required level. Critical to this investigation will be an understanding of the delivery of housing overall

	(see AMRH06 above). Response to this target may need to be taken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.
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### Affordable Housing

Critical to the delivery of affordable housing towards meeting the target of 1100 units is ensuring that all development provides a contribution for 20% affordable housing (this will be on site provision in relation to 3 or more unit sites and a commuted sum in relation to developments of sites for 1 or 2 units). This indicator is about keeping a check on the viability of asking for 20% of all units on site to be affordable. Where all sites are delivering 20% a question arises as to whether the requirement of 20% is too low and should be revised upwards. Similarly, if the average is significantly lower than 20% then it may need to be revised downwards.

<b>Monitoring Reference</b>	<b>AMRH11</b>
<b>Aspect Monitored</b>	<b>Affordable Housing</b>
Policies	S05
Level	Local
Target	Since the adoption of the LDP, at least 20% of all permitted dwellings are affordable units
Indicators	<ol style="list-style-type: none"> <li>1. The proportion of residential applications where a viability challenge is mounted.</li> <li>2. The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges.</li> </ol>
Source	CCC
When	Annual
Trigger and Actions	If more than 20% of sites permitted fail to deliver the required affordable housing in any given year of the Plan period, then an investigation will be triggered into the reasons why. This will be pursued by undertaking an updated viability exercise. The exercise will recommend a viable Affordable Housing % yield. A calculation will also need to be made by the District Valuer Service of the equivalent % Gross Development Value.

### Type of Affordable Housing

The LHNA sets out the split in terms of the different types of affordable housing required across the County if housing needs are to be provided for. This AMR therefore allows the Council to measure progress in providing for the various needs

identified by that Report. Where the balance remains inappropriate it provides opportunity to correct this in relation to future applications received.

<b>Monitoring Reference</b>	<b>AMRH12</b>
<b>Aspect Monitored</b>	<b>Type of Affordable Housing</b>
Policies	S05
Level	Local
Target	<p>Since the start of the LDP period: 9% of affordable units are discounted for sale at 70% market value</p> <p>32% of affordable units are discounted for sale at 50% market value (both for direct sale to occupants and to be made available to landlords for letting at Intermediate rents)</p> <p>59% of affordable units are conveyed at 35% market value to Registered Social Landlords for social rent.</p>
Indicators	Completions and Commitments by type
Source	CCC
When	Annual
Trigger and Actions	<p>Where the proportion of completions or commitments of:</p> <p>Affordable units discounted for sale at 70% market value fall outside the range of 8-10% of the affordable housing permitted.</p> <p>Affordable units discounted for sale at 50% market value fall outside the range of 28-35%</p> <p>Affordable units conveyed at 35% market value to Registered Social Landlords for social rent fall outside the range of 53-66%</p> <p>it may be necessary to restrict/promote certain types of residential development to ensure the proportions more closely match the needs identified. These actions will need to be taken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p>

### **Housing Density**

The efficient use of land is considered to be important in Ceredigion where there is limited resource within the most accessible settlements. Guide densities have therefore been set out within the Settlement Group Statements in order to maximize the unit yield on sites. It is important to monitor the ability of these sites in meeting those densities, since failure to do so may threaten the ability of Service Centers to

deliver their identified level of growth. If sites are failing to deliver the guide density for valid reasons then it may be necessary to consider the allocation of further land.

<b>Monitoring Reference</b>	<b>AMRH13</b>
<b>Aspect Monitored</b>	<b>Housing Density</b>
Policies	LU06
Level	Core
Target	Complies or exceeds the density, as per Allocated Site Schedule or Settlement Group Statement
Indicators	Average density of housing development permitted on allocated development plan sites
Source	JHLA /CCC
When	Annual
Trigger and Actions	If a site does not deliver its guide density, then an investigation will be triggered into whether or not additional land is needed to meet the housing provision allowed for in that SC. If sites within a Service Centre consistently fail to deliver the guide density, then an investigation into whether or not an adjustment to the overall guide density for sites within that Service Centre will be triggered.

### Delivery of Housing

The LPA is keen to get to a position where more of its permissions translate into completed units. Policy LU05 sets out a number of mechanisms to help achieve that outcome. The LPA is required to maintain a five year land supply, and providing that this land supply is maintained the ideal ratio for further development would be that every permission granted within a year is also met by a completion within that year.

<b>Monitoring Reference</b>	<b>AMRH14</b>
<b>Aspect Monitored</b>	<b>Delivery of Housing</b>
Policies	LU05
Level	Local
Target	A year on year decrease in the ratio of residential outstanding consents to completions, from a starting ratio of 6.5 outstanding consents to every 1 completion.
Indicators	The ratio of permissions granted to completions for residential development
Source	CCC
When	Annual
Trigger and Actions	If the ratio between residential outstanding consents and completions in a Settlement Group does not decrease year on year, it will be necessary to increase the use of shorter



	permissions, mandatory completion dates and completion notices. If long build times are indicative of reduced demand it may require the number of permissions granted to be decreased, as permissions should exist to meet the immediate needs.
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### Range of Housing

In order that housing needs are provided for across the County, the type of housing facilitated by the LDP is as important as the amount of housing facilitated. The LHNA sets out the type of housing required. Countywide it is therefore necessary to monitor delivery of new housing towards meeting those types identified. Annual monitoring will help highlight whether an appropriate housing mix is being provided and if not where the deficit lies. Where deficit has been identified then the LPA will be able to use that information to inform discussion on planning permissions in the following year. It will be important to ensure that checks are undertaken to make sure that the deficit is also apparent at the local level when an application is received.

<b>Monitoring Reference</b>	<b>AMRH15</b>
<b>Aspect Monitored</b>	<b>Range of Housing</b>
Policies	LU02
Level	Local
Target	Mix of housing type and bedrooms in line with Ceredigion's current LHNA report
Indicators	Number of Full or RM consents by housing type and bedroom number since adoption. Number of completions by housing type and bedroom number since adoption.
Source	CCC
When	Annual
Trigger and Actions	Where aggregated figures are contrary to the proportions set out in the LHNA. Collaborative action will be taken with the Council's Housing section, with the potential of increasing the focus on delivering more of the required dwelling type.

## ***The Economy***

### **Employment Land Supply**

Economic development forms a crucial part of the LDP's strategy. The LDP aims to encourage economic growth through both the designation of allocated sites and a suite of permissive criteria based policies. The Council also consider it important to maintain and enhance Ceredigion's existing economic provision and considers that it is important not to lose any of its existing economic uses or land supply. It will therefore monitor this aspect of the plan and will consider the need to take action if there is a net loss in both existing uses and land supply.

<b>Monitoring Reference</b>	<b>AMRE01</b>
<b>Aspect Monitored</b>	<b>Employment Land Supply</b>
Policies	S01 – S04 and LU13
Level	Core
Target	No net loss of employment land/floor space unless in accordance with Policy LU13.
Indicators	Net economic land supply/ development (ha/sq m)
Source	CCC
When	Annual
Trigger and Actions	If there is a net loss of 1 premises or area of land within use class B1, B2 or B8 that does not accord with Policy LU13 then an investigation into the causes will be triggered. Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the indicator will be taken collaboratively with the Council's Economic Development Department and the Welsh Government DE&T.

### **Delivery of Allocated Economic Sites**

This AMR measures the delivery (and supply) of sites allocated in the LDP. This is to help identify whether the chosen sites are actually deliverable (that is, are they the correct type of sites etc?). This indicator relates closely to the previous indicator, since the deliverability of sites does not necessarily relate to the LDP but can relate to broader socio-economic forces. It is therefore important that the results of the two indicators (along with the one that follows) are considered alongside each other to provide a clearer picture of the economic context.

<b>Monitoring Reference</b>	<b>AMRE02</b>
<b>Aspect Monitored</b>	<b>Delivery of Allocated Economic Sites</b>
Policies	S01 – S04
Level	Core
Target	66% of allocated land should be permitted or completed at time of adoption

	83% of allocated sites should be permitted or completed by 2017 100% of allocated sites should be permitted or completed by 2022
Indicators	<ol style="list-style-type: none"> <li>1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).</li> <li>2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).</li> </ol>
Source	CCC
When	Annual
Triggers and Actions	<p>If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&amp;T.</p>

### Economic Development in the Right Locations

This AMR measures the relationship between that being delivered (+ supply) on allocated sites in relation to that being delivered (+ supply) on non-allocated sites. The evidence base suggests that only around 40% of economic development should and needs to be located on an allocated site. Accordingly the LDP makes provision to allow for this but also includes policies that would facilitate everything else. Where there is significant variance between delivery/supply on allocated versus non-allocated compared to that forecasted and provided for the LPA will need to consider the reasoning for this and whether any further action should be undertaken. The results of AMRE01 and AMRE02 previously will need to be considered alongside the results of this AMR to assist in understanding any variances that may occur.

<b>Monitoring Reference</b>	<b>AMRE03</b>
<b>Aspect Monitored</b>	<b>Economic Development in the Right Locations</b>
Policies	S01 – S04
Level	Core
Target	Up to 40% of economic development to be located on allocated sites.
Indicators	<ol style="list-style-type: none"> <li>1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units).</li> <li>2. Amount of economic development</li> </ol>

	completed on allocated sites as a % of total development completed (ha and units).
Source	CCC
When	Annual
Triggers and Actions	<p>If 35% or less of all economic development permitted and completed fails to be located on allocated sites for 2 consecutive years then an analysis will be carried out into the causes of the shortfall in order to see whether the LA can address any barriers to it coming forward.</p> <p>Due to the range of factors that can influence the uptake of employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&amp;T.</p>

### **Economic Development on Previously Developed Land**

National guidance requires that previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. It should however be noted that some brownfield sites have significant ecological value in their own right. Previously developed land was therefore given significant weight in identifying the allocated sites for the LDP and consequently, the Plan contains a significant proportion of allocated sites on previously developed land. However, owing to the rural nature of the County, it has also been necessary to allocate greenfield land, some of which encompasses significant areas of land. Furthermore, the LDP operates a permissive approach to economic development and has not sought to allocate land in the County's smaller settlements. As a result, it is likely that a significant proportion of economic development at these locations will come forward on greenfield land. The economy plays a key role within the LDP's strategy and therefore the LPA will not seek to discourage such development from taking place unless there are policy reasons for doing so. The LPA will however monitor the level of applications on previously developed land; this will help identify any patterns in the types of location that economic development is occurring in.

<b>Monitoring Reference</b>	<b>AMRE04</b>
<b>Aspect Monitored</b>	<b>Economic Development on Previously Developed Land</b>
Policies	S01 – S04, LU11, LU12, LU13
Level	Core
Target	30% of all economic development permitted and completed be located on previously developed (brownfield) land
Indicators	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed

	<p>as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p>
Source	CCC
When	Annual
Triggers and Actions	If at least 30% of all economic development permitted and completed is not located on previously developed (brownfield) land then an analysis will be carried out into the causes of the shortfall in order to see whether the LA can address any barriers to it coming forward.

### Town Centres

The LDP aims to enhance the vitality, attractiveness and viability of its town centres and to aid doing so the LPA has identified Town Centre Boundaries in the Urban Service Centres. Uses that contribute to the vitality and viability of these Service Centres should be encouraged within the Town Centre. The LPA will monitor the amount of major development permitted to see whether or not such developments are occurring within town centres and if not, to see if through the LDP or other mechanisms, the LA can assist with tackling any barriers that may exist.

<b>Monitoring Reference</b>	<b>AMRE05</b>
<b>Aspect Monitored</b>	<b>Town Centres</b>
Policies	S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, LU22
Level	Core
Target	At least 80 % of all major office, retail and leisure development (development over 800 gross sq m) to be in the Town Centres.
Indicators	Amount of major (development over 800 gross sq m) office, retail and leisure development, permitted in town centres expressed as a percentage of all the above major development permitted.
Source	CCC
When	Annual
Trigger and Actions	If less than 70% of major development (in relation to office, retail and leisure) occurs in town centres in 2 consecutive years, then an investigation will be triggered into the reasons why and whether or not the LA needs to remove any barriers, either through the LDP or other means, for it to come forward.

### Vitality of Rural Service Centres

Facilities such as food shops, post offices and public houses play a significant role in maintaining vibrant rural communities. They are not simply providing an important service to their communities but also provide jobs and a forum in which social interaction can take place. The LDP strategy's aim to focus 24% of the County's growth in Rural Service Centres is partly aimed at improving the sustainability of the services already located within them and thereby maintaining and enhancing the vitality of those settlements and subsequently the sustainability of that rural area. The loss of any one of these facilities is therefore of great concern to the LA.

<b>Monitoring Reference</b>	<b>AMRE06</b>
<b>Aspect Monitored</b>	<b>Vitality of Rural Service Centres</b>
Policies	S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, LU22
Level	Local
Target	Stable or increasing number of facilities in a Service Centre
Indicators	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre
Source	CCC
When	Annual
Trigger and Actions	Loss of any 1 of the 6 key facilities in any one Service Centre will trigger an investigation into the reasons why. However, as there are a number of factors that can affect the provision of facilities, any net loss would need to be taken into consideration in the wider context.

### Retail Frontages

The LDP aims to help maintain and enhance vibrant town centres. The LPA has identified Primary and Secondary retail frontages in Aberystwyth and Cardigan, which are considered to be important to the character of their town centres. The Primary retail frontages are characterised by a high proportion of retail uses, while the Secondary retail frontages are areas of more mixed commercial development, including restaurants, banks and financial institutions. While it is recognised that uses such as restaurants, banks and financial institutions provide important services and that their retention should be encouraged within town centres, they should not be allowed to dominate the Primary retail frontages in a way that can undermine their retail function. The LPA therefore aims to retain a minimum of 75% retail use on Primary retail frontages and 50% on Secondary retail frontages. Should the proportions of retail uses on these frontages fall below these thresholds, then it will be necessary to investigate the reasons why such circumstances have arisen and establish whether, either through the LDP or through other mechanisms, the LPA can assist with addressing the drivers that have given rise to the situation.

<b>Monitoring Reference</b>	<b>AMRE07</b>
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<b>Aspect Monitored</b>	<b>Retail Frontages</b>
Policies	S01 – S02, LU19, LU21
Level	Local
Target	Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.
Indicators	% of retail uses on primary retail frontage % of retail uses on secondary retail frontage
Source	CCC
When	Annual
Trigger and Actions	Where levels fall below the thresholds identified in Policy LU21 in 2 consecutive years an analysis will be instigated to understand and action where appropriate measures to limit further losses.

## Quality of Life

### Loss of Open Space and Facilities

Policy LU22 aims to protect open space and encourage the development of new facilities where appropriate. Open Space should be regarded as all open space of public value, including not just land, but also areas of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport, recreation and tourism, and can also act as a visual amenity, and may have conservation and biodiversity importance. It is however recognised that there may be circumstances where applications are submitted that would cause the loss of such land. Loss will need to be justified in relation to Policy LU22, PPW and be consistent with the findings of the LPA's Open Space Assessment. The LPA will monitor the frequency and nature of such circumstances to establish why they are arising.

<b>Monitoring Reference</b>	<b>AMRQ01</b>
<b>Aspect Monitored</b>	<b>Loss of Open Space and Facilities</b>
Policies	LU22
Level	Core
Target	No net loss of open space and recreational facilities to development which is on windfall and non-allocated land.
Indicators	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land
Source	CCC
When	Annual
Trigger and Actions	The net loss of open space or recreational areas or facilities will trigger an investigation into the reasons why.

### Loss of Greenfield Land

National guidance requires that previously developed (or brownfield) land should, wherever possible, be used in preference to greenfield sites, particularly those of high agricultural or ecological value. It should however be noted that some brownfield sites have significant ecological value in their own right. Owing to the rural nature of Ceredigion, it is likely that a significant amount of development will occur on greenfield sites, particularly as there is little opportunity for development on previously developed land in the Rural Service Centres, Linked Settlements and other Locations. The amount of development permitted on previously developed land is therefore likely to be relatively low and to be largely accounted for by the conversion of existing buildings to flats. As such, it is expected that windfall development in Aberystwyth is likely to account for the majority of previously development land permitted for development and that Countywide the contribution will be relatively low.

<b>Monitoring Reference</b>	<b>AMRQ02</b>
<b>Aspect Monitored</b>	<b>Loss of Greenfield Land</b>



Policies	S02-S04
Level	Core
Target	<p>No more than:</p> <ul style="list-style-type: none"> <li>• 95% residential development;</li> <li>• 70% economic development; and</li> <li>• 15% of all other development</li> </ul> <p>permitted and completed on non-allocated land to be located on greenfield land.</p>
Indicators	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land
Source	CCC
When	Annual
Trigger and Actions	If more development is permitted and completed on greenfield land than the thresholds set out above then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.

### The Gain of Open Space

The aim of Policy LU24 is to provide additional open space where appropriate as part of new developments. By doing so the health and wellbeing of communities will be enhanced and social cohesion will be encouraged. It is however recognised that there may be circumstances where delivery in line with the Policy will not be feasible. The LPA wish to monitor the frequency and nature of such circumstances to establish whether, either through the LDP or through other mechanisms, the LA can assist with tackling any barriers to provision that may exist.

<b>Monitoring Reference</b>	<b>AMRQ03</b>
<b>Aspect Monitored</b>	<b>The Gain of Open Space</b>
Policies	LU24
Level	Local
Target	Provision of open space in line with Policy LU24
Indicators	Relevant planning applications as captured by Policy LU24.
Source	CCC
When	Annual
Trigger and Actions	If less than 85% of sites deliver the open space required by Policy LU24 then an investigation into the barriers to deliverability of these aspects on site will be triggered.

### Environment and Local Biodiversity

Policies DM15, DM20 and DM22 aim to ensure that there are no residual environmental effects, and where any occur, that they are not significant. There may be instances where economic or social benefits of an application outweigh the

residual environmental effects. However, any effects which are likely to occur from an application, should be avoided, mitigated against and where necessary, compensated for on or off-site. Therefore, even where the social or economic benefits outweigh the loss, mitigation and compensation should ensure that there are no long term significant effects. In order to ensure this is happening, it is necessary to monitor what percentage of development is permitted where there are predicted to be significant long term residual effects. In this instance, the predicted effects are being monitored not the actual effects as the latter would not be monitoring the policy.

<b>Monitoring Reference</b>	<b>AMRQ04</b>
<b>Aspect Monitored</b>	<b>Environment and Local Biodiversity</b>
<b>Policies</b>	DM15, DM20 and DM22
<b>Level</b>	Local
<b>Target</b>	To permit no more than 5% of development where there are predicted to be significant residual long term effects on the environment and local biodiversity
<b>Indicators</b>	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> <li>• LNRs, SINC's and priority habitats and species;</li> <li>• Ecological connectivity;</li> <li>• Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or</li> <li>• Ecosystem services and natural processes</li> </ul>
<b>Source</b>	CCC and Natural Resources Wales
<b>When</b>	Annual
<b>Triggers and Actions</b>	If more than 10% of development permitted has a predicted significant long term residual effect on the above, then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.

### **Environmental Enhancements**

Policies DM14, DM15, DM20 and DM22 require that wherever applicable, environmental enhancements have been incorporated into developments. These should be additional benefits that development brings on top of the avoidance, mitigation and compensation, although they can be incorporated within these requirements. Furthermore, the enhancements where possible should provide multiple benefits e.g. a group of trees can provide landscape, biodiversity and water

retention enhancements. It should therefore be monitored whether these opportunities are being taken up and if not what the barriers are.

<b>Monitoring Reference</b>	<b>AMRQ05</b>
<b>Aspect Monitored</b>	<b>Environmental Enhancements</b>
<b>Policies</b>	DM14, DM15, DM20 and DM22
<b>Level</b>	Local
<b>Target</b>	At least 85% of development permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.
<b>Indicators</b>	<p>% of applications where enhancements for:</p> <ul style="list-style-type: none"> <li>• Biodiversity (including LNRs, SINCs and priority habitats and species);</li> <li>• Ecological Connectivity;</li> <li>• Trees, hedgerows and woodlands; or</li> <li>• Ecosystem services and natural processes</li> </ul> <p>as required in accordance with Policies DM14, DM15, DM20 and DM22</p>
<b>Source</b>	CCC and Natural Resources Wales
<b>When</b>	Annual
<b>Triggers and Actions</b>	If less than 80% of development permitted incorporates some kind of enhancement measure where, required by policy, then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.

### Infrastructure

A number of the most sustainable locations for future development throughout the County are affected by capacity matters in relation to infrastructure (sewage and water). However the LA along with DCWW are committed to addressing these capacity issues to ensure that development earmarked for the plan period can be accommodated in terms of required infrastructure (sewage and water). It will therefore be necessary for the LA to monitor progress towards addressing those capacity issues and whether identified solutions have been met within the timescales anticipated during plan preparation. This will involve monitoring the solutions required both through AMP funding (DCWW schemes) and those required through private schemes (developers contributions). Where solutions are not in place by the timescales anticipated then the LPA will need to consider whether further action is required through the LDP itself.

<b>Monitoring Reference</b>	<b>AMRQ06</b>
<b>Aspect Monitored</b>	<b>Infrastructure</b>

Policies	DM12
Level	Local
Target	The Removal of identified blocks to allocated sites being developed.
Indicators	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply)
Source	CCC
When	Annual
Trigger and Actions	<p>If any infrastructure issues that are insuperable within the plan period are identified then an investigation into potential solutions will be triggered.</p> <p>There are a number of factors that may affect the provision of sewage and water infrastructure. Therefore, if infrastructure provision is not improved, then actions will need to be taken collaboratively with utility service providers. This could include:</p> <ul style="list-style-type: none"> <li>• Evaluating whether inclusion in the next AMP round would be feasible if delivery of sites is to be ensured;</li> <li>• Achieving certainty that slippages in the current AMP can be addressed;</li> <li>• Where viability issues exist in relation to sites where developer contributions were to be relied upon exploring the alternatives (AMP, other sites etc); and</li> <li>• Where capacity issues cannot be overcome, considering the options for addressing future development needs within that particular Service Centre.</li> </ul>

### Reducing Flood Risk

National Guidance requires the majority of new development to be directed away from those areas which are at high risk of flooding. Where development has to be considered in high risk areas (zone C) only those developments which can be justified on the basis of the tests outlined in section 6 and section 7 of TAN 15 can be located within such areas. The LPA is required to monitor development to make sure that it is not placed in high risk areas unless justified in accordance with the TAN.

<b>Monitoring Reference</b>	<b>AMRQ07</b>
<b>Aspect Monitored</b>	<b>Reducing Flood Risk</b>
Policies	National Policy, DM11

Level	Core
Target	Zero planning permissions for development categorised under paragraph 5.1 of TAN 15 that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15 granted on C1 and C2 floodplain areas.
Indicators	% of development categorised under paragraph 5.1 of TAN 15 permitted in C1 and C2 floodplain areas that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15.
Source	CCC
When	Annual
Trigger and Actions	1 unit permitted for development categorised under paragraph 5.1 of TAN 15 that does not meet all of the tests set out under paragraph 6.2 i-v Where any planning applications for development categorised under paragraph 5.1 of TAN 15 that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15 are granted permission, they will be analysed in order to ascertain how a decision to approve was reached.

#### **Installed MW capacity in SSA D**

This target is set out in National Guidance. To some extent the control over the delivery of the specified MW capacity may also therefore be outside the control of the LPA. However, it remains appropriate for the LPA to monitor progress towards this target for a number of reasons. Firstly, if nothing happens regarding the delivery on SSA D consideration should be given as to where the issue lies; is it something the LPA can influence or is it beyond the limits and control of the planning system? It may be something that can only be addressed at national level but at least by highlighting the matters at the local level it becomes known to all. On the other hand, delivery could occur but at a lower rate than required by national guidance. If so, is that as a result of the LPA policy or is it due to factors beyond the control of the planning system? Is it something that nationally requires action or is it something that has been caused by the LPA's application of a Preferred Search Area?

<b>Monitoring Reference</b>	<b>AMRQ08</b>
<b>Aspect Monitored</b>	<b>Installed MW capacity in SSA D</b>
Policies	LU26
Level	Core
Target	The installed MW capacity for renewable energy development is in line with WG requirements within SSA D.
Indicators	The installed MW capacity of renewable energy development approved within SSA D

Source	CCC
When	Annual
Trigger and Actions	Actions in relation to this target will be taken in collaboration with the WG and reported annually.

### Waste

The LA has a duty to meet Regional Waste Plan (RWP) targets for the provision of land that is available to accommodate regional waste management facilities to serve more than one local authority area. This is necessary to ensure sufficient land is developed to meet the Waste Framework Directive's requirement to facilitate the provision of an adequate and integrated network of waste facilities.

The WG is committed to reducing the level of waste produced and in elevating the management of waste progressively further up the waste hierarchy in accordance with the WG's One Wales strategy. The new overarching Waste Strategy Document for Wales 'Towards Zero Waste' (TZW) sets the long term framework for resource efficiency and waste management in Wales up to 2050. The TZW strategy relies on a suite of waste sector plans, which provide details on how the outcomes, targets and policies in the TZW are to be implemented. The Collections, Infrastructure and Markets Sector Plan (CIMS Plan), published 10 July 2012 updates the picture of infrastructure requirements. With the publication of the CIMS plan, the existing suite of planning policy (PPW section 12.5) and TAN21 will need to be reviewed to reflect the new waste policy context. In the meantime Policy Clarification Letter CL-01-12 dated 1 November 2012 provides an interim position statement. The PCN notes that the CIMS plan updates the assessments carried out in the RWP 1<sup>st</sup> Review but does not provide a set of revised land take figures. However, it goes on to say that in the interim period before a review of Policy and guidance 'the landtake ranges [in the RWP 1<sup>st</sup> Review] can be considered to provide a valuable spatial basis for implementing the broad principles of the CIMS Plan and should continue to be used by local planning authorities in the preparation of LDPs, in order to facilitate the provision of a wide ranging and diverse waste and resource management infrastructure'

<b>Monitoring Reference</b>	<b>AMRQ09</b>
<b>Aspect Monitored</b>	<b>Waste</b>
Policies	LU31
Level	Core
Target	Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities to serve more than one local authority area.
Indicators	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.
Source	CCC and EA

When	Annual
Trigger and Actions	If there is a change in circumstance that leads to a change in the area of land needed for any regional facilities to serve more than one local authority area or if there is a change that leads to the cessation of such a need (e.g. if the regional facilities needed to serve the Central Wales Waste Partnership are located outside Ceredigion), then an investigation will be triggered into the necessity of whether there should be a reduction in the land area allocated for waste.

### Aggregates

The LPA has a duty to ensure that the County fully contributes to the sustainable supply of mineral resources ensuring that regional and local demands can be met. It is essential to the economic and social wellbeing of the country that the construction industry is provided with an adequate supply of the materials it needs but not to the unacceptable detriment of the environment or amenity.

It is essential that the LPA ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any necessary extraction are kept to a level that avoids causing demonstrable harm to interests of acknowledged importance.

<b>Monitoring Reference</b>	<b>AMRQ10</b>
<b>Aspect Monitored</b>	<b>Aggregates</b>
Policies	LU27, LU30
Level	Core
Target	Meet Regional SW Aggregates Working Party targets (Regional Technical Statement)
Indicators	The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as identified in the Regional Technical Statement.
Source	SWRAWP Annual Surveys & Reports
When	Annual
Trigger and Actions	If the total level of permitted reserves, permitted output levels and actual output levels across all aggregate sites fall below the levels required to maintain an annual output level of 0.3mt/year (or fall below an annual rate that will enable the overall output target of 4.5Mt over the plan period to be met) then an investigation into the situation will be triggered to ascertain the reasons why. If the issue is inadequate permitted reserves then consideration of whether or not there is a need to make further allocations and or identify 'Preferred Areas' will be required. If the issue is permitted output levels, consideration will

<b>Monitoring Reference</b>	<b>AMRQ10</b>
	be given to whether or not there is scope to support applications to vary conditions limiting output levels. If the issue is actual output levels, then an investigation into whether or not this is simply a reflection of low demand, or whether or not the level of output is constrained by anything that might be addressed through the LDP.





**Annex 9 - Appendix 5 (Volume 1) (as consulted upon in July 2012): 'Linked Settlement' dwelling count as of April 2007 and 12% possible headroom for growth see criterion 2d of Policy S04  
MAC 1/73**

Insert New Appendix 5 (July 2012 Version) as attached in Annex 9 of this MAC report.

Please note that the version below (July 2012 Version) may be affected by further individual MACs set out in this MACs report

**Consultation Explanatory text (to be removed from Final Version of LDP):** This is a New Appendix.

<b>a</b>	<b>b</b>	<b>c</b>
<b>Service Centre and Linked Settlement name</b>	<b>Dwelling stock April 2007</b>	<b>12% of 2007 dwelling stock</b>
<b>1 Aberaeron (Llwynycelyn)</b>		
Aberarth	118	14
Ciliau Aeron	91	11
Ffos-y-Ffin	221	27
Pennant	71	9
<b>2 Cardigan</b>		
Ferwig	56	7
Gwbert	74	9
Llangoedmor	48	6
Llechryd	296	36
Penparc	226	27
<b>3 Aberystwyth /Llanbadarn Fawr /Waunfawr /Penparcau</b>		
Blaenplwyf	78	9
Capel Bangor	155	19
Capel Seion	60	7
Commins Coch	178	21
Goginan	89	11
Llanfarian	173	21
Llangorwen	60	7
Rhydyfelin	126	15
<b>4 Newcastle Emlyn (Adpar)</b>		
Betws Ifan	35	4
Beulah	78	9
Brongest	33	4
Bryngwyn	77	9
Cwm Cou	48	6
Llandyfriog	57	7
<b>5 Lampeter</b>		
Betws Bledws	31	4
Cellan/Fishers Arms	81	10
Cwrtnewydd	79	9
Drefach	53	6
Gorsgoch	33	4
Llangybi	57	7
Llanwnen	85	10
Llwyn-y-groes	29	3
Silian	34	4

<b>a</b>	<b>b</b>	<b>c</b>
<b>Service Centre and Linked Settlement name</b>	<b>Dwelling stock April 2007</b>	<b>12% of 2007 dwelling stock</b>
<b>6 Llandysul</b>		
Aberbanc	35	4
Capel Dewi(SOUTH)	47	6
Coed y Bryn	36	4
Croeslan	78	9
Ffostrasol	74	9
Henllan/Trebedw	95	11
Horeb	27	3
Maesymeillion	29	3
Penrhiwllan	109	13
Pentrellwyn	38	5
Prengwyn	31	4
Rhyd Lewis/ Hawen	69	8
Rhydowen	52	6
Talgarreg	58	7
<b>7 Tregaron</b>		
Bronnant	48	6
Llanddewi Brefi	165	20
Llangeitho	64	8
<b>8 Aberporth / Parclyn</b>		
Blaenannerch	69	8
Blaenporth	97	12
Brynhoffnant	48	6
Llangrannog	92	11
Pontgarreg	83	10
Sarnau	56	7
Tanygroes	76	9
Tresaith	93	11
<b>9 Bow Street</b>		
Llandre	184	22
<b>10 New Quay</b>		
Caerwedros	61	7
Cross Inn (Ceinewydd/New Quay)	112	13
Maen-y-groes	59	7
Pentre'r Bryn	34	4
Plwmp	41	5
<b>11 Cenarth</b>		
Llandygwydd	43	5
<b>12 Felinfach / Ystrad Aeron</b>		
Cilcennin	86	10
Cribyn	104	12
Dihewid	56	7
Talsarn	43	5
<b>13 Llanarth</b>		
Derwen Gam/Oakford	33	4
Gilfachreda	88	11

<b>a</b>	<b>b</b>	<b>c</b>
<b>Service Centre and Linked Settlement name</b>	<b>Dwelling stock April 2007</b>	<b>12% of 2007 dwelling stock</b>
Mydroilyn	66	8
<b>14 Llanilar</b>		
Cnwch Coch	31	4
Llanafan	82	10
Llanfihangel y Creuddyn	33	4
Lledrod	53	6
<b>15 Llanon</b>		
Bethania	39	5
Cross Inn (Llanon)	34	4
Nebo	37	4
<b>16 Llanrhystud</b>		
Llangwyrfon	40	5
<b>17 Llanybydder</b>		
Alltyblacca	60	7
Highmead	37	4
<b>18 Penrhyncoch</b>		
<b>19 Devil's Bridge</b>		
Ponterwyd	82	10
<b>20 Pontrhydendigaid</b>		
Pont-rhyd-y-groes	77	9
Ysbyty Ystwyth	58	7
Ystrad Meurig	28	3
<b>21 Talybont</b>		
Eglwysfach	37	4
Tre Taliesin	110	13
Tre'r Ddol	68	8
<b>22 Borth</b>		
Dol-y-bont	32	4
Ynyslas	54	6



## Annex 10 MAC 1/74

### Appendix 6 (Volume 1) (as consulted upon in July 2012)

Insert New Appendix 6 (July 2012 Version) and replace with new Version as below (which is the July 2012 consultation version). 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.

Please note that the version below (July 2012 Version) may be affected by further individual MACs set out in this MACs report.

## Appendix 6: Land Allocations

**Consultation Explanatory text (to be removed from Final Version of LDP):** This is a New Appendix. However the text and tables previously appeared as Policy S08 in the Deposit Version of the LDP (amended by Focused Changes, December 2011). Therefore other than the policy wording itself the tables and text have been lifted from that Version. Any changes from that Version are shown underlined and bold for new text or struck through for deletions. The Policy itself is proposed for deletion as matters are now addressed in Revised Policy S01.

- 12.1 The following **Appendix paragraphs** sets out **and further explains the justification for** the various land use allocations set out by **the LDP Policy S08** to help meet specific identified needs **(Policy S01)**. All allocated sites are included on the Proposals Map (**FEC** Volume **2B** of the LDP). Detailed requirements **to be applied at the planning application stage** relating to each site are set out in the **Settlement Group Statements (including the Allocated Sites Schedules) in and in the Settlement Group Statements generally** (**FEC** Volume **2A** of the LDP).

### Housing:

Site Reference	Site Name	Gross Area (ha)	Units	Settlement
H0101	Cae Rhiwgoch, Aberaeron	1.78	<del>20</del> <b>19</b>	Aberaeron (Llwyncelyn)
H0102	Site adj to Llwyncelyn Primary Llwyncelyn	2.49	39	Aberaeron (Llwyncelyn)
H0103	Land behind Ivy Dean Llwyncelyn	2.26	41	Aberaeron (Llwyncelyn)
H0104	Land south of Maesypentre Llwyncelyn	0.44	9	Aberaeron (Llwyncelyn)
H0201	Land at Stepside Farm, Gwbert Road (1)	2.76	78	Cardigan
H0202	Land at Stepside Farm, Gwbert Road (2)	1.16	33	Cardigan
H0203	Pentop Fields	0.64	19	Cardigan
H0204	Adj. to Roby Villa, St	0.63	16	Cardigan

Site Reference	Site Name	Gross Area (ha)	Units	Settlement
	Dogmls			
H0301	Maes Crugiau, Penparcau	1.50	53	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
H0302	Piercefield Lane, Penparcau	3.90	118	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
H0305	Maesceinion, Waun Fawr	9.49	266	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
<b>M0305 (part)</b>	<b>Llanbadarn Campus, Llanbadarn Fawr</b>	<b>10</b>	<b>450 Housing (See main entry in Mixed Use table below)</b>	<b>Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr</b>
H0306	Land at Southgate, Penparcau	5.40	189	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau
H0401	Land opposite Parc y Trap	2.69	35	Adpar
H0501	Former Lampeter Primary School	0.65	12	Lampeter
H0502	Site rear of Ffynon Bedr	0.81	20	Lampeter
H0503	Site on corner of Forest Road	0.57	9	Lampeter
H0504	Forest Road	4.52	90	Lampeter
H0505	Land adj Maes-yr-deri	4.20	105	Lampeter
H0601	Rear of the Beeches	4.85	126	Llandysul
H0701	Land off Dewi Road	1.80	36	Tregaron
H0702	Land rear to Rhyd Y Fawnog	1.52	38	Tregaron
<b>M0701 (part)</b>	<b>Cylch Caron Project, rear of Talbot</b>	<b>MAC 1/92 2.22.1</b>	<b>20 Housing (See main entry in Mixed Use table below)</b>	<b>Tregaron</b>
H0801	Trenchard Estate south	0.25	10	Aberporth / Parcillyn

Site Reference	Site Name	Gross Area (ha)	Units	Settlement
H0802	Trenchard Estate west	1.15	21	Aberporth / Parcllyn
H0803	Maeswerdd, Lon Ysgolig	0.79	15	Aberporth / Parcllyn
H0804	Field next to Brynglas Estate	1.57	52	Aberporth / Parcllyn
H0805	Land at Plas Newydd South east off Parc Y Delyn	0.99	25	Aberporth / Parcllyn
<b>MAC 1/93</b> <b>H0806</b> <b>M0802</b>	Sports and social club and playing fields	3.90	48 <b>Housing</b> <b>(See main entry in Mixed Use table below)</b>	Aberporth / Parcllyn
H0901	Land adjacent to Erw Las	1.85	56	Bow Street
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street
H1001	Land rear of Towyn Farm	6.98	134	New Quay
H1002	Old Market Site and surrounding area	5.13	68	New Quay
H1101	Land off Spring Meadow Estate	0.37	7	Cenarth
H1102	Land at and n/ east of Tegfan	0.86	14	Cenarth
H1103	North east Cenarth School	0.79	17	Cenarth
H1201	Site rear to Bryn Salem	0.54	10	Felinfach/Ystrad Aeron
H1202	Cae'r Bont	8.22	<b>MAC1/91</b> <b>90136</b>	Felinfach/Ystrad Aeron
H1203	Land off B4342	1.57	24	Felinfach/Ystrad Aeron
H1301	Land rear of Brynawen	1.08	22	Llanarth
H1302	Land adj to Vicarage	0.83	9	Llanarth
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth
H1304	Alma Street	2.64	32	Llanarth
H1401	Land Opposite Y Gorlan	3.34	84	Llanilar
H1501	Land rear or Pont	1.30	20	Llanon



Site Reference	Site Name	Gross Area (ha)	Units	Settlement
	Pen-lon			
H1502	Stad craig Ddu.	2.46	37	Llanon
H1503	Land rear of Cylch Peris	1.39	28	Llanon
H1601	Clos Alltfach	1.48	37	Llanrhystud
H1602	Pentref Uchaf	0.86	22	Llanrhystud
H1801	Land adjacent to Y Gelli	2.95	624	Penrhyncoch`
H1901	Land adjacent to Heol Elennydd	2.87	37	Devil's Bridge
H1902	Land adjacent to Pendre	0.67	9	Devil's Bridge
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid
H2002	Land Adjacent to Rock House	0.77	19	Pontrhydfendigaid
H2101	Y Dderwen	MAC 1/92 0.8449	10	Talybont
H2102	Maes y Deri	1.21	20-13	Talybont
H2103	Glan Ceulan	1.07	20	Talybont
H2104	Maes-y-Llan	MAC 1/92 1.418	35-42	Talybont
H2201	Land adjoining Min-y-Graig	0.80	20	Borth
H2202	Land adjoining Borth County Primary School	2.04	51	Borth

### Employment (including provision for waste facilities):

Site Reference	Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group
E0201	Parc Teifi, Cardigan	11.71	3.4	High Quality	B1, B2 and B8	Cardigan
E0202	Pentood Industrial Estate, Cardigan	9.30	N/A	Neighbourhood	B1, B2 and B8	Cardigan
E0203	Cardigan Hospital	1.14		High Quality		Cardigan
E0301	Glanyrafon Industrial Estate Extension, includes waste allocation, Llanbadarn Fawr	7.25	7.25	Local	B2	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
E0302	Glanyrafon Industrial Estate, Llanbadarn Fawr	32.35	1.75	Local	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr

Site Reference	Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group
E0303	Llanbadarn Industrial Estate, Llanbadarn Fawr	2.34	N/A	Neighbourhood	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
E0304	Cefn Llan Science Park, Llanbadarn Fawr	2.70	N/A	High Quality	B1	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
E0305	Capel Bangor Business Park, Capel Bangor	16.88	MAC 1/94 <del>16.88</del> 9.7	Prestige	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
E0501	Llambed Business Park	7.97	MAC 1/95 2.9 Gross: 8.39 Net: 3.32	Local	B1, B2 and B8	Lampeter
E0502	Old Mart Site	1.07	1.07	Local	B1	Lampeter
E0601	Llandysul Enterprise Park	6.43	1.6	High Quality	B1, B2 and B8	Llandysul
E0602	Horeb Business Park	5.13	3.2	High Quality	B1 and B2	Llandysul
E0801	Parc Aberporth, Blaenannerch	10.68	3.2	Prestige	B1, B2 and B8	Aberporth / Parc-Llyn
E1201	Aeron Valley Enterprise Park	16.21	N/A	Local	B1, B2 and B8	Felinfach/ Ystrad Aeron

**Mixed Use Allocations:**

Site Reference	Name	Area (ha)	Types of uses Permitted Uses	Settlement Group
M0201	Pwllhai, Cardigan	0.75	Employment (0.25ha of B1), Transport and Retail	Cardigan
M0301	Old Post Office, Aberystwyth	0.17	Retail and Housing	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0302	Mill Street Car Park, Aberystwyth	1.23	Retail, Transport and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0303	Park Avenue, Aberystwyth	3.67	Retail, Leisure and Recreation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0304	Swyddfa'r Sir, Aberystwyth	0.79	Housing and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0305	Llanbadarn Campus, Llanbadarn Fawr	20.87	Employment (4.54ha of B1a and B1b), Education	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr

Site Reference	Name	Area (ha)	Types of uses Permitted Uses	Settlement Group
			and Housing (See entry in housing table above)	Fawr
M0306	Penglais Farm, Waunfawr	12.57	Student Accommodation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parcllyn
<b>MAC 1/93 M0802</b>	<b>Social Club and playing fields</b>	<b>3.90</b>	<b>Community and Housing (See entry in Housing table above)</b>	<b>Aberporth / Parcllyn</b>

### Transport Infrastructure:

Site Reference	Name	Gross Area (ha)	RTP programme heading:	Settlement Group
T0301	Rhydyfelin Park & Ride	1.94	Development of Park and Ride Initiatives	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr
T0901	Bow Street Railway Station and Parking	3.12	Public Transport Interchanges (Bus and Rail)	Bow Street
T2101	Dovey Junction Improvement access road	N/A Linear Allocation	Railway Station Improvements	Talybont

### Mineral Resource:

Site Reference	Name	Area (ha)	Settlement Group
MNA0701	Pant Quarry, Llanddewi Brefi	3.18	Tregaron
MNA0201	Cardigan Sand and Gravel, Penyparc	<b>MAC 1/41</b> 13.04 12.79	Cardigan
<b>MNA0701</b>	<b>Pant Quarry, Llanddewi Brefi</b>	<b>3.18</b>	<b>Tregaron</b>

### Housing Needs:

12.2 ~~Policy S06 Para 6.43 – 6.47 of the LDP~~ already sets out how the need for 6000 additional homes **dwelling**s has been identified. A large proportion of the number **provided for** in relation to USCs and RSCs will be on allocated sites. The role of **allocated** sites (~~allocated and non-allocated sites~~ is set out in in detail **FEC Policy S01** and in each of the Settlement Group Statements (see ~~LDP, FEC~~ Volume 2A of the LDP). Most of the sites have been allocated solely for housing (sites starting with a H). However, some of the requirement for Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr **MAC 1/93 and Aberporth/Parcllyn** will be met on a **Mixed Use sites**:

- M0305: Llanbadarn Campus, Llanbadarn Fawr, where 10ha is for residential purposes and another 10ha for employment and education; **and**

- **MAC 1/93 M0802: Social Club and Playing Fields, Aberporth/Parcllyn, where the site provides for a mix of housing and community uses.**

12.3 Additionally there are ~~three~~**two** sites where the delivery of a residential element, although desirable, is less clear either in terms of the overall number of units that could be achieved or the practicality of providing part of the site for residential. These sites are not depended upon to help achieve the housing requirement for that Service Centre, instead they add to the choice of sites available. These are:

- M0301: Old Post Office, Aberystwyth (involving the redevelopment of a town centre site); **and**
- M0304: Swyddfa'r Sir, Aberystwyth (involving the redevelopment of a site).; **and**
- ~~M0701: Integrated proposal at Tregaron (where the level of supported housing has not as yet been confirmed by a needs assessment).~~

12.4 There are also a further two Mixed Use allocations which are regeneration sites that could potentially include an element of housing. However as both sites are potentially at risk from flooding, again they are not depended upon to help deliver the housing requirement for the Service Centre (M0302 and M0303, both Aberystwyth).

#### **Economic Growth Needs (B1, B2, B8 and certain sui generis):**

12.5 As a result of the Ceredigion Economic Needs Assessment (DTZ, update 2010) land has been allocated to meet B1, B2, B8 and certain sui generis uses. The Assessment identified the need to allocate between 26-34ha. The DTZ Assessment also recognised the need to reinforce the role of Aberystwyth in terms of the economy, reflecting its Strategic Regeneration Status.

12.6 The need identified by the Assessment was taken forward and translated into land requirements by the following studies:

- Review of Potential Employment sites in the Aberystwyth Area (NLP, 2010); and
- Review of Potential Employment sites in South Ceredigion (NLP, 2010).

This work identified that in the Aberystwyth Area 21ha was needed. In the South of the county the need identified was 13ha.

12.7 The NLP studies conclude that the majority of the need for allocated sites could be accommodated by extending existing business or industrial sites. The only site allocated in the LDP that isn't an extension is Capel Bangor which is recommended for allocation following the site assessment work undertaken by NLP. This site now benefits from a recent permission for office, warehousing and light industrial uses.

12.8 The employment allocations therefore cover existing large multi unit employment sites (in the Service Centres and a few in other locations), extensions to existing sites and a new site at Capel Bangor (Site E0305). Existing employment sites have only been designated where some land remains available for further development, where the use may be susceptible to alternative development pressure, or where it is felt that there is scope for rationalisation and regeneration within the lifetime of the LDP due to the age and condition of existing building stock.

12.9 Additional land provision has been identified for Aberystwyth **FEC** (including Capel Bangor), Cardigan, Lampeter and Llandysul. Additional land has not been allocated for Aberaeron as the lack of suitable development land is sufficiently counter balanced by the high number of jobs already provided for through the County Council presence and also the Aeron Valley Enterprise Park (Felinfach) (Site E1201) which is strongly linked to Aberaeron. In Tregaron the key employment development during the plan period is likely

to be the Integrated Health Centre and a site has been allocated for that use (see Para 6.104 below, site M0701). Opportunities exist for a flexible approach to the re-use of existing premises within Tregaron to accommodate B2, B8 and sui generis uses and therefore further allocation was not considered necessary.

- 12.10 The NLP site assessment work concluded that if the role of the RSCs is to be truly achieved then ensuring opportunities for economic development closer to where people live is essential. Although some RSCs already have established multi unit employment sites, in the absence of specific funding and delivery proposals further development is likely to come forward in the form of single units. Allocating new sites, in the absence of clear public or private funding proposals is therefore likely to hinder rather than assist economic growth in the RSCs unless multi-unit sites already exist.
- 12.11 The LDP meets the recommendation made by the DTZ Assessment which indicated that a range of employment sites need to be facilitated through the LDP, through allocations and through permissive policies. This range includes:
- **Prestige Sites:** A strategically located site in its regional context offering medium to large scale employment opportunities and characterised by its high quality environment.
  - **High Quality Sites:** Smaller site of regional significance offering either small or medium scale employment opportunities in attractive surroundings that are well positioned in relation to the County's main road network.
  - **Local Sites:** Providing a more varied industrial image and setting yet with close proximity to the County's main road network adjacent to existing settlements. Likely to serve a local market and may include small scale local office developments.
  - **Neighbourhood Sites:** Typically suited to a smaller or local operation and located in a very mixed environment within or in close proximity to existing built up areas or small towns.
- 12.12 The B1, B2, B8 and certain sui generis uses needs are provide for by a combination of sites allocated for employment alone and as part of the provision on mixed use sites (see site references beginning with E and M under ~~Policy S08~~). **A total of 46ha (net) has been allocated in the LDP for these specific use classes, 30ha in the Aberystwyth TTW Area, recognising its national and regional role and 16ha in the Cardigan TTWA. This is slightly higher than DTZs assessed needs because there is an inadequacy of town centre sites. The implication of this is that there is increased need for employment space at out of centre locations. Therefore, as out of centre sites cannot accommodate development at such a high density as that of town centre sites, more employment land is required.**

- 12.13 Development on allocated sites (Policy S018) will be subject to Policy LU11. Non allocated sites will be considered subject to Policy LU12.

#### **Retail and Town Centre Needs:**

- 12.14 Taking into account the results of the retail assessments referenced in Para 6.102 and 6.103, land is to be allocated for retail purposes in both Aberystwyth and Cardigan. Elsewhere in the county the pressure for development is lower and 'need' should be proven at the time of application.
- 12.15 The CACI Assessment (2007) concluded for Aberystwyth, in addition to following a policy of incremental development for comparison (e.g. shoes, clothes, music, games etc) and

convenience goods (e.g. food, toiletries, newspapers and magazines etc), to be delivered in small format stores, allocated sites would be needed to help deliver the identified need. However, it did not recognise the need to allocate sites for additional bulky goods floorspace (e.g. fridges, furniture, entertainment systems etc). It concluded that this need can come from extensions to existing units and moderate development of existing goods parks and gardening centres. Parcyllyn will therefore perform a significant role in relation to bulky goods.

- 12.16 For Cardigan the CACI Assessment (2008 and 2009) demonstrates that there is limited capacity for additional convenience and comparison floorspace, particularly with the permission relating to a food store as part of the Bath House development. The study concludes additional capacity could best be delivered in the form of a range of new small format stores, which will come forward on an incremental basis. However, as the Pwllhai site (M0201) is likely to be redeveloped during the plan period, its proximity to the main shopping frontage lends the site to providing for some element of retail as part of a mixed use site. As the total land area of the site is small (0.75ha, of which 0.33ha needs to be for Office use) the contribution from retail will also be small and therefore doesn't negate the opportunities for further retail provision to come forward on an incremental basis.
- 12.17 Although retailing should continue to underpin town, RSC and village centres, it is only one of the factors which contribute towards their well-being. This is acknowledged in the regeneration studies that exist for Cardigan, Lampeter, Llandysul and Pontwelly, and Tregaron, as well as a Masterplan for Aberystwyth (see list in Para 6.20 and 6.23). Retail proposals form part of potential schemes explored in those documents. One of the most significant **FEC** **mi**-projects is the Bath House Scheme in Cardigan, which already benefits from planning permission, making allocation of the site in the LDP unnecessary. Aberystwyth has also been granted Strategic Regeneration Status, which helps secure delivery of schemes within Aberystwyth. Elsewhere, the mechanisms for delivery are less certain, making allocating sites inappropriate at this stage.
- 12.18 Therefore as a result of the retail needs assessments and the regeneration documents four Mixed Use sites (M0301, M0302, M0303 and M0201), combining retailing and other uses (incl. entertainment, restaurants, offices and housing), are allocated in the LDP for Aberystwyth and Cardigan. ~~In addition to Policy S08,~~ Policies S02, LU18 and LU19 will apply to these allocated sites.
- 12.19 Retail schemes proposed in relation to non-allocated sites will be subject to Policies S02-S04 and LU18 to LU20.

#### **West Wales Airport, Blaenannerch:**

- 12.20 The airport at Blaenannerch serves a supporting role to the local economy both in respect of providing the opportunity for international business to access this peripheral location and in respect of facilitating aero industry and other high-tech product development. The **MAC 1/3** Welsh **Assembly** Government **Department of Employment and Transport (DeT)** continues actively to promote this facility.
- 12.21 The curtilage of the airport is shown on the Proposals Map and is subject to a Mixed Use allocation (site M0801). The variation of uses within the curtilage is catered for by this allocation for mixed use. Existing airport operations, associated facilities and the number and nature of take-offs and landings are limited by existing planning consents. In the light of the **MAC 1/3** **Assembly** **Welsh Government** policy on scheduled air services, it is not expected that the airport will expand its operations for the purposes of scheduled services within the LDP plan period and the **FEC** **Proposals** **Allocated Sites** Schedule in

the Settlement Group Statement (**FEC see LDP, Volume 2A of the LDP**) specifically refers to 'general aviation activity' (see below) expressly to draw that distinction.

- 12.22 Any flight training operations, which could be encompassed under 'general aviation activity' and which could potentially change the nature of noise impacts, would be subject to PPW.
- 12.23 'General aviation activity' is a civil aircraft operation other than a commercial air transport flight operating to a schedule. Although the International Civil Aviation Organization excludes any form of remunerated aviation from its definition, some commercial operations are often included within the scope of General Aviation. General Aviation refers to all flights other than military and scheduled airline flights, both private and commercial.

#### Open Space Assessment: Service Centres

##### **Community, recreation and leisure needs:**

- 12.24 The LPA has undertaken an **Open Space** Assessment of **formal and informal open space within the USCs** and formal open space available within the RSCs. **The results are detailed in 'Open Space Assessment: Service Centres', Ceredigion County Council, December 2011.** ~~The more detailed assessment of the USCs is underway. Within the RSCs the report helps to indicate where shortfall in provision exists. Both assessments used the Fields In Trust (FIT) standards for assessment purposes and also the CCW Greenspace Toolkit. This assessment has enabled the Authority LPA to identify what is currently available and what could be the focus of investment if resources became available.~~ The report is available on the Council's website.
- 12.25 Although in some areas the County is meeting specified targets as set out within the Fields in Trust (FIT) Standards there are others which are not sufficient. Due to this shortfall the Council will seek the provision of additional open space on all allocated housing sites. The relevant Allocated Sites Schedule for each housing allocation clarifies whether an element of open space is being sought (see all sites beginning with H, **certain sites beginning with M** and Policy LU24).
- 12.26 All **other types of leisure or recreation provision** will be dealt with on a policy basis rather than through allocations in the absence of specific schemes being promoted at present. This includes any further progress made in relation a County Athletics track.
- 12.27 **MAC 1/96** In terms of **community facilities** a Mixed Use Site has been allocated in Tregaron (site M0701) for a new integrated health care centre. This site should accommodate a new hospital, extra-care housing and a range of community facilities and services e.g. GP surgery. Alternative site locations were considered as part of the Candidate Sites assessment process (see [www.ceredigion.gov.uk/index.cfm?articleid=11929](http://www.ceredigion.gov.uk/index.cfm?articleid=11929) **Site Assessment and Allocations (covers matters relating to Candidate sites, Allocated sites and Alternative sites), Ceredigion County Council, December 2011**). **Although** the development will include some level of supported housing (potentially up to **40 20** units) **it which is not** depended upon to deliver the housing requirement for Tregaron.
- 12.28 Other new community facilities currently being explored include potential **new area schools** and schools for 3-19 year olds (specifically Llandysul and Tregaron). Discussion regarding sites and delivery had not been sufficiently concluded at the time of writing the LDP for sites to be allocated. Proposals will therefore be considered in relation to Policies LU22 - LU24.

- 12.29 Additionally in terms of **education provision**, part of the Mixed Use site at Llanbadarn Fawr (M0305) is to be retained for education purposes. Coleg Ceredigion is already located on this site and further tertiary education development may come forward during the plan period to address deficiencies with provision elsewhere in the Aberystwyth area. The LPA will keep under review whether this need materialises during the plan period and address any over provision through a review. Other elements of this Mixed Use site relate to housing and employment.
- 12.30 The need for **student accommodation** is dealt with separately to the County housing requirement and is not part of the housing requirement figure. This need is based on the projections for growth outlined by Aberystwyth University. The combination of increased student numbers and the need to retire some of the older and now sub-standard halls of residence, means that the University is now looking to develop new modern en-suite halls of residence. Penglais Farm, Waunfawr has been identified as the preferred site for new halls of residence; capable of providing 1,000 new bed spaces. It has therefore been allocated as a Mixed Use Site (M0306). This development would result in a net gain of roughly 500 new bed spaces for the University. Insufficient evidence existed at the time of writing the LDP regarding the future needs of the University of Wales Trinity Saint David in Lampeter. If needs arise during the plan period this will be dealt with either through review or by applying LDP policies at the planning application stage.

#### **Mineral Resource Needs:**

- 12.31 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. The allocations are confined to extensions to two existing sand and gravel sites, Cardigan Sand and Gravel, Penyparc (site MNA0201) and Pant, near Llanddewi Brefi (site MNA0701).
- 12.32 The allocations are not about scaling up production. The sites as extended will be larger than they are at present, but output levels will continue to be limited by planning conditions to levels commensurate with those currently permitted.
- 12.33 Throughout the County there are numerous small farm quarry sites excavating sandstone/mudstone and operating under agricultural permitted development rights. Additionally there are a small handful of local sites supplying local markets with small quantities of as-dug material (mainly mudstone) suitable only for general fill or for use on rough farm tracks etc. and/or supplying small quantities of sandstone blocks for use as a local building stone. The LA recognises the continued role that these facilitates provide. These types of sites do not however require allocating and proposals relating to these types of sites will be considered under Policies LU27 and LU28.

#### **Transport Infrastructure Needs:**

- 12.34 The RTP has a long term 30 year horizon. It is both strategy and a funding bid document. Funding bids are made for a 5 year programme, but funding is confirmed only on a short term basis (annually) by the **MAC 1/3 Assembly Welsh Government**. The RTP 5 year programme in respect of Ceredigion should be treated as a material consideration in relation to future general development proposals which may affect these programmes.
- 12.35 In accordance with the RTP 5 year programme, land indicated on the Proposals Map is identified or safeguarded for priority transport infrastructure projects for which funding is confirmed. The three projects allocated (sites T0301, T0901 and T2101) are intended for implementation in the next five years and sufficient detail has been worked up for sites to be safeguarded in the LDP.
- 12.36 A SA/SEA has been conducted on the RTP and the Weltag process ensures the sustainability of specific projects prior to their inclusion in the RTP 5 year programme.



Weltag assessment (a project sustainability assessment) is required for projects with a budget threshold of £5 million. Regionally, TraCC applies a similar assessment based on Weltag, though less detailed, but including Habitats Regulations Assessment, for all its programmed schemes.

- 12.37 The confirmation of projects that require the further safeguarding of land may trigger limited review of the LDP.

**Waste Needs:**

- 12.38 The South West Wales Regional Waste Plan, November 2003 adopted a 'do more' [than meet European landfill diversion and recycling targets] approach to waste management. This was carried forward into the South West Wales Regional Waste Plan 1st Review, August 2008 (RWP), which identified eight alternative technology options for dealing with residual waste as the preferred technology strategy and set out the indicative number of in-building facilities and the indicative land area that would be required in each LA to provide for regional facilities with the capacity for greater than one local area. The indicative number of such facilities required in Ceredigion ranges from 2.3 to 3.4 (2 to 4 in practice) and the land area required varies from 4.1 up to 7.4ha. To retain flexibility for any option to be pursued and meet the requirements of the RWP the LDP has to cater for the upper figures in each case.

- 12.39 Notwithstanding the need to satisfy the requirements of the RWP Ceredigion is both geographically and logistically isolated from any of the larger conurbations and the areas of industry that are the main sources of waste generation within the South Wales region. The LA therefore has to balance the requirements of the RWP (7.4ha) with the reality that it is highly unlikely that the waste industry would ever chose to locate a regional facility to serve more than one LA in the southwest region at a site within Ceredigion, raising the spectre that if the full 7.4ha was allocated exclusively for waste management and resource recovery facilities to serve the south west region much of it might remain vacant as the allocated use is unlikely to materialise across all the land. Conversely in the event that such a facility is required a reliance solely on existing B2 sites alone could lead to insufficient land being available for resource recovery and waste management facilities, or the remaining land becoming too fractured to be of practical use for regional facilities.

- 12.40 Since the production of the RWP the **MAC 1/3 Assembly-Welsh Government** has placed a growing emphasis on the anaerobic digestion of food waste and in pursuit of the Central Wales Waste Strategy the Glanyrafon site allocated (see E0301) has emerged as a reference site for a regional facility to deal with food waste collected across Ceredigion and Powys (rural central Wales). **The site is no longer required for this role, but it is still being considered by the Central Wales Procurement Hub as an option site for a regional FEC residual waste management facility to serve Ceredigion and Powys** justifying the site's allocation exclusively for resource recovery and waste management facilities.

- 12.41 Proposals relating to non-allocated sites will be subject to Policies LU31 and LU32, or depending on timescales, dealt with through the LDP review process.

## Appendix A Part 3: Specific changes to Volume 2a (Settlement Group Statements and 2b (Proposals Map)

Please note that MAC 2/1 and MAC 2/2 are included in Appendix A Part 1 Generic Changes to Volume 1, 2a and 2b

Reference	Page No (Deposit Version with Focused Incorporated and MACS bolded and stuck through)	Policy/ Paragraph (as at Focused Changes version unless otherwise stated)	Changes (additions are in bold and deletions are <u>struck through</u> )
MAC 2/3	Various	<b>Volume 2a</b>  All 22 Individual Settlement Group Overview Tables (Para 1.1, 2.1, 3.1 etc.)	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 2 of Volume 1 as attached to this MACs report (see MAC to Volume 1).
MAC 2/4	Various	<b>Volume 2a</b>  All Individual Settlement Group Para X.2 (i.e.1.2, 2.2, 3.2 etc.) except Llanybydder	Insert the following NEW paragraphs and delete any similar text that already exists in introduction part of the Service Centre Section of the SGS:  <b>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.</b>  <b>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).</b>
MAC 2/5	Various	<b>Volume 2a</b>  'Housing Requirements' sub Section in ALL SGSs bar Llanybydder	<b>Amend sub title 'Housing Requirements', the 1<sup>st</sup> Para under that sub title and table XX.01 for all SGSs as set out in Annex 2 of this MACs Report.</b>
<b>MAC 2/6</b>	Various	<b>Volume 2a</b>  'Housing	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

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		<p>Requirements' sub Section</p> <p>Para's following table XX.01 in ALL SGSs bar Llanybydder</p>	<p>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><b>Opportunity to meet the remaining number of units identified by the LDP (XX units) has been 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). 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.</b></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><b>Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known 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].</b></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><b>All development on allocated and windfall sites will</b></p>

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			<p>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><b>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.</b></p>
MAC 2/7	Various	<p><b>Volume 2a</b></p> <p>'Housing Requirements' sub Section</p> <p>NEW Para to be added to all SGS bar Llanybydder following MAC XX</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><b>In relation to Aberaeron itself (but excluding Llwwyncelyn) there is no reason to believe that the level of 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 in relation to development in Aberaeron itself (excluding Llwwyncelyn). Despite Llwwyncelyn's interim 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</b></p>

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			<p>number of units permitted within Llwynceilyn 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 Llwynceilyn to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed at Llwynceilyn 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 at Llwynceilyn. <b>A total of 23 units cannot come forward without improvements out of the 77 allowed for in Llwynceilyn.</b> <i>(NB: final sentence highlighted in green is deleted by IC03)</i></p> <p>Insert the following new Para in relation to Felinfach/Ystrad Aeron, Llanilar, Llanrhystud, Pontrhydfendigaid and Talybont:</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> <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</p>

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			<p>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><b>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.</b></p>
MAC 2/8	Various	<p><b>Volume 2a</b></p> <p>'Housing Requirements' sub Section</p> <p>NEW Para in all SGSs bar Llanybydder</p>	<p>Insert NEW Para as follows to all SGSs except Felinfach/Ystrad Aeron:</p> <p><b>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</b></p>

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			<p><b>Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.</b></p> <p>In Felinfach/Ystrad Aeron SGS, insert NEW Para as follows:</p> <p><b>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.</b></p>
MAC 2/9	Various	<p><b>Volume 2a</b></p> <p>'Housing Requirements' sub Section</p> <p>New Final Para</p> <p>Applies to all SGSs bar Llanybydder</p>	<p>Insert the following new par as the final par for all 'Housing Requirements' sub Sections:</p> <p><b>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.</b></p>
MAC 2/10	Various	<p><b>Volume 2a</b></p> <p>Economic Requirements sub Section</p> <p>ALL RSC SGSs bar</p>	<p>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 noting that no sites have been allocated:</p> <p><b>No [INSERT the word 'further' where the SC already has an existing employment site] multi use employment sites have been allocated for the</b></p>

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		Felinfach and Llanybydder	<b>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. 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.</b>
MAC 2/11	Various	<b>Volume 2a</b>  Economic Requirements sub Section  ALL RSC SGSs bar Llanybydder	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:  <b>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.</b>
<b>MAC 2/12</b>	Various	<b>Volume 2a</b>  Employment Allocated Site Schedules	Insert an additional column after column 3. Insert title ' <b>Additional Land Available (ha)</b> '. 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.
MAC 2/13	Various	<b>Volume 2a</b>  Housing Allocated Site Schedule  Final column	Insert the following new paragraph in the allocated sites schedules for sites affected in Aberystwyth (H0303, M0302), Tregaron (H0701 and H0702), Cenarth (H1102), Felinfach (H1201 and H1202), Pontrhydfendigaid (H2001) and Talybont (H2101):  <b>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</b>



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			<b>developer's expense.</b>
MAC 2/14	Various	<b>Volume 2a</b>  Housing Allocated Site Schedule  Final column	Insert the following new paragraph in the allocated sites schedules for sites in Bow Street Llanon Llanrhystyd Penrhyncoch Pontarfynach Pontrhydfendigaid Talybont Y Borth <i><b>(NB: Insertion of paragraph in allocated sites schedule for H0102 and H0103 in Llwynceilyn is cancelled by IC03)</b></i> <b>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).</b>
MAC 2/15	Various	<b>Volume 2a</b>  <b>Settlements and Locations Outside of the Service Centre Section</b>  All 22 Individual SGS Section XX.3 (i.e. Para 9.3, 10.3, 11.3 etc.)	Amend Sub title as follows:  <b>Linked</b> Settlements and <b>Other</b> locations outside of the Service Centres.  Amend any references to 'settlements and locations' throughout this Section to ' <b>Linked</b> Settlements and <b>Other</b> Locations'.
MAC 2/16	Various	<b>Volume 2a</b>  <b>Settlements and Locations</b>	Amend table XX.03 for all SGSs as set out in Annex 3 of this MACs Report

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		<b>Outside of the Service Centre Section</b>  Table XX.03 in ALL SGSs (e.g. 09.03, 10.3 etc.)	
MAC 2/17	Various	<b>Volume 2a</b>  <b>Settlements and Locations Outside of the Service Centre Section</b>  NEW Para's to follow Para X.3.5 in all SGSs	Insert two New Para following Para X.3.5 for all SGSs as follows:  <b>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.</b>  <b>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).</b>
MAC 2/18	Various	<b>Volume 2a</b>  <b>Settlements and Locations Outside of the Service Centre Section</b>  Table XX.04 in SGSs where it is included (e.g. 03.04, 18.4 etc.)	Amend Title of table XX.04 as follows:  Site Allocations Schedule for <del>Locations Other than the Service Centre</del> <b>Linked Settlements and Other Locations that are outside of Service Centres</b>

**Individual Specific Changes to Volume 2a and Volume 2b:**

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MAC 2/19	1 & 2	<p>Volume 2a, Aberaeron (Llwyncelyn)</p> <p>Amend Para 1.1.2</p> <p>New Para's after 1.1.2</p>	<p>Amend Para 1.1.2 as follows:</p> <p>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 <b>in the interim</b> the housing needs of Aberaeron (<del>see Service Centre Section below for more information</del>).</p> <p>Insert new paragraphs as follows after Para 1.1.2:</p> <p><b>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 Growth regarding some of</b></p>

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			<p>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. 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 72 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 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</p>

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			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'.
MAC 2/20	3	<b>Volume 2a, Aberaeron (Llwyncelyn)</b>  New Para after table 01.01  Deleted Para 1.2.10	Insert the following new Para after table 01.01  <b>As of August 2010 there were 45 commitments which comprised of 11 completed units and 34 outstanding consents within the Aberaeron (incl. Llwyncelyn) 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 Llwyncelyn. The majority of the consents are for 1 or 2 unit developments on various sites.</b>  Deleted Para 1.2.10
MAC 2/21	3	<b>Volume 2a, Aberaeron (Llwyncelyn)</b>  after Para 1.2.11	Insert new paragraph after Para 1.2.11:  <b>The LDP currently requires that Llwyncelyn provide 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 Llwyncelyn no more than 77 units will be permitted over the plan period (the 67 catered for through allocation and 10 commitments). It should however be noted that this 77 unit figure is caveated as follows. If during the plan period itself Aberaeron in practice delivers more committed units than envisaged currently in the LDP (that of 54 units) then the number of units to be further permitted over and above that already committed in Llwyncelyn would be revised downwards to reflect that a higher commitment is being accommodated in Aberaeron itself. Therefore the 77 units should be seen as a maximum which will be revised downwards during the plan period if more than 54 units get committed in Aberaeron. Therefore whilst the</b>

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			<p>land allocated can accommodate 89 units any applications that come forward within Llwynceilyn will not be permitted if they exceed the 77 units overall (or a lower residual number if the level of commitments exceeds 54 in Aberaeron itself) for that settlement whether on an allocated site or not.</p> <p><i>(NB: IC02 modifies MAC 2/21, reducing to 54 the maximum number of units permitted in Llwynceilyn)</i></p>
MAC 2/22	4	<p><b>Volume 2a,</b> Aberaeron (Llwynceilyn)</p> <p>Para's 1.2.12, 1.2.13 and 1.2.14</p>	Delete Para's 1.2.12, 1.2.13 and 1.2.14
MAC 2/23	5	<p><b>Volume 2a,</b> Aberaeron (Llwynceilyn)</p> <p>Para's 1.2.16 and 1.2.18</p>	<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. <b>Further development of retail facilities in Aberaeron will be supported provided in accordance with policy S02 and all relevant LU and DM policies.</b></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. <b>Any development of land that is not allocated will need to be compliant with Policy S02 and all relevant LU and DM policies.</b></p>
			<p><i><b>NB: MAC 2/24 is <u>not</u> recommended or endorsed – see IC03</b></i></p>
MAC 2/25	5 & 6	<p><b>Volume 2a,</b> Aberaeron</p>	Add new Para prior to Para 1.2.32 as follows:

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		(Llwyncelyn)  New Para prior to Para 1.2.32  Amend Para 1.2.32	<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 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 Llwyncelyn within the Settlement Group.</p> <p>Amend Para 1.2.32 as follows:</p> <p><b>Options may include land</b> <del>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</del> <b>during this plan period.</b> 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 <b>once</b> <del>if site H0101 comes forward first.</del> <b>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 Llwyncelyn. 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.</b></p>
MAC 2/26	11	Volume 2a,,  Cardigan  Overview Table at	Amend Economic Requirements sections of table in accordance with Annex 4 of this MACs document.

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		Para 2.1	
MAC 2/27	11	<b>Volume 2a,</b> Cardigan  Para 2.1.3	Amend the paragraph 2.1.3 as follows:  Within Ceredigion, the Settlement Group is the second most populous area in the county, <del>with</del> <b>almost 9% of the County's population (Census 2001) and with a housing stock of 3326 as of July 2011.</b> Because of the importance of Cardigan as the second and former county town of Ceredigion, two of the Group's Linked 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.
MAC 2/28	12	<b>Volume 2a,</b> Cardigan  Para 2.1.4	After Para 2.1.4, insert new paragraph as follows:  <b>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 and therefore phasing will not be applied to housing development sites within this settlement.</b>



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MAC 2/29	13	Volume 2a, Cardigan  Para 2.2.2	Amend paragraph 2.2.2 to read:  With a population of 4,020 at the 2001 Census ( <b>1828 dwellings as at April 2007</b> ), 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 <del>it</del> <b>the town</b> 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 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> <del>at the old Cardigan Hospital and at Pwllhai.</del> <b>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.</b>
MAC 2/30	14	Volume 2a, Cardigan  Para 2.2.15	Insert a new sentence at the start of Para 2.2.15 as follows:  <b>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.</b>
MAC 2/31	115	Volume 2a, Cardigan  Para 2.2.32	Amend paragraph 2.2.32 as follows:  The second project involves <del>a bid by a local shareholder</del> <b>the community</b> organisation '4CG' (Cymdeithas Cynnal a Cefnogi Cefn Gwlad – Society to Sustain and Support the Rural Countryside' – a not-for-profit charity) to <del>purchase</del> <b>utilise</b> land at

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			Pwllhai. <del>Their stated intention is to create</del> <b>creating</b> a town centre car park with some community retail space and potentially some office space.
MAC 2/32	Various	<b>Volume 2a,</b> Cardigan  Housing Allocations Schedule  Mixed Use Allocations Schedule	Insert the following text for all housing and mixed use allocated sites within the Schedule:  For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
<b>MAC 2/33</b>	15 & 20	<b>Volume 2a,</b> Cardigan  Employment Allocations Schedule  E0203	Delete entire Row E0203 from Allocated Sites Schedule and any associated references in the SGS.
<b>MAC 2/34</b>	Various (including 23 & 24)	<b>Volume 2a,</b> Cardigan.  Various + Minerals site Allocations Schedule  MNA0201  <b>Volume 2b</b>  Inset Map 0203	Amend amount of a hectares that needs to be protected from <del>1.36ha</del> to 0.8ha in final Column (3 <sup>rd</sup> from last Para).  Amend MNA0201, Table 02.04, Allocated Site Schedule, last column, insert before last paragraph.  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  Amend all references within the plan to site area from 13.04ha to 12.79ha

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			Amend Inset Map 0203 to reflect above changes.  (A separate MAC has been provided concerning changes to Volume 1 to reflect these changes.)
MAC 2/35	25	Volume 2a,  Aberystwyth  Settlement group Overview  Para 3.1.2	Amend paragraph 3.1.2 as follows:  <b>With a population of 16,270, Aberystwyth is now the county's largest settlement.</b> <del>Aberystwyth itself</del> 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.
MAC 2/36	26	Volume 2a,  Aberystwyth  Settlement group Overview  Para 3.1.5	Amend paragraph 3.1.5 as follows:  The Group's Linked Settlements are located to the north, east <b>and</b> south, <del>and west</del> of Aberystwyth, and range in size <del>from Llanfarian, which has about 160 dwellings, to Clarach, which is predominantly a holiday park.</del> Capel Bangor is the most outlying of the Linked Settlements, located around 6.5 km to the east of Aberystwyth on the A44 (T).
MAC 2/37	25 & 27 & 44	Volume 2a,  Aberystwyth  Section 2  Para 3.2.6	Amend paragraph 3.2.6 as follows:  <b>As of August 2010 there were already 389 commitments within the Service Centre, equating to 159 completions and 230 outstanding consents.</b> 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.
MAC 2/38	28	Volume 2a,  Aberystwyth  Section 2	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

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		Para 3.2.8	and the conversion of larger buildings and houses to flats. <del>An allowance of approximately</del> <b>Approximately</b> 500 units <b>could potentially come forward</b> over the Plan period (2007-2022) <del>is therefore expected to come from such non-allocated</del> <b>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.</b>
<b>MAC 2/39</b>	32	<b>Volume 2a,</b> Aberystwyth Allocated Sites Schedule H0302	Amend the final Para of the Allocated Site Schedule (table 02.02) to site H0302 (final column) as follows:  Site layout should include provision to gain access to the land to the south <del>and north</del> , 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. <b>Site layout should also include provision for pedestrian access to the land to the north.</b>
MAC 2/40	34	<b>Volume 2a,</b> Aberystwyth Allocated Sites Schedule - Housing M0305	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
<b>MAC 2/41</b>	39	<b>Volume 2a,</b> Aberystwyth Allocated Sites Schedule - Housing M0303	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). <b>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.</b>
<b>MAC 2/42</b>	41	<b>Volume 2a,</b> Aberystwyth	Amend the 3 <sup>rd</sup> Para of the Allocated Site Schedule table (Mixed Use Allocations) to site M0305 (final column) as follows:

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		Allocated Sites Schedule - Housing  M0305	The western portion of this site will deliver a 4.54ha area of employment land. <del>The employment element of this site is to be the first development to be delivered.</del> 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 be considered favourably.
MAC 2/43	72	Volume 2a,  Aberystwyth  Employment Allocated Sites Schedule  E0305	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 <b>23</b> ha.
MAC 2/44	47 & 48	Volume 2a,  Adpar  Para's 4.1.1 & 4.1.2	Amend Para's 4.1.1 & 4.1.2 to read:  The Newcastle Emlyn (Adpar) Settlement Group <b>(with a housing stock of 1067 as of July 2011)</b> 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 <del>Carmarthenshire</del> 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 <b>within Ceredigion</b> generally look towards Newcastle Emlyn as the natural direction of

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			travel for <b>most</b> services and facilities as is also the case for Linked Settlements in Carmarthenshire and Pembrokeshire. <b>There are a large number of outstanding residential consents in the Settlement Group outside the Service Centre.</b>
MAC 2/45	48	Volume 2a, Adpar New Para below Para 4.1.3	After Para 4.1.3 add new paragraph:  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 settlement 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).
MAC 2/46	49 & 50	Volume 2a, Adpar Delete Para's 4.2.8 and 4.2.9	Delete Para's 4.2.8 and 4.2.9
MAC 2/47	50	Volume 2a, Adpar Para 4.2.17	Amend paragraph 4.2.17 to read:  Developers of both residential and non-residential allocated and non-allocated/ <del>windfall</del> sites will need to refer to Policy LU24 in relation to providing additional open space as part of all development. For information as to <del>whether</del> provision is required on <b>the</b> allocated sites, see Table 04.02: Allocated Sites Schedule below.
MAC 2/48	50	Volume 2a, Adpar Para 4.2.22	Amend paragraph 4.2.22 to read:  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

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			<p>the finite number of units capable of being served by one access junction. There are <del>two</del> <b>a few</b> 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 <b>is dependent upon achieving a route through land to the west of Derwen Gardens, south of Brynderi Close, and the third</b>, 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>
MAC 2/49	51	<b>Volume 2a,</b>  Adpar  Table 04.02, H0401 Final Col	<p>Amend column 2 of table 04.02 as follows:</p> <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>
MAC 2/50	52	<b>Volume 2a,</b>  Adpar  Para 4.3.3	<p>Amend paragraph 4.3.3 to read:</p> <p>Development in locations across the border in <b>Pembrokeshire and</b> Carmarthenshire are subject to <b>Pembrokeshire and</b> 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>
<b>MAC 2/51</b>	55	<b>Volume 2a,</b>  Lampeter  Settlement Group	<p>In the Settlement Group Overview table for Lampeter amend the following:</p> <p>Economic Requirements (2007-2022): Allocated Employment Land:</p>

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		Overview  Economic Requirements	<del>Lampeter Business Park</del> — 8.08ha <b>9.46ha</b> Retail Requirement (2007-2016): Comparison Goods Floorspace: 352m2 Convenience Goods Floorspace <sup>**</sup> : <del>949-1289m2</del> <b>548m<sup>2</sup></b> Bulky Goods Floorspace: 733m2
MAC 2/52	56	Volume 2a,  Lampeter  New Para's after Para 5.1.3	Insert new Para's after Para 5.1.3:  <b>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%.</b>  <b>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 on the community and Welsh language is therefore likely to be minimal and there is no general need to control (through phasing) the rate at which development comes forward.</b>
MAC 2/53	57	Volume 2a,  Lampeter  New Para after table 05.01  Delete Para's 5.1.23 and 5.1.24	Inset new Para after table 05.01:  <b>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-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.</b>  Delete Para's 5.1.23 and 5.1.24
MAC 2/54	57	Volume 2a,  Lampeter	Amend Para 5.1.21 as follows:  There are more units catered for within the



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		Para 5.1.21	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 <del>site size may</del> <b>amount of developable land will</b> reduce if access to this new site is required over <b>an</b> existing open space. If this is the case this existing <b>open space</b> facility will need to be accommodated within the new <b>development</b> 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. <del>The housing figure will set the total level of development over the plan period, not the total land area.</del>
MAC 2/55	57 & 58	<b>Volume 2a,</b> Lampeter  Delete Para 5.1.20, 5.1.22 & 5.1.27	Delete Para 5.1.20, 5.1.22 & 5.1.27
MAC 2/56	58	<b>Volume 2a,</b> Lampeter  Para 5.1.26	Amend Para 5.1.26 as follows:  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. <del>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.</del> Any identified needs will form part of the monitoring process and will be addressed through review if necessary. <del>Until then the Carmarthenshire UDP will continue to provide for the needs of those settlements across the border.</del> 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.
MAC 2/57	58	<b>Volume 2a,</b>	Amend Para 5.1.29 as follows:

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		Lampeter Para 5.1.29	<p><del>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.</del> <b>The turnover of retail units in Lampeter is relatively low with many businesses being long standing to the community.</b> The Cardigan and Lampeter Retail Needs Planning Study undertaken in 2008 by CACI <b>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 options, 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 options 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.</b></p>
MAC 2/58	59	<b>Volume 2a,</b> Lampeter New Para after 5.1.31	<p>Insert new Para after Para 5.1.31:</p> <p><b>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.</b></p>
MAC 2/59	60	<b>Volume 2a,</b> Lampeter Para 5.1.47	<p>Amend Para 5.1.47 as follows:</p> <p>Future direction of growth is <del>at the rear of the Brynpen housing development and behind housing properties</del> <b>Chestnut Lodge and Oakwood Lodge on Falcondale Drive and on land adjoining Bryn Hebog.</b></p>
<b>MAC 2/60</b>	61	<b>Volume 2a,</b> Lampeter	<p>Inserted within the second paragraph after the second sentence of Table 05.02: Allocated Sites Schedule: Lampeter USC for site H0503 the following:</p>

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		Table 05.02	Any road improvements required to facilitate the development of H0504 in this site (H0503) could affect the number of units that could be provided. The number of units deliverable from this site will be dependent upon the nature of the road improvements.
MAC 2/61	Various	<b>Volume 2a,</b> Lampeter Table ‘Employment Allocations’ Site E0501, 3 <sup>rd</sup> and new 4 <sup>th</sup> column & Vol 2b Inset Map 0501	Vol 2a Lampeter, Site E0501 Amend 3 <sup>rd</sup> column (Gross Area ha): <del>7.97</del> 8.39ha 4 <sup>th</sup> column: Column title: Additional Available Land (ha) Detail: 3.32ha Net developable area. Amend Inset map 0501 allocation E0501 to include additional land to facilitate secondary access to part of site. <i>(Note: A separate MAC (1/95) has been including concerning changes to Volume 1 to reflect the above)</i>
MAC 2/62	63	<b>Volume 2a,</b> Lampeter Table ‘Employment Allocations’, E0501, column 7, after 2 <sup>nd</sup> Para	Table ‘Employment Allocations’, E0501, column 7, after 2 <sup>nd</sup> Para amend and insert new Para as follows: Level topography to the east of the A485 and sloping topography to the west. 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. 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.
MAC 2/63	64	<b>Volume 2a,</b> Lampeter	Amend Employment Allocations’, E0502, column 7, after 2 <sup>nd</sup> Para as follows:

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		Table 'Employment Allocations', E0502, column 7, after 2 <sup>nd</sup> Para	Landscape Biodiversity Open Space Utility <del>Other considerations</del>
MAC 2/64	67	<b>Volume 2a,</b> Llandysul  Para 6.1.1	At Para 6.1.1, add a new sentence to the end of the Para:  <b>It has a housing stock of 2436 as of July 2011.</b>
MAC 2/65	68	Volume 2a, Llandysul  Para 6.1.3	After Para 6.1.3, add a new Para:  <b>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 and therefore phasing will not be applied to housing development sites within this settlement.</b>
MAC 2/66	69 & 70	<b>Volume 2a,</b> Llandysul  Delete Para's 6.2.7, 6.2.8 and 6.2.10	Delete Para's 6.2.7, 6.2.8 and 6.2.10, which are superseded by new Para's.
MAC 2/67	70	<b>Volume 2a,</b> Llandysul	At Para 6.2.13, add a further sentence:  <b>It has not been necessary to allocate sites</b>

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		Economic Requirements  Para 6.2.13	<b>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.</b>
<b>MAC 2/68</b>	71	<b>Volume 2a,</b>  Llandysul Housing Allocated Sites Schedule  H0601	In Table 06.06, row H0601, final column, add the following text after the first sentence:  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.
MAC 2/69	75	<b>Volume 2a,</b>  Tregaron  Settlement Group Overview  New text	In the Settlement Group Overview table for Tregaron add the following:  <b>Minerals requirement: Pant Quarry, Llanddewi Brefi 3.18ha</b>
MAC 2/70	75	<b>Volume 2a,</b>  Tregaron  New Para's after 7.1.5	Insert new Para's after 7.1.5:  <b>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%.</b>  <b>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 and therefore phasing will not be applied to housing development sites within this settlement.</b>
MAC 2/71	77 & 78	<b>Volume 2a,</b>	Insert new Para after table 7.01:

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		Tregaron  New Para after table 7.01  Delete Para 7.2.11 & 7.2.12	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.  Delete Para 7.2.11 & 7.2.12
MAC 2/72	77	Volume 2a,  Tregaron  Para 7.2.9  Delete Para 7.2.10	Amend Para 7.2.9 as follows:  <b>Opportunity to meet t</b> <del>The 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 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</del>

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			<p>form.</p> <p>Deleted Para 7.2.10</p> <p>A separate MAC has been included regarding changes to Volume 1 to reflect the above changes.</p>
			<p><b><i>This Appendix does not contain a MAC 2/73</i></b></p>
MAC 2/74	78	<p><b>Volume 2a,</b></p> <p>Tregaron</p> <p>Amend Para 7.2.14 and insert new Para after 7.2.14</p>	<p>Amend Para 7.2.14 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 <b>proposed</b> 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. <b>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.</b></p> <p>New Para to follow 7.2.14:</p> <p><b>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 the settlement will be supported provided in accordance with policy S02 and all relevant LU and DM policies.</b></p>
MAC 2/75	78	<p><b>Volume 2a,</b></p> <p>Tregaron</p>	<p>Amend Para 7.2.17 as follows:</p> <p><b>A water supply can be provided to service the proposed allocations, however this will involve</b></p>

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		7.2.17	<b>the provision of some modest off-site mains. For current updates and more detail on</b> For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
MAC 2/76	78 and 82	<b>Volume 2a,</b> Tregaron Para's 7.2.19 7.3.9	Amend Para 7.2.19 as follows:  The strategic review by the Education Department secondary schools <b>is ongoing</b> <del>has concluded that a 3-19 year old school should be further considered in Tregaron.</del> This <b>is to</b> <del>would</del> 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.  Amend Para 7.3.9 as follows:  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 <b>depending on the outcome of any review</b> <del>if the 3-19 year olds school goes ahead within Tregaron.</del>
MAC 2/77	80	<b>Volume 2a,</b> Tregaron Allocated Site Schedule for Housing, new entry	Include a new entry to the Allocated Site Schedule for Tregaron, add a new row with the following information:  Site Reference: M0701 (part) Name: Cylch Caron Project, land rear of Talbot Yard Area (Ha):2.1 Proposal: 20 Site characteristics constraints and requirements: <b>See main entry in Mixed Use Allocated Site Schedule below.</b>
MAC 2/78	80	<b>Volume 2a,</b> Tregaron Allocated Site Schedule Site M0701, 3 <sup>rd</sup> , 5 <sup>th</sup> & 6 <sup>th</sup> column	Amend Tregaron Allocated Site Schedule for Site M0701 as follows:  Amend 3 <sup>rd</sup> 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



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			<p>Amend 5<sup>th</sup> column as follows:</p> <p>Includes up to approximately <del>20</del> residential units as part of the overall development.</p> <p>Amend 6<sup>th</sup> column (Site Characteristics) 5<sup>th</sup> Para:</p> <p>The site is <del>good</del> moderate semi-improved grassland which should be protected and managed in accordance with Policy DM15.</p> <p>8<sup>th</sup> Para:</p> <p>Due to the known areas of high biodiversity value on site (<b>double hedgerow running through the site</b>), approximately 0.1-<del>20</del>ha of the total area (3.67ha) is not available for development. This can in the most part, be integrated with the provisions required below on open space.</p> <p>Insert after 8<sup>th</sup> 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>
MAC 2/79	83 & 84	<p><b>Volume 2a,</b> Aberporth/Parclyn Para 8.1.1 delete Para 8.1.4  add new Para under Para 8.1.4</p>	<p>Amend Para 8.1.1 to read:</p> <p>The Settlement Group of Aberporth/Parclyn 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. <b>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.</b> <del>It 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 Assembly investment</del></p>

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			<p><del>for innovative technology development) at Aberporth Business Park.</del></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><b>The growth in housing stock over a ten year period to 2011 for the Aberporth/Parcllyn 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.</b></p>
MAC 2/80	85	Volume 2a, Aberporth/Parcllyn Para's 8.2.6 and	Delete Para's 8.2.6 and 8.2.7

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		8.2.7	
MAC 2/81	87	<b>Volume 2a,</b>  Aberporth/Parclyn  Housing Allocated Sites Schedule  H0801	Aberporth/Parclyn Housing Allocated Sites Schedule, in Row H0801, final column, delete the first line as follows:  <del>There is an undetermined planning application for this site at present.</del>
MAC 2/82	88	<b>Volume 2a,</b>  Aberporth/Parclyn  Housing Allocated Sites Schedule  H0802	Aberporth/Parclyn Housing Allocated Sites Schedule, in Row H0802, final column, delete the first line:  <del>Undetermined planning application for 21 units. Development subject to securing adoptable highway standards over road frontage to junction.</del>  Insert the following text as first line:  There is a planning permission for this site as at August 2012.
MAC 2/83	88	<b>Volume 2a,</b>  Aberporth/Parclyn  Housing Allocated Sites Schedule  H0803	Aberporth/Parclyn Housing Allocated Sites Schedule, in Row H0803, final column, amend the first line as follows:  <del>Existing undetermined proposal</del> There is a planning permission on part @ 20dph (5 units) as at August 2012.
MAC 2/84	89 & 90	<b>Volume 2a,</b>  Aberporth/Parclyn  Housing Allocated Sites Schedule  H0805	Aberporth/Parclyn Housing Allocated Sites Schedule, in Row H0805, in fourth column, amend Guide Density per ha gross to read ' <b>25</b> '.  Amend final column: insert new Para after first line:  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.  Insert further new Para before Para that starts with 'The anticipated foul demands....'. New Para should read:

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			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.
MAC 2/85	Various	Volume 2a, Aberporth/Parcllyn & Volume 2b Proposals Map inset map 0801	<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 <del>H0806</del> to <b>M0802</b>.</p> <p>Amend final column, 1<sup>st</sup> Para as follows:</p> <p><del>Housing/m</del>Mixed use site for comprehensive redevelopment. Site <del>is</del> for housing redevelopment is <b>confined to the land portion on the south eastern side of the road only.</b> <del>of sports/social club site</del><del>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).</del> <del>to playing fields.</del> 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>Amend Inset Map 0801 site notation from H0806 to</p>

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			M0802 to reflect change above.
MAC 2/86	92	<b>Volume 2a,</b>  Aberporth/Parcillyn  Para 8.3.8	Delete Para 8.3.8: <del>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.</del>
MAC 2/87	95	<b>Volume 2a,</b> Bow Street  Settlement group Overview  Para 9.1.1	Amend paragraph 9.1.1 as follows:  Bow Street Settlement Group is located in northern Ceredigion, just to the northeast of Aberystwyth. It is a relatively small Group with <b>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</b> defined a Linked Settlement, Llandre, which is located just to the north. Although all of the residents <del>within the</del> <b>Group's residents</b> look to Aberystwyth for many of their needs, especially for comparison goods, Bow Street supports many of their day to day needs.
MAC 2/88	95	<b>Volume 2a,</b> Bow Street  Settlement group Overview  Para 9.1.2	Add following paragraph after paragraph 9.1.2:  <b>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</b>

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			and its Welsh language without needing to be managed in terms of overall rate and therefore phasing will not be applied to housing development sites within this settlement. 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.
MAC 2/89	96	Volume 2a, Bow Street  Section 2  Table 09.01	Insert a new paragraph after Table 09.01 as follows:  <b>As of August 2010 there were already 27 commitments within the Service Centre equating to 25 completions and 2 outstanding consents.</b>
MAC 2/90	96 & 97	Volume 2a, Bow Street  Section 2  Para's 9.2.5 and 9.2.8	Delete paragraphs 9.2.5 and 9.2.8
MAC 2/91	97	Volume 2a, Bow Street  Section 2  After Para 9.2.8	Add following paragraph as penultimate Para in the Housing Requirements sub-section (before revised Para in relation to density):  <b>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.</b>
MAC 2/92	98	Volume 2a, Bow Street	Amend Para 9.2.10 as follows:  <b>At the time of writing, the LPA are aware that</b>

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		Section 2 Para 9.2.10	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.
MAC 2/93	100	<b>Volume 2a,</b> Bow Street  Section 3  Para 9.3.7	Amend paragraph 9.3.7 as follows:  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 <b>provided in line with policy DM12.</b>
MAC 2/94	101	<b>Volume 2a,</b> New Quay  New Para's after 10.1.1  Delete Para 10.1.2  Deletion of Para 10.1.3	New paragraph after 10.1.1  <b>The Settlement Group is quite large in size with 1474 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 five 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.</b>  <b>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</b>

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			<p>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. The growth planned for New Quay can be accommodated without significant harm to the community and the Welsh language and therefore phasing will not be applied to the development of sites within this settlement.</p> <p>More land than is required has been allocated within the Service Centre. Both sites (H1001 and H1002) are 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>
MAC 2/95	103 & 104	<p><b>Volume 2a, New Quay</b></p> <p>Insert new Para following Table 10.02</p> <p>Delete Para 10.2.10</p>	<p>Insert new Para following Table 10.02:</p> <p><b>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.</b></p>



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			Delete Para 10.2.10
MAC 2/96	103 & 104	<b>Volume 2a, New Quay</b>  Para 10.2.7 & Para 10.2.9 & Para 10.2.11	Delete Para 10.2.7, Para 10.2.9 and 10.2.11
			<b><i>NB: MAC 2/97 is <u>not</u> recommended or endorsed – See IC04</i></b>
MAC 2/98	104	<b>Volume 2a, New Quay</b>  Para 10.2.14	Amend Para 10.2.14 as follows:  <b>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.</b>
			<b><i>NB: MAC 2/99 is <u>not</u> recommended or endorsed – See IC04</i></b>
MAC 2/100	109	<b>Volume 2a, Cenarth</b>  Para 11.1.1	Amend the Para as follows:  The Cenarth Settlement Group is one of the smallest in terms of population ( <b>971 within Ceredigion as at 2001 Census</b> ) and the number of Linked Settlement. A substantial proportion of this small population lives in farmsteads and hamlets in south Ceredigion, <b>as well as in</b> 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.
<b>MAC 2/101</b>	109	<b>Volume 2a, Cenarth</b>  After Para 11.1.4	After Para 11.1.4, insert new Para:  <b>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</b>

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			<p>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 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 in terms of impact on the Welsh language and 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, no phasing is needed as it is not considered necessary to control the rate at which development comes forward during the plan period.</p>
MAC 2/102	111	<b>Volume 2a,</b>  Cenarth  New Para after Table 11.01	After Table 11.01, insert new Para:  <b>As at August 2010 there were already commitments for 13 units within the RSC (see Table 11.01 above).</b>
MAC 2/103	112 - 114	<b>Volume 2a,</b>  Cenarth  Para 11.2.12  Housing Allocated Sites Schedule  H1101 & H1103	Add standard phrase to paragraph 11.2.12 as follows:  For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.  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:

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			H1101, final column, insert above final Para/line.  H1103, final column, insert above final Para.
MAC 2/104	113	Volume 2a,  Cenarth  Housing Allocated Sites Schedule  H1102	Insert the following new Para after in column 5 (Housing Allocated Sites Schedule H1102) after the first Para:  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.
MAC 2/105	116 & 117	Volume 2a, Felinfach  Para 12.1.2  Para 12.1.3  New Para's after 12.1.3	Amend Para 12.1.2 as follows:  <del>The Settlement Group is quite large in size located generally within the centre of Ceredigion. There are a number of attached to it</del> <b>The defined Linked Settlements 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.</b>  Amend Para 12.1.3 as follows:  <del>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.</del>  Insert new Para's after 12.1.3 as follows:  <b>The key change in relation to the Service Centre is the level of housing growth which could occur during the plan period. The Plan allows for 112</b>

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			<p>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</p>

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			<p>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 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>
MAC 2/106	118 & 119	<p><b>Volume 2a, Felinfach</b> Insert New Para after Table 12.01</p> <p>Delete Para 12.2.7</p>	<p>Insert New Para after Table 12.01 as follows:</p> <p><b>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.</b></p> <p>Delete Para 12.2.7</p>
MAC 2/107	118 & 119	<p><b>Volume 2a, Felinfach/Ystrad Aeron</b></p> <p>Delete Para 12.2.5, 12.2.6, 12.2.8 &amp; 12.2.9</p>	Delete Para 12.2.5, 12.2.6, 12.2.8 & 12.2.9
MAC 2/108	119	<p><b>Volume 2a, Felinfach</b></p> <p>New Para before 12.2.9</p>	<p>Insert new Para before Para 12.2.9 as follows:</p> <p><b>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</b></p>

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			<p>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 unconstrained and will be expected to be developed early on in the plan period to ensure that needs are met throughout the plan period.</p>
MAC 2/109	119	<p><b>Volume 2a,</b> Felinfach</p> <p>Para 12.2.10 and 12.2.11</p>	<p>Amend Para 12.2.10 as follows:</p> <p>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. <del>There are no large multi-unit sites present in the settlement itself and the need for one has not been identified.</del></p> <p>Amend Para 12.2.11 as follows:</p> <p><b>Although there are no large multi-unit sites present in the Service Centre itself and the need for one has not been identified, However,</b> located a short distance away from the village of Felinfach/Ystrad Aeron is the Felinfach Industrial Estate. <b>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</b></p>

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			<p>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. <del>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.</del></p>
MAC 2/110	120	Volume 2a, Felinfach Para 12.2.13	<p>Amend Para 12.2.13 as follows:</p> <p><b>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 approximately 45 units or so out of 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.</b> For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p>
MAC 2/111	121 & 122	<p>Volume 2a, Felinfach</p> <p>Allocated Site Schedule, H1201 4<sup>th</sup> column after Para 8 And H1202, 4<sup>th</sup> column after Para 14</p>	<p>Insert the following text in Allocated Site Schedule, H1201 4<sup>th</sup> column after Para 8 and H1202, 4<sup>th</sup> column after Para 14:</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>

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MAC 2/112	122	<b>Volume 2a, Felinfach Allocated Site Schedule, H1203 4<sup>th</sup> column after Para 1</b>	Allocated Site Schedule, H1203 4 <sup>th</sup> column after Para 1 insert the following text:  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.
MAC 2/113	123	<b>Volume 2a, Felinfach Delete Para 12.3.4</b>	Delete Para 12.3.4
MAC 2/114	126	<b>Volume 2a, Llanarth New Para after 13.1.3</b>	Insert new Para after 13.1.3 as follows:  <b>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 and therefore phasing will not be applied to housing development sites within this settlement. 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.</b>
MAC 2/115	127 & 128	<b>Volume 2a, Llanarth Para Include new Para after Table 13.01</b>	Include new Para after Table 13.01 as follows:  <b>As of August 2010 there were 19 commitments composed of 4 completed units and 15 outstanding consents. The outstanding consents</b>



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		Delete Para's 13.2.6, 13.2.8 and 13.2.9	<p>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 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>
MAC 2/116	128	<b>Volume 2a, Llanarth</b>  Delete Para's 13.2.7 & 13.2.10	Delete Para's 13.2.7 & 13.2.10
MAC 2/117	128	<b>Volume 2a, Llanarth</b> Para 13.2.13 and new Para	<p>Amend Para 13.2.13 as follows:</p> <p><b>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.</b></p> <p>&amp; add a new Para after Para 13.2.13</p> <p><b>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.</b></p>
MAC 2/118	130	<b>Volume 2a, Llanarth</b> Allocated Sites	Amend Allocated Sites Schedule, H1301, 4 <sup>th</sup> column 9 <sup>th</sup> Para as follows

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		Schedule, H1301, 4 <sup>th</sup> column 9 <sup>th</sup> Para	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.
MAC 2/119	134	<b>Volume 2a,</b> Llanilar Settlement group Overview Para 14.1.1	Amend paragraph 14.1.1 as follows:  The Settlement Group of Llanilar is located in northern Ceredigion, just to the southeast of Aberystwyth. <b>It is a relatively large group, with a total housing stock of 994 dwellings as of July 2011.</b> 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.
MAC 2/120	134	<b>Volume 2a,</b> Llanilar Settlement group Overview Para 14.1.2	Add the following paragraphs after paragraph 14.1.2:  <b>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</b>

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			<p>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.</p> <p>This re-focusing approach is consistent with the LDP Strategy. In the Service 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 community 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>
MAC 2/121	136	Volume 2a, Llanilar	<p>Amend paragraph 14.2.5 as follows:</p> <p><b>As of August 2010 there were already 49</b></p>

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		Section 2 Para 14.2.5	<b>commitments within the Service Centre, all of which are outstanding consents.</b> A residential development of 46 dwellings has been granted permission at Y Grolan <del>Grolan</del> <b>Gorlan</b> 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.
MAC 2/122	136	<b>Volume 2a, Llanilar</b> Section 2 Para 14.2.4 & 14.2.6	Delete Para 14.2.4 & 14.2.6
MAC 2/123	140	<b>Volume 2a, Llanon</b> New Para after 15.1.3	Insert the following new Para after Para 15.1.3 as follows:  <b>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 31.9% 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 and therefore phasing will not be applied to housing development sites within this settlement. 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.</b>
MAC 2/124	141	<b>Volume 2a, Llanon</b> Para 15.2.2	Amend Para 15.2.2 as follows:  <del>When the two settlements are considered together it produces a large RSC of approximately 400 dwellings. The settlement has a good range of</del>

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			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.
MAC 2/125	142	<b>Volume 2a, Llanon</b> Insert new Para after Table 15.01  Delete Para 15.2.8	Insert new Para after Table 15.01 as follows:  <b>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 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.</b>  Delete Para 15.2.8
MAC 2/126	142	<b>Volume 2a, Llanon</b>  Delete Para 15.2.6, 15.2.7 & 15.2.9	Delete Para 15.2.6, 15.2.7 & 15.2.9
MAC 2/127	142	<b>Volume 2a, Llanon</b> New Para after Para 15.2.8	Insert new Para after Para 15.2.8 as follows:  <b>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.</b>
MAC 2/128	143	<b>Volume 2a, Llanon</b>	Amend Para 15.2.11 as follows:  <b>Waste water from Llanon (and Llansantffraed)</b>

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		Para 15.2.11	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.
MAC 2/129	148	<b>Volume 2a,</b> Llanrhystud  Settlement group Overview  Para 16.1.2	Amend paragraph 16.1.2 as follows:  Llanrhystud is a relatively small Settlement Group, with a housing stock of 687 dwellings as of July 2011. It has only <del>two</del> <b>one</b> defined Linked Settlements, which <del>are is roughly of similar size, in the form of Llanddeiniol and Llangwyrfon,</del> <b>however there are other small settlements and individual dwellings within the Group that are scattered across the countryside.</b> <del>They're both</del> <b>Llangwyrfon is located to it's the north east of Llanrhystud with the former located on minor roads and the latter on the B4576.</b>
MAC 2/130	148	<b>Volume 2a,</b> Llanrhystud  Settlement group Overview  Para 16.1.2	Add the following paragraphs after paragraph 16.1.2:  <b>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</b>

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			<p>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 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 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>
MAC 2/131	150 & 151	Volume 2a, Llanrhystud Section 2	Delete Para 16.2.4 & 16.2.7

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		Para 16.2.4 & 16.2.7	
MAC 2/132	150	Volume 2a, Llanrhystud  Section 2  Para 16.2.5	Amend paragraph 16.2.5 as follows:  <b>As of August 2010 there were already 41 commitments within the Service Centre, equating to 29 completions and 12 outstanding consents.</b> 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 <b>in terms of where it is located in the future.</b> Several significant applications granted permission since 2007, are likely to account for much of Llanrhystud's housing allocation for the first part of the Plan period. The commitments are providing 14 affordable homes.
MAC 2/133	150 & 151	Volume 2a, Llanrhystud  Section 2  Insert new Para prior to Para 16.2.7	Insert new Para prior to Para 16.2.7 as follows:  <b>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.</b>
MAC 2/134	151	Volume 2a, Llanrhystud  Section 2  Para 16.2.9	Amend paragraph 16.2.9/FC 107 as follows:  <b>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</b>



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			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.
MAC 2/135	155	<p><b>Volume 2a, Llanybydder</b></p> <p>Delete Para 17.2.1 – 17.2.11 and insert two new Para's to replace</p>	<p>Delete Para 17.2.1 – 17.2.11</p> <p>Insert new Para's as follows:</p> <p><b>As the Service Centre is outside of Ceredigion any land allocated will be based upon the Carmarthenshire County Council Local Development Plan, once adopted.</b></p> <p><b>Any development that occurs within the Service Centre will have to adhere to policies set out within the Carmarthenshire Development Plan.</b></p>
MAC 2/136	158	<p><b>Volume 2a, Penrhyncoch</b></p> <p>Settlement group Overview</p> <p>Para 18.1.1</p>	<p>Amend paragraph 18.1.1 as follows:</p> <p>The Settlement Group of Penrhyncoch is located in northern Ceredigion, just to the east of Aberystwyth. It is a relatively small group, <b>with a housing stock of 766 dwellings as of July 2011.</b> <del>only consisting of a handful of small no Linked Settlements.</del> <b>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.</b> 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. <del>The Linked Settlements range in size from less than 10 to more than 30 dwellings.</del></p>
MAC 2/137	158	<p><b>Volume 2a, Penrhyncoch</b></p> <p>Settlement group Overview</p> <p>Para 18.1.1</p>	<p>Add following new paragraph after paragraph 18.1.1:</p> <p><b>In 2007 the housing stock of Penrhyncoch was 524 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 105 dwellings which is a growth rate of 20% for the Service Centre. This level of housing growth is lower than that which it has experienced per annum over recent years (8.3</b></p>

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			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 and therefore phasing will not be applied to housing development sites within this settlement. 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.
MAC 2/138	159 & 160	<b>Volume 2a,</b> Penrhyncoch  Section 2  Para 18.2.4 & 18.2.7	Delete Para 18.2.4 & 18.2.7
MAC 2/139	159	<b>Volume 2a,</b> Penrhyncoch  Section 2  Para 18.2.6	Amend paragraph 18.2.6 as follows:  <b>As of August 2010 there were already commitments within the Service Centre, equating to 41 outstanding consents and 1 completion.</b> There are currently 13 affordable units, either completed, or as planning consents, within the Service Centre.
MAC 2/140	160	<b>Volume 2a,</b> Penrhyncoch  Section 2  New Para before Para 18.2.7	Add following new paragraph as the penultimate paragraph to the Housing Requirement Section (just before the revised density Para) (before Para 18.2.7):  <b>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</b>

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			schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.
MAC 2/141	161	Volume 2a, Penrhyncoch  Section 2  Para 18.2.9	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.
MAC 2/142	165	Volume 2a, Pontarfynach  Settlement group Overview  Para 19.1.1	Amend paragraph 19.1.1 as follows:  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 <b>the Urban Service Centre of</b> Aberystwyth for a proportion of their services and needs, but due to their remote location, rely more heavily on their <b>own</b> Service Centre for their day to day needs than <del>other</del> Linked Settlements in other groups might. <b>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.</b>
MAC 2/143	165	Volume 2a, Pontarfynach  Settlement group Overview  Para 19.1.2	Add following new paragraphs after paragraph 19.1.2:  <b>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</b>

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			<p>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>However what the LPA can do is ensure that the right type of housing comes forward, which is</p>

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			<p>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>
MAC 2/144	167 & 168	<b>Volume 2a,</b> Pontarfynach  Section 2  Para 19.2.4 & 19.2.7	Delete Para 19.2.4 & 19.2.7
MAC 2/145	167	<b>Volume 2a,</b> Pontarfynach  Section 2  Para 19.2.6	Amend paragraph 19.2.6 as follows;  <b>As of August 2010 there were already 2 commitments within the Service Centre, both of which are outstanding consents.</b> There are currently no affordable units, either completed, or as planning consents, within the Service Centre.
MAC 2/146	168	<b>Volume 2a,</b> Pontarfynach	Add following as a new penultimate paragraph to the Housing Requirement Section (before the revised

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		Section 2  New Para prior to para 19.2.7	Para on density):  <b>Owing to the outstanding quality landscape in which the sites sit, 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.</b>
MAC 2/147	168	<b>Volume 2a,</b> Pontarfynach  Section 2  Para 19.2.9	Amend paragraph 19.2.9 as follows:  <del>There are no public sewers serving Pontarfynach.</del> <b>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).</b>
MAC 2/148	170	<b>Volume 2a,</b> Pontarfynach  Allocated Sites Schedule  H1902	Insert the following text in column 5 after para 1 in Allocated Sites Schedule H1902:  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.
MAC 2/149	172	<b>Volume 2a,</b> Pontrhydfendigaid  Settlement group Overview  Amend Para 20.1.1  Delete Para 20.1.2	Amend paragraph 20.1.1 as follows:  The Settlement Group of Pontrhydfendigaid is located in eastern Ceredigion, encompassing the valleys and foothills of the Cambrian Mountains. It occupies a 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 <b>the Urban Service Centres of Aberystwyth and Tregaron</b> for a proportion of their

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			<p>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. <b>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.</b></p> <p>Delete Para 20.1.2</p>
MAC 2/150	172	<p><b>Volume 2a, Pontrhydfendigaid</b></p> <p>Settlement group Overview</p> <p>Para 20.1.2</p>	<p>Add following paragraphs after paragraph 20.1.2:</p> <p><b>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.</b></p> <p><b>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 all come forward all at once. This will assist with integration of new occupants into the existing community and facilitate community cohesion</b></p>

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			(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'.
MAC 2/151	174	<b>Volume 2a,</b> Pontrhydfendigaid  Section 2  Para 20.2.4 and 20.2.7	Delete Para 20.2.4 and 20.2.7
MAC 2/152	174 & 175	<b>Volume 2a,</b> Pontrhydfendigaid  Section 2  Para 20.2.6	Amend paragraph 20.2.6 as follows:  <b>As of August 2010 there were already 14 commitments within the Service Centre, equating to 6 completions and 8 outstanding consents.</b> There are currently no affordable units, either completed, or as planning consents, within the Service Centre
MAC 2/153	175	<b>Volume 2a,</b> Pontrhydfendigaid  Section 2  New Para prior to Para 20.2.7	Add following paragraph as a new penultimate paragraph to the Housing Requirement section (before the revised paragraph relating to densities) (Prior to Para 20.2.7)  <b>It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around 16 possible new units which</b>



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			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.
MAC 2/154	175	Volume 2a, Pontrhydfendigaid  Section 2  Para 20.2.9	Amend paragraph 20.2.9 as follows:  <b>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.</b> For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
MAC 2/155	179	Volume 2a, Talybont  Settlement group Overview  Para 21.1.2	Amend paragraph 21.1.2 as follows:  <b>The Settlement Group is moderate in size, with a housing stock of 894 dwellings as of July 2011.</b> 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.
MAC 2/156	179	Volume 2a, Talybont  Settlement group Overview  Para 21.1.3	Add following paragraphs after paragraph 21.1.3:  <b>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</b>

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			<p>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.</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 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>
MAC 2/157	181 & 182	Volume 2a, Talybont  Section 2	Delete Para's 21.2.4 and 21.2.6

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		Para's 21.2.4 and 21.2.6	
MAC 2/158	181	Volume 2a, Talybont  Section 2  Para 21.2.5	Amend paragraph 21.2.5 as follows:  <b>As of August 2010 there were already 12 commitments within the Service Centre, equating to 2 completions and 10 outstanding consents.</b> 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
MAC 2/159	182	Volume 2a, Talybont  Section 2  New Para prior to Para 21.2.6	Add the following new paragraphs as the penultimate Para's to the Housing Requirements Section (prior to the revised Para on density) (prior to Para 21.2.6):  <b>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.</b>  <b>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.</b>
MAC 2/160	182	Volume 2a, Talybont  Section 2	Amend paragraph 21.2.8 as follows by adding the following text to the existing Para:  <b>It is likely that infrastructure constraints would</b>

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		<p>Amend Para 21.2.8</p> <p>Delete Para's 21.2.9 and 21.2.10</p>	<p>mean that around 20 units of the 84 possible new housing 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>Delete paragraphs 21.2.9 and 21.2.10.</p>
MAC 2/161	182	<p><b>Volume 2a,</b> Talybont</p> <p>Allocated Sites Schedule H2101</p> <p>&amp;</p> <p><b>Volume 2b</b> Proposals Map</p> <p>Inset Map 2101</p>	<p>Amend column 3 of the Allocated Sites Schedule for Talybont (Table 21.02) for site H2101</p> <p>replace <del>0.49</del> ha with 0.82 ha</p> <p>Amend column 4 of the Allocated Sites Schedule for Talybont (Table 21.02) for site H2101</p> <p>Guide Density per ha gross: <del>20</del> <u>12</u></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><del>Allocated for frontage plots</del></p> <p><del>Space should be retained to allow for access up to adoptable standards to the land to the rear of the allocation.</del></p> <p>Amend Inset Map 2101 in respect of allocated site H2101 to reflect increased site area.</p>
MAC 2/162	184	<p><b>Volume 2a,</b> Talybont</p> <p>Allocated Sites Schedule</p> <p>H2102</p>	<p>Amend column 3 of the Allocated Sites Schedule for Talybont (Table 21.02) for site H2102</p> <p>1.21 gross Net developable area: <del>(minus playing field and biodiversity =</del> 0.44 net available as housing land)</p> <p>Amend column 4 of the Allocated Sites Schedule for Talybont (Table 21.02) for site H2102</p>

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			<p>Guide Density per ha Net Developable Area: <del>45</del> <b>30</b></p> <p>Estimated yield: <del>20</del> <b>13</b> units</p> <p>Estimated affordable units: <del>4.0</del> <b>2.6</b> units</p>
<b>MAC 2/163</b>	185	<p><b>Volume 2a,</b> Talybont</p> <p>Allocated Sites Schedule</p> <p>H2104</p> <p>&amp;</p> <p><b>Volume 2b Proposals Map</b></p> <p>Inset Map 2101</p>	<p>Amend column 3 of the Allocated Sites Schedule for Talybont (Table 21.02) for site H2104</p> <p><del>1.18</del> <b>1.4</b></p> <p>Amend column 4 of the Allocated Sites Schedule for Talybont (Table 21.02) for site H2104</p> <p>Estimated yield: Guide Density per ha gross: 30 Estimated yield: <del>35</del> <b>42</b> units Estimated affordable units: <del>7.0</del> <b>8.4</b> units</p> <p>Amend para 2 of the final column of the Allocated Sites Schedule for Talybont (Table 21.02) for site H2104 as follows:</p> <p><del>Level</del> 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</p>

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			<p>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>Amend Inset Map 2101 in respect of allocated site H2104 to reflect increased site area as specified above.</p>
MAC 2/164	188	<p><b>Volume 2a,</b> Y Borth</p> <p>Settlement group Overview</p> <p>Amend Para 22.1.1</p> <p>Delete Para 22.1.2</p>	<p>Amend Paragraph 22.1.1 as follows:</p> <p>The Settlement Group of Y Borth is located on <del>the</del> <b>Ceredigion's</b> northern coast, <b>just to the north</b> 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. <b>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.</b></p> <p>Delete para 22.1.2</p>
MAC 2/165	188	<p><b>Volume 2a,</b> Y Borth</p> <p>Settlement group Overview</p> <p>Para 22.1.2</p>	<p>Add following paragraph after paragraph 22.1.2:</p> <p><b>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</b></p>

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			managed in terms of overall rate and therefore phasing will not be applied to housing development sites within this settlement. 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.
MAC 2/166	190	Volume 2a, Y Borth  Section 2  Para's 22.2.5 and 22.2.8	Delete Para's 22.2.5 and 22.2.8
MAC 2/167	190	Volume 2a, Y Borth  Section 2  Para 22.2.7	Amend paragraph 22.2.7 as follows:  <b>As of August 2010 there were already 7 commitments within the Service Centre, equating to 2 completions and 5 outstanding consents.</b> No affordable houses have been granted permission within the settlement.
MAC 2/168	190	Volume 2A, Y Borth  Section 2  New Para above Para 22.2.8	Add following paragraph as a penultimate paragraph to the Housing Requirements Section (ahead of the revised densities Para) (above Para 22.2.8):  <b>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.</b>
MAC 2/169	191	Volume 2a, Y Borth  Section 2  Para 22.2.10	Amend paragraph 22.2.10 as follows:  <b>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</b>

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		Delete Para 22.2.11 and 22.2.12	<p><b>network which would need to be addressed by the developer(s) through the sewer requisition provisions of the Water Industry Act 1991.</b> 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>
MAC 2/170	16	<p><b>Volume 2b (Proposals Map)</b></p> <p>Cardigan Inset map 0202</p>	<p>Amend Inset Map 0202 in order to:</p> <p>(i) Ensure that the settlement boundary is consistent with the extent of approved development at Bathhouse.</p> <p>(ii) Correctly show Cardigan Conservation Area boundary around St Mary's Church</p> <p>(iii) Reflect deletion of Cardigan Employment site E0203.</p>
MAC 2/171	34	<p><b>Volume 2b, Cenarth</b></p> <p>Inset Map 1101</p>	Correct mis-labelling of allocated sites H1102 and H1103 on Inset Map 1101 Cenarth.
MAC 2/172	Various	<p><b>Volume 2b (Proposals Map)</b></p> <p>All Maps</p>	Amend the mapping of the Minerals Safeguarding area so that there is no safeguarding within the settlement development boundaries of the Urban and Rural Service Centres.
MAC 2/173	2	<p><b>Volume 2b (Proposals Map)</b></p> <p>Legend</p>	<p>In the Legend amend the reference to SLAs as follows:</p> <p><del>Draft</del> Special Landscape Areas</p>
MAC 2/174	Various	<p><b>Volume 2a</b></p> <p>Housing Allocated Site Schedule</p> <p>Final column</p>	<p>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:</p> <p>H0302: 3.90 gross (Minus Biodiversity area = 3.36 net)</p>



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			<p>H0303: 4.15 gross (Minus playing fields and area for biodiversity = 2.58 net)</p> <p>H0305: 9.49 gross (Minus 30% (2.21ha bio grassland and 0.64ha formal space = 6.64 net)</p> <p>H0401: 2.69 (gross) <b>Net Developable area:</b> (1.99 available as housing land)</p> <p>M0802: 3.90 (gross) <b>Net Developable area:</b> (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>
MAC 2/175	6	<p><b>Volume 2a,</b> Aberaeron (Llwyncelyn)</p> <p>Allocated Site Schedule</p> <p>H0101</p> <p>column 5, Para 4</p>	<p>Amend Allocated Site Schedule for H0101, column 5, Para 4 as follows:</p> <p><b>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). 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</b></p>

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			<p>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. <b>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 1<sup>st</sup> 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.</b></p>
MAC 2/176	26	<p><b>Volume 2a,</b> <b>Aberystwyth</b> <b>Settlement group Overview</b> <b>New Para after Para 3.1.5</b></p>	<p>Insert a new paragraph after Para 3.1.5 as follows:</p> <p><b>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.</b></p>
MAC 2/177	48	<p><b>Volume 2a,</b> <b>Adpar</b></p>	<p>Amend paragraph 4.2.1 to read as follows:</p> <p>Because of general topographical constraints –</p>

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		Amend Para 4.2.1	steep terrain and C2 flood zone - impacting on the Urban Service Centre (the Carmarthenshire town of Newcastle Emlyn) <del>its sister settlement,</del> <b>Adpar, which has always been associated with Newcastle Emlyn, in Ceredigion, offers the most reasonable prospect of meeting the Urban Service Centre role for <b>plays a traditional role in delivering housing growth for Ceredigion,</b> though it also suffers similar constraints.</b>
MAC 2/178	82	<b>Volume 2a</b> Minerals Allocated Sites Schedules MNA0701	Allocated Site Schedule for MNA0701, Table 07.04, Allocated Site Schedule, last column, insert after last paragraph:  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.
MAC 2/179	121	<b>Volume 2a,</b> Felinfach  Allocated Site Schedule  Site H1202	Amend allocated Site Schedule for site H1202 as follows:  Amend 3 <sup>rd</sup> column as follows:  Net Developable Area: <del>5.42</del> 3.61ha  Amend 5 <sup>th</sup> column as follows:  Est yield: <del>136</del> 90 Est Affordable Housing : <del>27.2</del> 18  Amend 3 <sup>rd</sup> paragraph as follows:  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. <b>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</b>

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			<p>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 5<sup>th</sup> paragraph as follows:</p> <p>Access to this site can <del>potentially</del> be achieved <del>either</del> via the existing estate road for Bro Henllys (<b>though it is likely that this will only be for emergency vehicle access</b>) and <del>or</del> 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. <del>Alternatively access could be provided directly off the A482.</del> 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>
MAC 2/180	124	<p><b>Volume 2a, Felinfach</b></p> <p>Allocated Site Schedule, E1201</p>	<p>Amend 'Proposal' column to allocated Site Schedule for site E1201 as follows:</p> <p><del>Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses.</del></p>
MAC 2/181	154	<p><b>Volume 2a, Llanybydder</b></p> <p>New Para after Para 17.1.4</p>	<p>Insert new Para after Para 7.1.4 as follows:</p> <p><b>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 (see Table above) can be accommodated with Carmarthenshire part of the settlement of Llanybydder.</b></p>
MAC 2/182	164 & 169 & 170	<p><b>Volume 2a, Pontarfynach</b></p> <p>Settlement group Overview</p>	<p>Insert the following text immediately following Table 1 in Section one of the Settlement Group Statement:</p> <p><b>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</b></p>

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			<p>Eastern Uplands of Ceredigion which though extensive in area, did not have an identified Service Centre.</p> <p>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.</p> <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</p>

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			<p>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 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>

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			<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 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</p>

Reference	Page No (Deposit Version with Focused Incorporated and MACS bolded and stuck through)	Policy/ Paragraph (as at Focused Changes version unless otherwise stated)	Changes (additions are in bold and deletions are <u>struck through</u> )
			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.
MAC 2/183	33	Volume 2a, Aberystwyth Allocated Sites Schedule H0305	Amend column 4 of the Allocated Site Schedule (table 02.02) to site H0305 as follows:  Guide Density per ha Net Developable Area: 40-37
MAC 2/184	63	Volume 2a, Lampeter Table 05.02	Amend Table 05.02: (Allocated Sites Schedule, Housing Allocations) for H0505 as follows:  third column: 4.20ha (gross) Net Developable Area: 3.5ha  4 <sup>th</sup> column: Guide density per ha gross Guide density per net ha gross: 30  5 <sup>th</sup> column: Delete 2 <sup>nd</sup> para <del>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.</del>  5 <sup>th</sup> column, 4 <sup>th</sup> 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



Reference	Page No (Deposit Version with Focused Incorporated and MACS bolded and stuck through)	Policy/ Paragraph (as at Focused Changes version unless otherwise stated)	Changes (additions are in bold and deletions are <u>struck through</u> )
			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.
MAC 2/185	79	<b>Volume 2a,</b>  Tregaron Allocated Site Schedule Site H0701, 3 <sup>rd</sup> , 5 <sup>th</sup> & 6 <sup>th</sup> column	Amend Tregaron Allocated Site Schedule for Site H0701 as follows:  4 <sup>th</sup> Column Guide density per ha gross: 30 20  5 <sup>th</sup> column Delete 9 <sup>th</sup> paragraph <del>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.</del>

**ANNEX 1:**

MAC 2/3

Settlement Group Overview Table

		<b>Projected Growth</b>		<b>Development Opportunity relied upon to deliver (b):</b>							
		<b>a</b>	<b>b</b>	<b>c</b>	<b>d</b>	<b>e</b>	<b>f</b>	<b>g</b>	<b>h</b>	<b>i</b>	
<b>Housing Provision Requirement (2007-2022):</b>				<b>Settlement Group Requirement:—</b>							<b>XXX</b>
				<ul style="list-style-type: none"> <li><del>Service Centre Requirement:</del></li> <li><del>Settlements and locations outside of the Service Centre</del></li> </ul>							X X X X X X
<b>Settlement Group</b>		<b>% Split</b>	<b>Anticipated provision based on a need of 6000</b>	<b>Commitments as of 31st August 2010</b>	<b>Land allocations relied upon to deliver (b)</b>	<b>Windfall relied upon to deliver (b)</b>	<b>Non-allocated allowance relied upon to deliver (b)</b>	<b>Flexibility: Windfall in Service Centre not relied upon to deliver (b)</b>	<b>Flexibility: Allocations in Service Centre not relied upon to deliver (b)</b>	<b>Total Development Opportunity to deliver (b)</b>	
	<b>[INSERT name of Settlement Group]</b>										
	<b>Settlement Group</b>	[XXX]	[XXX]	[XXX]	[XXX]						
	<b>Service Centre</b>	[XXX]	[XXX]	[XXX]	[XXX]	[XX X]	[XXX]	[XXX]	[XXX]	[XXX]	
	<b>Linked Settlements &amp; Other Locations</b>	[XXX]	[XXX]	[XXX]	[XXX]	[XX X]	[XXX]	[XXX]	[XXX]	[XXX]	

**Annex 2:**  
**Provision for Housing Growth**  
 MAC 2/5

**Provision for Housing Growth Requirements:**

- 1.1.1 The LDP has identified a potential housing **growth** requirement of xxx units for [INSERT SERVICE CENTRE NAME] during the plan period. ~~This requirement for the Service Centre can be met as follows:~~

**Table XX.01: Housing Requirement provision for [INSERT SERVICE CENTRE NAME] Service Centre**

<u>Provision for Housing growth requirement</u>	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining requirement <u>provision</u> at August 2010
[XX]	[XX]	[XX]	[XX]
Of which, Affordable Housing:	[XX]	[XX]	

**Annex 3:**  
 MAC 2/16  
 Table XX.03

**Table XX.03: Summary of Provision and Remaining Requirement Opportunity in Settlements and locations outside of the [INSERT SERVICE CENTRE NAME] [Insert URBAN or Rural] Service Centre**

<u>Total Development Opportunity for Housing requirement</u>	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining requirement <u>Opportunity</u> at August 2010
[XX]	[XX]	[XX]	[XX]
Of which, Affordable Housing:	[XX]	[XX]	

## ANNEX 4:

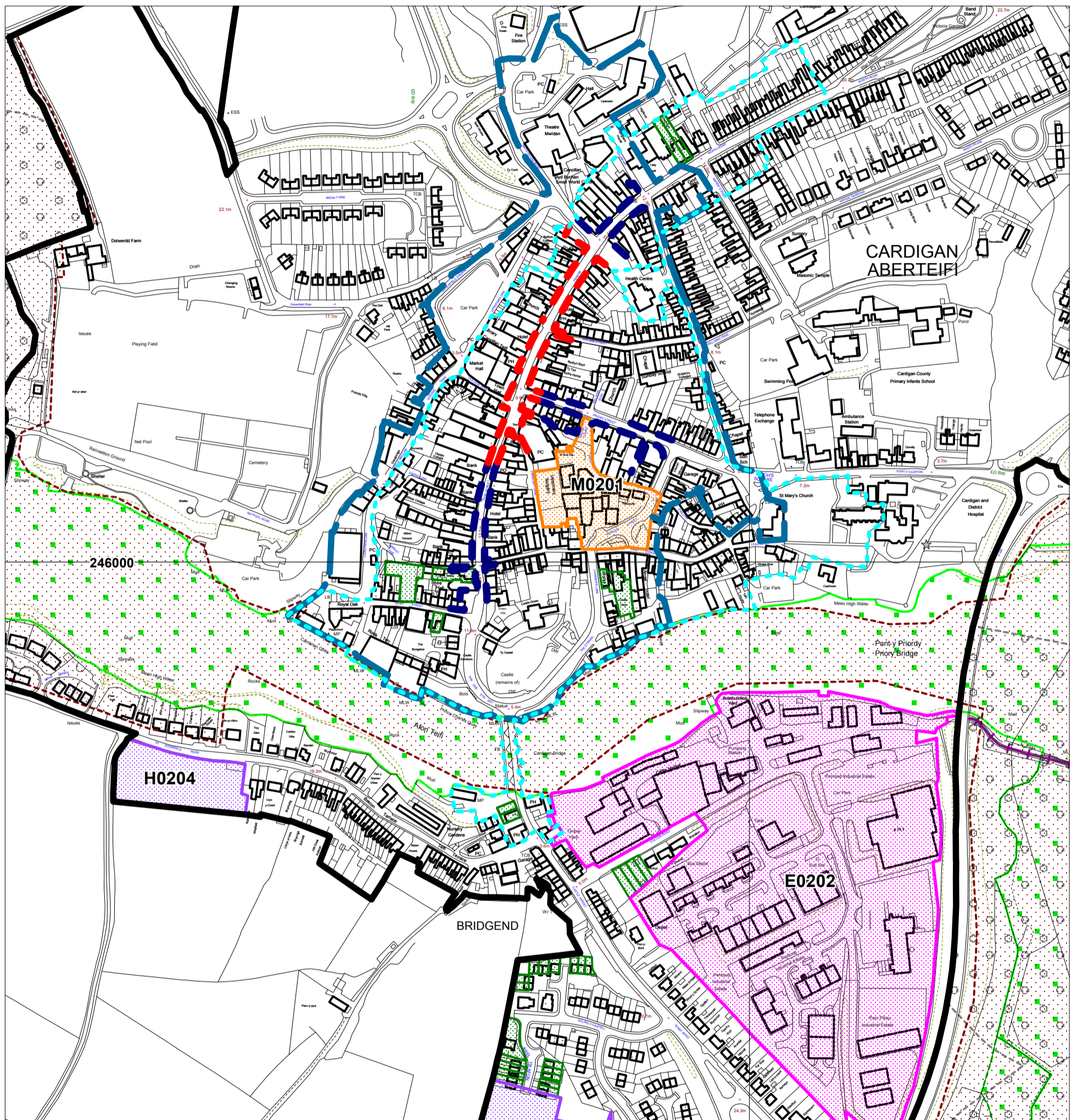
MAC 2/26

Cardigan Settlement Group Overview Table

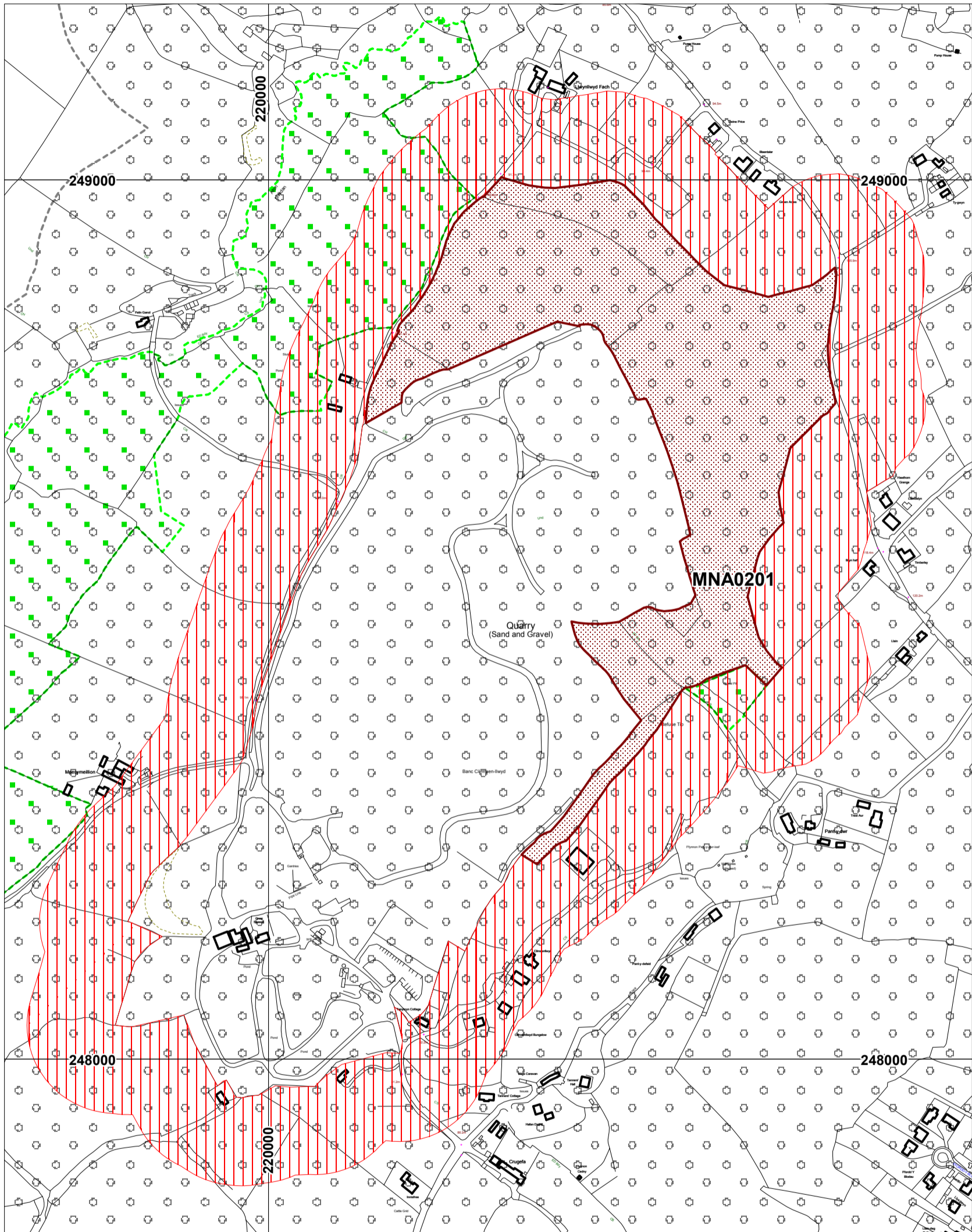
<b>Economic requirements:</b>	Allocated Employment Land (2007-2022): Parc Teifi, Pentood <del>and Cardigan Hospital</del>	<del>22.15</del> <b>21.01</b> ha
	Retail requirement 2007 to 2016:	
	Comparison Goods	1275 sq m net
	Convenience Goods	1199-1631 sq m net**
	Bulky Goods	-724 sq m net



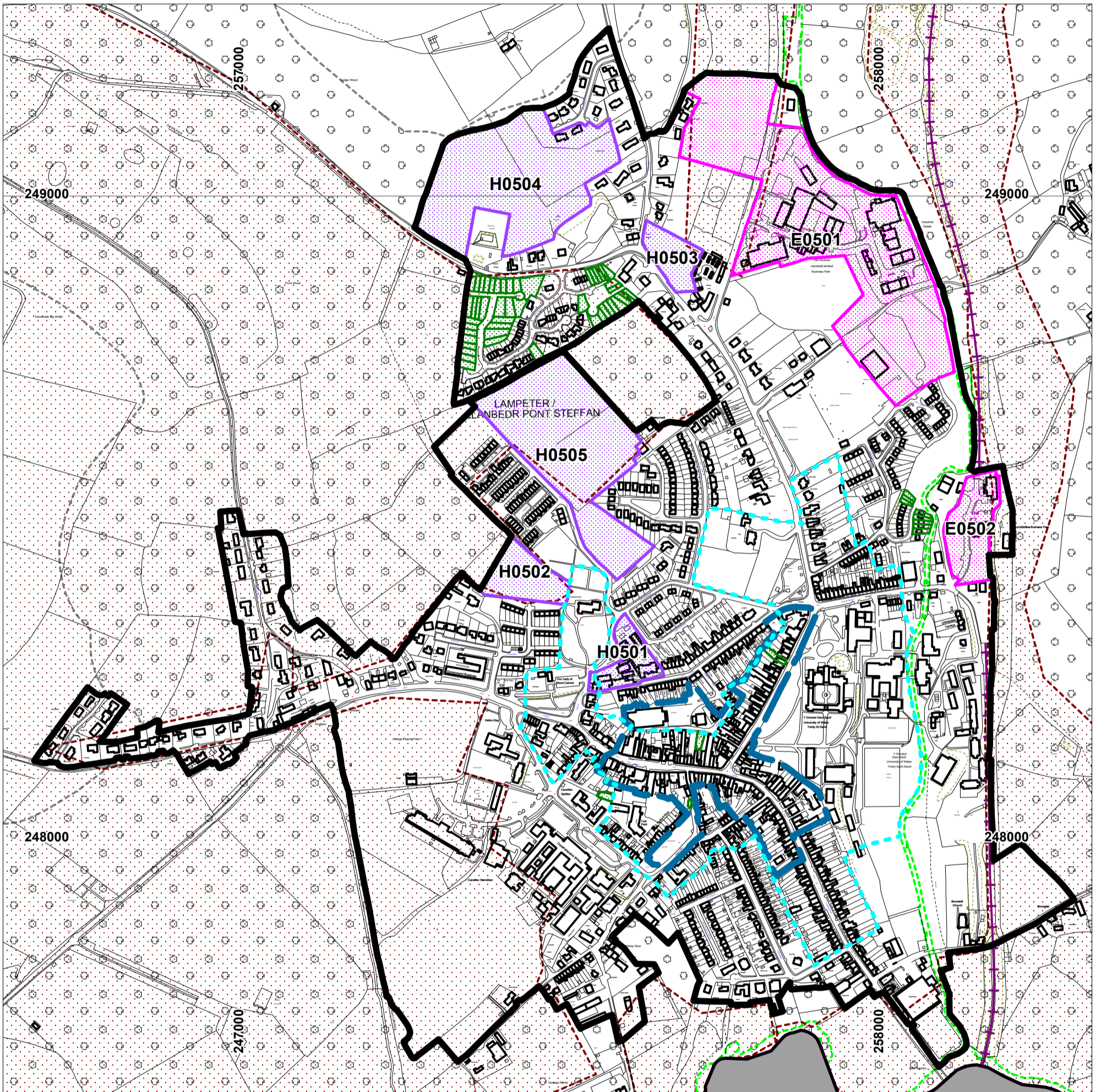
MAC 2/170



Scale (As produced on A3): 1 : 4,500



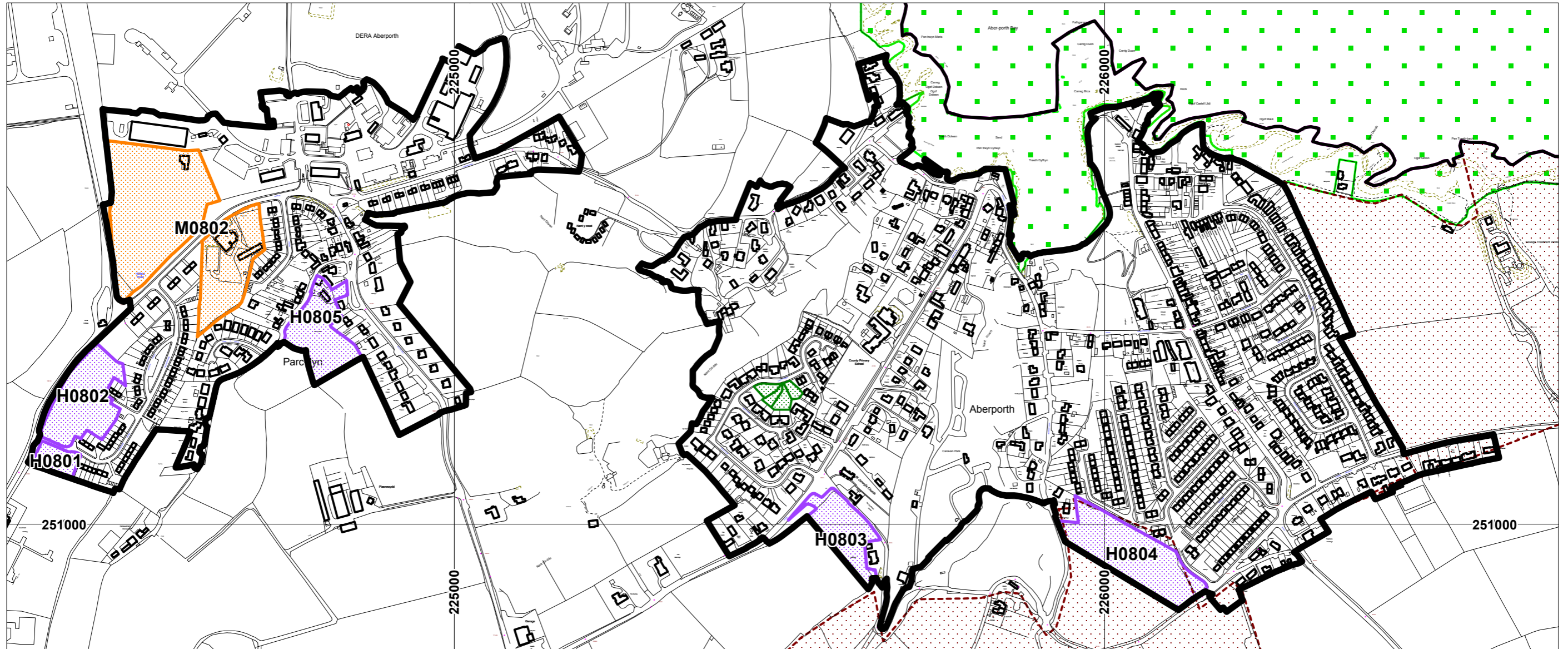
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Scale (As produced on A3): 1 : 6,500



MAC 2/85



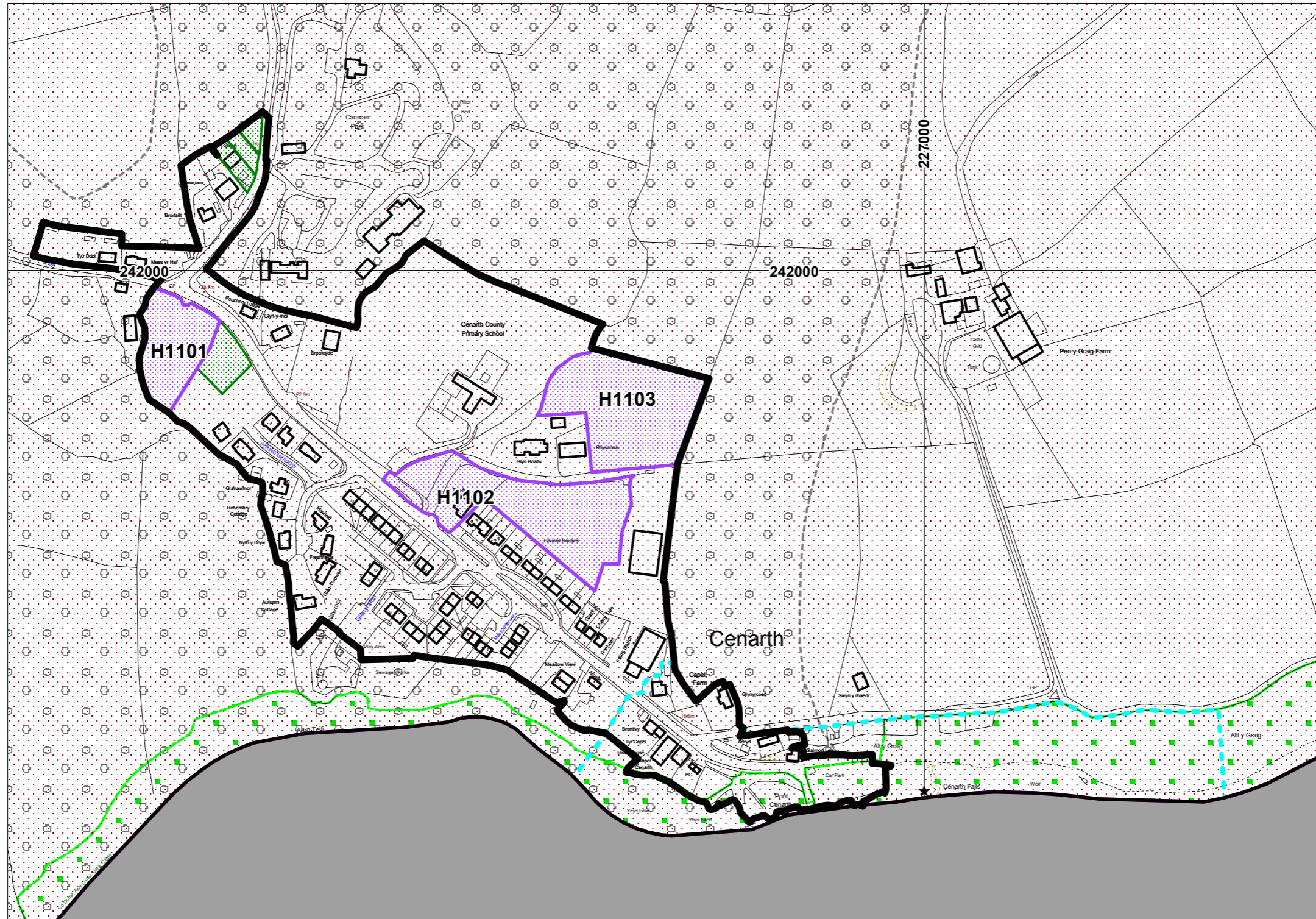
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Inset Map: 1101

Location : Cenarth (Settlement Group 11)



MAC 2/171



Scale (As produced on A3): 1 : 6,500

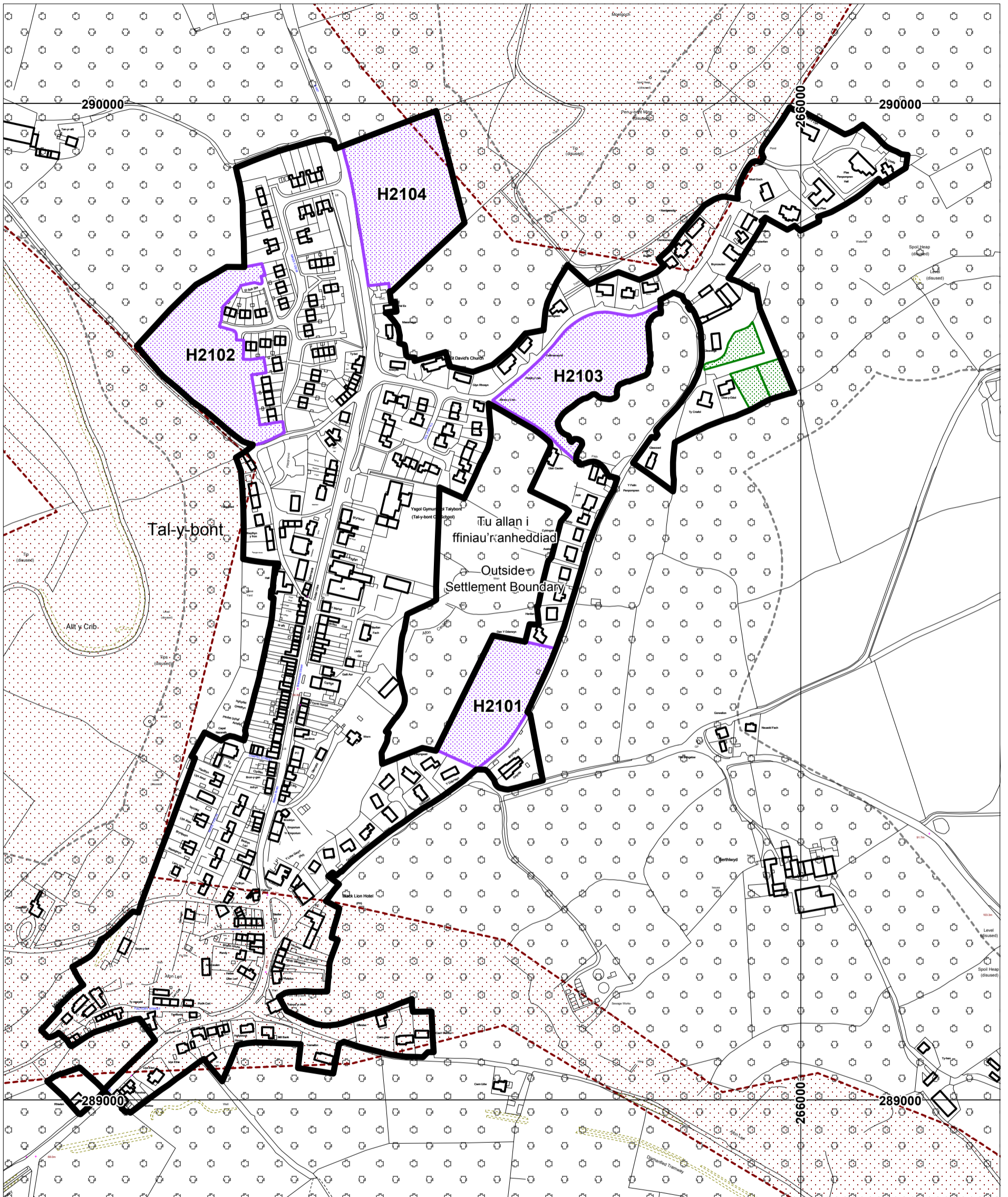
Inset Map: 2101

North



Location : Tal-y-bont (Settlement Group 21)

MAC 21/61 and 21/63



Scale (As produced on A3): 1 : 4,000

## Report on the Examination into the Ceredigion Local Development Plan 2007-2022

### Appendix B Inspector's Recommended Changes

Inspector Change Number	Volume/ Policy/ Paragraph/ Appendix	Change Required
IC01	Volume 1 Appendix 3 (Monitoring Framework)	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.
IC02	Volume 2A Settlement Group Statement: Group 01	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).
IC03	Volume 2A Settlement Group Statement: Group 01	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).
IC04	Volume 2A Settlement Group Statement: Group 10; Volume 1 Appendix 6; Proposals Map	Delete housing allocation H1002 (Old Market Site and surrounding area, New Quay) from settlement group statement, Appendix 6: Land Allocations and Proposals Map inset map 1001. Amend settlement boundary boundary to reflect non-allocation of H1002. Amend settlement group statement summary housing figures accordingly.

<b>Inspector Change Number</b>	<b>Volume/ Policy/ Paragraph/ Appendix</b>	<b>Change Required</b>
IC05	Volume 1 Policy LU02	In Policy LU02, requirement 1: insert “so far as reasonably practicable” after “Lifetime Homes’ standards”.
IC06	Volume 1 Policy LU04	In Policy LU04, part 1, insert “and traveller” after “gypsy” in line 1 and line 2.
IC07	Volume 1 Policy LU18	In Policy LU18, part 5 line 2, change “500m <sup>2</sup> or more” to “more than 800m <sup>2</sup> gross floorspace”.
IC08	Volume 1 paragraph 7.88	Delete “(see Policy DM01)” from first sentence. Delete “e.g. traditional tent, not a trailer tent” from the second sentence.
IC09	Volume 1 Appendix 3 (Monitoring Framework)	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.”
IC10	Volume 1 Appendix 3 (Monitoring Framework)	AMRQ02 Loss of Greenfield Land: In “Target”, change “95% residential development” to “75% residential development”.

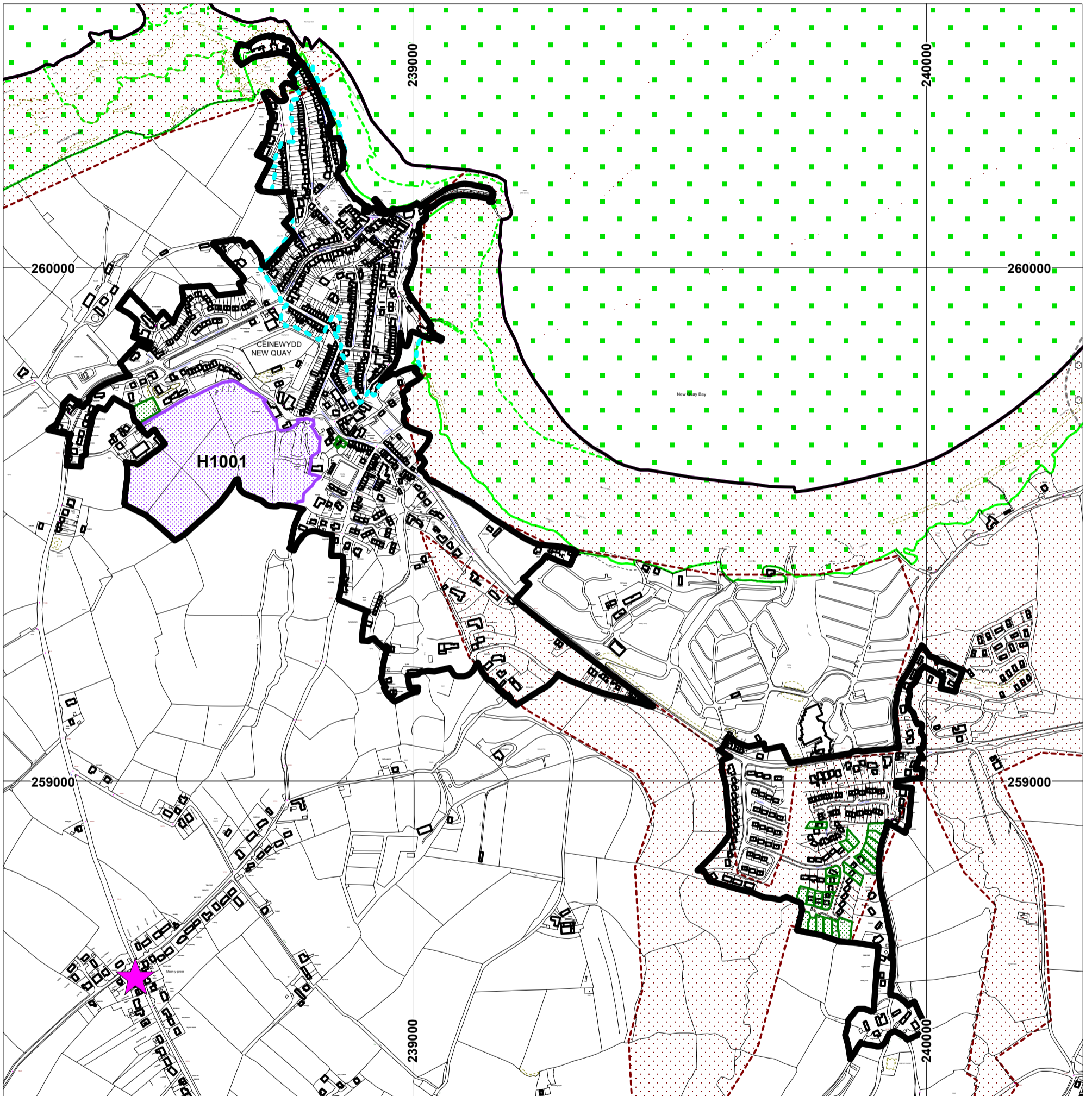
Inset Map: 1001

Location : New Quay (Settlement Group 10)

North



IC04



Scale (As produced on A3): 1 : 8,000