



Ceredigion Local Development Plan 2007 – 2022

Final Sustainability Appraisal Report Non Technical Summary

April 2013

Bryan Thomas, MCIEH, FRSH

Contents

1. Introduction	1
2. Local Development Plan	1
3. Sustainability Appraisal and Strategic Environmental Assessment	1
4. Development of the SA Framework	3
5. Previous Consultation	3
6. Development of the Sustainability Appraisal Reports	4
7. Compatibility Assessment of the LDP Objectives against the Sustainability Objectives	6
8. Assessment of the LDP Policies	6
9. Assessment of the LDP Allocated Sites	12
10. Mitigation	13
11. Monitoring the Effects of the Plan	14
12. Adoption of the Plan	14

1. Introduction

- 1.1 This document is the Non Technical Summary of the Ceredigion Local Development Plan (2007-2022) (LDP) Final Sustainability Appraisal Report (SAR). It explains how the sustainability appraisal has influenced the development of the LDP.

2. Local Development Plan

- 2.1 The Planning and Compulsory Purchase Act 2004 introduced changes to the current planning system and placed a requirement on local authorities (LAs) in Wales to produce a Local Development Plan (LDP) for their area. The Ceredigion Local Development Plan 2007 - 2022 will guide the development and use of land in the County for the next 15 years. I Adopted on the 25th April 2013, it has replaced the Dyfed Structure Plan (alteration 1991) and Ceredigion Unitary Development Plan (UDP) Proposed Modifications Version (2006) as the development plan for the County.
- 2.2 The LDP is based on the information gathered and the community's response to the Pre Deposit and Deposit Local Development Plan Document'. The effects of the Preferred Strategy were assessed in the Initial Sustainability Appraisal Report (March 2009) and the effects of the Deposit in the Deposit Sustainability Appraisal Report (December 2010).
- 2.3 The LDP comprises:
- A discussion of key strategic issues in Ceredigion;
 - A vision and strategic objectives;
 - A strategy;
 - Strategic, Specific Land Use and Development Management policies;
 - Proposals maps;
 - Settlement Group Statements; and
 - Allocated Sites Schedules.

3. Sustainability Appraisal and Strategic Environmental Assessment

- 3.1 The purpose of Sustainability Appraisal (SA) is to promote sustainable development, through a better integration of sustainability considerations in the preparation and adoption of development plans. Under the provisions of the Planning and Compulsory Purchase Act 2004, an SA is required for LDPs in Wales. SA is an iterative process undertaken during the preparation of the Plan, which identifies the extent to which the implementation of the Plan will achieve the economic, environmental and social objectives by which sustainable development can be defined.
- 3.2 The SA process should also incorporate the process of Strategic Environmental Assessment (SEA) as required by The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. SEA will

ensure that the LDP identifies and predicts any significant environmental effects arising from proposals; including alternatives and that it proposes measures to mitigate any adverse effects. Significant effects will need to be monitored once the LDP is implemented

3.3 The SEA process must assess the likely significant effects of the plan on the following aspects of the environment in accordance with the SEA regulations: Air, Biodiversity and Flora and Fauna, Cultural Heritage, Human Health, Landscape, Material Assets, Population, Water, Soil, Climate and the interrelationships between them.

3.4 The requirements of SA and SEA will be satisfied through one appraisal process, in line with guidance from the Welsh Assembly Government. The SA/SEA of the LDP will be delivered through five key stages as outlined in Figure 1.

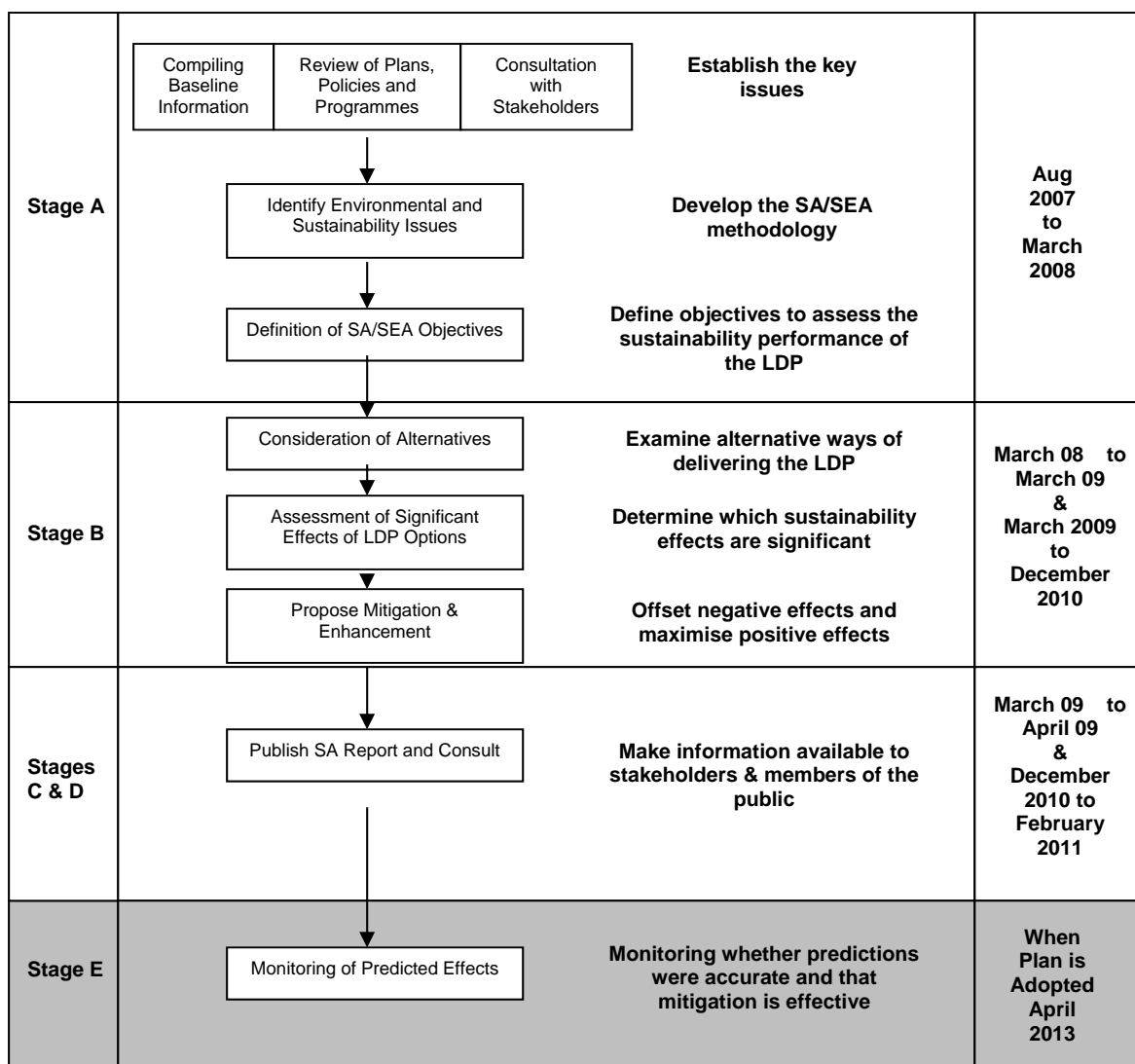


Figure 1 Illustration of the main stages of the SA/SEA process with indicative timings for the completion of Ceredigion County Council assessment. The the current stage is denoted by shading

4. Development of the SA Framework

4.1 Between September 2007 and January 2008 the LA prepared the SA Scoping Report, assisted in the process by consultants C4S and the Sustainability Working Group. The following process and tasks were undertaken to inform the preparation of the Scoping Report.

Identifying other relevant plans, programmes and SA objectives

4.2 The first stage involved the analysis of relevant plans and programmes at the European, National, Regional and Local level in order to identify issues relevant to the preparation of the LDP (Section 3 and Appendix 2 of the Final SAR, 2013).

Collation of Baseline Data

4.3 The next stage involved the collation of baseline data to provide a background to and the evidence base for identifying sustainability issues and objectives for Ceredigion. This was undertaken to assist the assessment of effects of the LDP at a later stage (Section 4 and Appendix 7 of the Final SAR, 2013).

Identification of Key Sustainability Issues

4.4 This stage involved the identification of key sustainability issues relevant to Ceredigion which were used to generate the key sustainability objectives for the County Council. A full set of issues is outlined in Appendix 1 of the Final SAR (2013).

SA Framework

4.5 This Framework incorporated the key baseline information and sustainability issues into a series of objectives which would enable the sustainability effects of policies and proposals in the LDP to be analysed.

4.6 As part of a participative scoping process, and in order to inform and advise in the production of the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA), a Sustainability Working Group was established. The objectives of the Group are set out in Section 1 of the Final SAR (2013).

4.7 Membership of the group was identified to balance contributions that reflect three of the five UK shared principles of sustainable development, namely: "living within environmental limits," "ensuring a strong healthy and just society", and "achieving a sustainable economy". The organisations which make up the group are listed in Appendix 10 of the Final SAR (2013).

5. Previous Consultation

5.1 Consultation is a mandatory requirement at various stages of the SA/SEA process. Under the SEA Regulations for Wales, the three consultation bodies (the Countryside Council for Wales, the Environment Agency and Cadw) must be consulted on the scope and level of detail of the information to be included in the Environmental Report (referred to as the Sustainability

Appraisal Report here). The Scoping Report was sent to the consultation bodies in line with the consultation requirements for this stage of the SEA. In order to make the process as inclusive as possible, the general public and interested stakeholder groups were also given an opportunity to comment on the Scoping document.

- 5.2 In March 2009 Ceredigion's LDP Pre Deposit Documents were consulted on for a period of 6 weeks (in line with Welsh Government policy). The documents consulted on were the LDP Preferred Strategy, Initial Sustainability Appraisal Report (incorporating Strategic Environmental Assessment) and the Habitats Regulation Assessment Screening Report.
- 5.3 The views expressed during the consultation on the Initial Sustainability Report have fed through into the next stages of the SA/SEA. A summary of the comments received along with explanations of how they have been taken into account in the subsequent SA/SEA stages can be found in Appendix 8 of the Deposit SAR (2010).
- 5.4 In December 2010 Ceredigion's LDP Deposit Documents were consulted on for a period of 6 weeks. The documents consulted on were the LDP Deposit LDP, Deposit Sustainability Appraisal Report (incorporating Strategic Environmental Assessment) and the Deposit Habitats Regulation Assessment Screening Report.
- 5.5 The views expressed during the consultation on the Deposit Sustainability Report have fed through into the next stages of the SA/SEA. A summary of the comments received along with explanations of how they have been taken into account in the subsequent SA/SEA stages can be found in Appendix 1 of the Addendum to the Deposit SAR (2011).

6. Development of the Sustainability Appraisal Reports

- 6.1 Following consultation on the Scoping Report and Initial SAR, representations were considered and the Local Authority (LA) began the process of reviewing all the SA/SEA work undertaken to date. Principally additional plans and programmes were reviewed, new baseline information was considered, key issues were updated and the SA Framework of Sustainability Objectives and indicators was amended as part of work on the Deposit SAR.
- 6.2 The final set of sustainability objectives that were used to assess the LDP are outlined in Table 1, The Sustainability Objectives are supported by a series of sub-objectives which can be found in Appendix 1 of the Final SAR (2013).

Table 1. The main Sustainability Objectives for Ceredigion SA/SEA

Objective Number	Sustainability Objective
1a	Reduce greenhouse gas emissions in both existing and new development.
1b	Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.
1c	To reduce flood risk.
2a	Minimise contamination and safeguard soil quality and quantity.
2b	To maintain and improve air quality across Ceredigion.
2c	Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.
3a	Make sustainable use of natural resources.
3b	Build and maintain environmentally friendly, high quality services and infrastructure.
4a	To value, conserve and enhance biodiversity.
5a	To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage.
6a	Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected.
6b	Build vibrant, safe and cohesive communities.
7a	Promote and provide opportunities and services to maintain healthy communities.
8a	Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.
9	Increase opportunities to build the Ceredigion education and skills base.
10	Protecting communities through promoting the use of the Welsh Language.
11a	Reduce the need to travel/transport and promote sustainable modes of transportation.
11b	Improve accessibility to services for communities, and connectivity for the sake of the economy.
12	Encourage a vibrant and diversified economy.

6.3 The full baseline review and identified key sustainability issues that have informed the development of the Sustainability Objectives and the SA Framework are organised under a topic based structure contained within Appendices 1 and 7 of the Final SAR (2013).

7. Compatibility Assessment of the LDP Objectives against the Sustainability Objectives

- 7.1 The next stage of the process involved the assessment of the LDP Vision and Objectives against the SA Objectives. Each of the LDP objectives was evaluated in terms of its compatibility with each of the 19 Sustainability Objectives.
- 7.2 The Deposit LDP identifies 18 Objectives that respond to specific issues that the LDP needs to address. These Objectives help in the delivery of the Vision for the LDP and help respond to the issues and trends highlighted through the Scoping Report and a general review of the baseline economic, environmental and social information.
- 7.3 The LDP Vision and Objectives are detailed in Section 5 of the Final SAR (2013).
- 7.4 The Objectives for the LDP were assessed for their compatibility with the Sustainability Objectives. A Summary of the appraisal can be found in Section 5, and a full appraisal can be found in Appendix 4 of the Final SAR (2013).
- 7.5 Generally the LDP Objectives are found to be compatible with the Sustainability Objectives, the few exceptions usually reflecting an uncertainty on how the Objective might be expressed in particular circumstances. Some question marks as to the compatibility of Objectives also arise from the fact that pursuing one LDP or Sustainability Objective, without heed to the others could result in success in one to the detriment of another. For instance goals for meeting housing and economic growth in the County may result in harm to landscape and biodiversity if development is allowed to become too great.
- 7.6 During the course of the assessment it was found necessary to amend the wording of some of the LDP and Sustainability Objectives, either to make them more compatible, or to make their aims clearer. See Section 5 of the Final SAR (2013) for further details.

8. Assessment of the LDP Policies

Previous Assessment

- 8.1 In seeking to develop a coherent and effective strategy for the LDP, a range of strategic options were considered for the future level and spatial distribution of growth at the Pre-deposit stage. A summary of these options and the assessment can be found in Section 6 of the Initial SAR (2009), while full appraisals can be found in Appendix 2 of the same report. 25 Strategic Policies were identified based on the policy options, for the LDP's Preferred Strategy. The full appraisal of these is presented in Appendix 3 of the Initial SAR (2009).

8.2 These 25 Strategic Policies formed the basis for the 58 policies taken forward in the final version of the LDP. A summary justification for the inclusion of each policy is given in the Volume 1 of the LDP. The policies are grouped under the following three distinctive themes:

- a. The Strategy;
- b. Specific Types of Land Use Proposals; and
- c. Development Management.

8.3 The assessment of the LDP policies was undertaken using the updated version of the SA Framework used in the Initial SAR, which was originally developed during the SA Scoping process. A summary of the policies is presented in Table 7.1 of the Final SAR (2013, while full policies are provided in Appendix 3 of the same report. The full appraisal for each policy is presented in Appendix 4.

Assessment of the Policies

8.4 The LDP's policies were assessed for their likely effects in relation to the Sustainability Objectives. That is to say, are the steps necessary to pursue the LDP policies likely to have an effect on the aims of the Sustainability Objective. The detailed Sustainability Appraisal for the elements within each policy informed an overall assessment of the LDP's Policies with regard to each of the Sustainability Objectives. A summary of the assessment of policies and recommendations is shown in Table 3. The full appraisal matrix tables, including details regarding the predicted effects of the policies, are included in Appendix 4 of the Final SAR. The summary of the assessment is summarised in Table 2.

Table 2. Summary of the SA/SEA assessment

Significance Assessment	Description
++	Objective/Option would have a major positive effect in its current form as it would resolve an existing issue or maximise opportunities. SIGNIFICANT
+	Objective/Option would have a minor positive effect.
?	Effect of Objective/Option is uncertain.
0	Objective/Option would have No predicted effects.
-	Objective/Option would have a minor adverse effect.
--	The Objective/Option would have a major adverse effect as it would substantially exacerbate existing problems. Consider exclusion of option. SIGNIFICANT

8.5 Generally the effects that are predicted to result from implementation of the LDP Policies are found to be compatible with the Sustainability Objectives. Some adverse effects have been predicted, these being linked to the new housing and employment development and the increased land-take and activities that are associated with this new development. Some uncertainties were identified in relation to the nature of the effects, in

particular those on landscape and biodiversity, that would result from the introduction of new development to meet housing and economic growth needs. It should be noted that the assessments have found very few negative effects on the Sustainability Objectives, this is largely because the potential adverse effects of the policies, have been addressed at the Pre Deposit Stage of the LDP.

8.6 The policies generally scored well in the appraisal and none of the policies were deemed to have significantly adverse effects against the Sustainability Objectives. However, during the appraisal it was decided to change the wording of some of the policies, either to make them more compatible, or to make their aims clearer. Details regarding the changes made to the policies can be found in Section 6 of the Final SAR (2013).

Table 3. Appraisal of Policies

SA/SEA Objective (Abridged)	1a. Reduce greenhouse gases	1b. Adapt to climate change	1c. Reduce flood risk	2a. Soil quality and quantity	2b. Air quality	2c. Water quantity and quality	3a. Natural resources	3b. Services and infrastructure	4a. Biodiversity	5a. Landscape & heritage	6a. Cultural identity	6b. Vibrant, communities	7a. Maintain healthy communities	8a. Tourism and leisure	9. Education and skills base	10. Sustainable future	11a. Sustainable modes of travel	11b. Accessibility to services	12. Vibrant and diversified economy	
Vision, Objectives & Policies (Abridged)																				
Vision and Objectives	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+
The Strategy																				
Policy S01	-	+	+	-	-	?	+	+	?	?	+	+	+	+	+	+	-	+	+	+
Policy S02	+	0	0	+	+	0	0	+	?	?	+	+	+	+	+	+	+	+	+	+
Policy S03	+	0	0	+	+	0	0	0	?	?	+	+	+	+	+	+	+	+	+	+
Policy S04	0	0	0	0	0	0	0	0	?	?	+	+	+	0	0	+	0	0	+	+
Policy S05	0	0	0	0	0	0	0	0	?	?	+	+	+	+	+	+	+	+	+	+
Specific types of land use proposals																				
Policy LU02	0	0	0	0	0	0	0	0	0	0	+	+	+	0	+	+	0	0	0	0
Policy LU04	0	0	0	0	0	0	0	0	?	?	+	+	+	0	+	+	0	0	0	0
Policy LU05	0	0	0	0	0	0	0	0	?	0	+	+	+	0	0	+	0	0	0	0
Policy LU06	0	0	0	+	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0	0
Policy LU07	0	0	0	+	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0	0
Policy LU08	+	+	0	0	+	+	0	+	+	+	+	+	+	0	0	0	0	0	0	0
Policy LU09	?	?	0	+	?	?	0	+	?	?	+	+	0	0	0	0	?	?	0	0
Policy LU10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SA/SEA Objective (Abridged)	Vision, Objectives & Policies (Abridged)																			
	1a. Reduce greenhouse gases	1b. Adapt to climate change	1c. Reduce flood risk	2a. Soil quality and quantity	2b. Air quality	2c. Water quantity and quality	3a. Natural resources	3b. Services and infrastructure	4a. Biodiversity	5a. Landscape & heritage	6a. Cultural identity	6b. Vibrant, communities	7a. Maintain healthy communities	8a. Tourism and leisure	9. Education and skills base	10. Sustainable future	11a. Sustainable modes of travel	11b. Accessibility to services	12. Vibrant and diversified economy	
Policy LU11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Policy LU12	+	0	0	+	0	0	0	0	?	?	+	+	+	0	+	+	+	+	+	+
Policy LU13	?	?	?	?	?	?	+	0	?	?	?	?	?	?	?	?	?	?	?	?
Policy LU14	-	0	0	?	?	?	0	0	?	?	+	+	0	+	0	0	?	?	?	+
Policy LU15	?	0	0	0	0	0	0	0	?	+	+	+	+	+	0	0	0	0	0	+
Policy LU16	0	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+
Policy LU17	?	0	0	?	?	?	0	0	?	?	+	+	+	+	?	0	?	0	0	+
Policy LU18	+	0	0	0	0	0	0	0	?	?	+	+	0	0	0	0	+	+	+	+
Policy LU19	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	+	+	+	+
Policy LU20	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	+	+	+	+
Policy LU21	?	?	?	?	?	?	+	0	?	?	?	?	?	?	?	0	?	?	?	?
Policy LU22	+	0	0	?	+	?	0	0	?	+	+	+	+	+	+	+	+	+	+	+
Policy LU24	0	0	0	0	0	0	0	0	+	+	+	+	+	+	0	0	+	+	0	0
Policy LU25	+	0	0	?	+	?	+	+	?	?	?	?	0	?	?	0	0	0	0	?
Policy LU26	?	0	?	?	0	?	0	+	?	+	0	0	0	?	0	0	0	0	0	0
Policy LU27	+	0	0	-	-	?	+	0	?	?	0	0	+	+	0	0	+	0	0	+
Policy LU28	-	0	0	0	?	?	0	0	+	+	0	0	+	0	0	0	0	0	0	0
Policy LU29	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy LU30	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy LU31	+	0	0	?	?	?	+	+	?	?	0	0	-	0	?	0	+	+	+	+
Policy LU32	+	0	0	0	0	0	+	+	0	0	0	0	?	0	?	0	+	+	+	+
Development management policies																				
Policy DM01	0	0	0	0	0	0	0	0	0	0	?	?	0	0	?	+	0	0	0	0
Policy DM03	+	0	0	-	+	?	+	+	?	?	+	+	+	+	?	0	+	+	+	+
Policy DM04	+	0	0	-	+	0	0	+	?	0	+	+	+	+	0	0	+	+	+	+

SA/SEA Objective (Abridged)	Vision, Objectives & Policies (Abridged)																		
	1a. Reduce greenhouse gases	1b. Adapt to climate change	1c. Reduce flood risk	2a. Soil quality and quantity	2b. Air quality	2c. Water quantity and quality	3a. Natural resources	3b. Services and infrastructure	4a. Biodiversity	5a. Landscape & heritage	6a. Cultural identity	6b. Vibrant, communities	7a. Maintain healthy communities	8a. Tourism and leisure	9. Education and skills base	10. Sustainable future	11a. Sustainable modes of travel	11b. Accessibility to services	12. Vibrant and diversified economy
DM05	0	0	0	0	+	0	0	0	+	+	+	+	+	+	+	+	+	+	0
Policy DM06	0	+	0	0	+	0	+	+	+	?	+	+	+	+	+	+	+	+	+
Policy DM07	The policy is procedural and cannot be assessed.																		
Policy DM08	0	0	0	0	0	0	0	0	0	+	+	0	0	0	+	0	0	0	0
Policy DM09	+	0	0	0	0	0	0	0	+	0	+	+	+	+	0	0	+	+	0
Policy DM10	0	0	0	0	0	0	0	0	+	+	+	+	+	0	0	0	0	0	0
Policy DM11	0	+	+	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	+
Policy DM12	+	+	+	-	0	+	0	+	+	0	0	+	0	0	0	0	0	0	0
Policy DM13	+	+	+	0	0	+	0	0	+	+	0	0	0	0	0	0	0	0	0
Policy DM14	+	+	+	+	+	+	+	0	+	+	+	+	+	+	+	0	0	0	+
Policy DM15	+	+	+	+	+	+	0	0	+	+	+	+	+	+	+	0	0	0	+
Policy DM16	0	0	0	0	0	0	+	0	0	0	0	0	0	0	+	0	0	0	0
Policy DM17	0	0	0	0	0	0	+	0	+	+	+	+	+	+	0	0	0	0	+
Policy DM18	0	0	0	0	0	0	+	0	+	+	+	+	+	+	0	0	0	0	+
Policy DM19	0	0	0	0	0	0	0	0	0	+	+	0	+	0	0	0	0	0	+
Policy DM20	+	0	+	+	+	+	0	0	+	+	+	+	+	+	0	0	0	0	0
Policy DM21	0	0	0	0	0	0	+	0	+	+	0	0	0	0	0	0	0	0	0
Policy DM22	+	0	+	+	+	+	0	0	+	+	+	+	+	0	0	0	0	0	?
Policy DM23	0	+	+	+	0	+	0	0	+	+	+	+	+	+	0	0	0	0	+

8.7 The cumulative effects of all the LDP's policies against each of the Sustainability Objectives were also considered as part of the assessment. A summary of the outcomes of this consideration can be found in Table 4 while a full discussion can also be found in Section 6 of the Final SAR (2013).

Table 4. Summary of cumulative effects of the Policies

Objective Number	Sustainability Objective	Significance Assessment
1a	Reduce greenhouse gas emissions in both existing and new development.	+
1b	Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.	++
1c	To reduce flood risk	+
2a	Minimise contamination and safeguard soil quality and quantity.	-
2b	To maintain and improve air quality across Ceredigion.	0
2c	Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	0
3a	Make sustainable use of natural resources.	+
3b	Build and maintain environmentally friendly, high quality services and infrastructure.	++
4a	To value, conserve and enhance biodiversity.	?
5a	To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage.	?
6a	Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected.	++
6b	Build vibrant, safe and cohesive communities	++
7a	Promote and provide opportunities and services to maintain healthy communities.	+
8a	Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion	++
9	Increase opportunities to build the Ceredigion education and skills base.	0
10	Protecting communities through promoting the use of the Welsh Language	?
11a	Reduce the need to travel/transport and promote sustainable modes of transportation	+
11b	Improve accessibility to services for communities, and connectivity for the sake of the economy.	+
12	Encourage a vibrant and diversified economy.	+

8.8 Although the combined effects of the LDP's Objectives, Policies and Allocations concerning housing and economic growth and infrastructure provision may have some adverse effects on the environmental Objectives of the SA/SEA, when considering the level of growth projected and the

mitigating effects of national guidance and the LDP's other Policies, these effects are likely to be minimal, and in many cases, positive effects may be achieved. The way in which growth is distributed and allocations chosen, is aimed to ensure that growth is only likely to be significantly restricted by Objectives and Policies concerning the environment in those areas that are of the greatest environmental value. Therefore, any negative cumulative effects on the County's socio-economic goals are also likely to be minimal. A summary of the assessment can be found in Table 5.

Table 5 Summary of SA/SEA Assessment of LDP Policies

Significance Assessment	Count	Proportion
++	43	4%
+	331	29%
?	117	10%
0	561	48%
-	12	1%
--	0	0%
TOTAL	1159	100%

*Note: percentages may not sum due to rounding.

** Note: Policy DM07 is procedural and is therefore not included in this table

9. Assessment of the LDP Allocated Sites

- 9.1.1 The Sustainability Appraisal formed part of the process for evaluating potential development sites, known as Candidate Sites, for potential allocation in the LDP (see Appendix 5 of the Final SAR, 2013). From the 1600 or so Candidate Sites 86 allocations have been included in the LDP.
- 9.1.2 The LDP allocations (the 86 sites) were assessed for their likely effects in relation to the Sustainability Objectives. The detailed Sustainability Appraisal for the characteristics of each allocation also, in part, informed an overall assessment of the LDP's Deposit Policies with regard to each of the Sustainability Objectives. A summary of the assessment of the allocations is shown in Table 7.3 of the Final SAR (2013). The full appraisal matrices, including details regarding the predicted effects of the Allocated Sites, are included in Appendix 6 of the Final SAR (2013).
- 9.1.3 Generally the effects that are predicted to result from implementation of the LDP allocations are found to be compatible with the Sustainability Objectives. Some adverse effects have been predicted, these largely being linked to the effects on the environmental Sustainability Objectives. A conclusion of 'no site specific effects' has also been the result of a large number of assessments. This is because, while development might have an effect on the Objective, the choice of one site over another in any particular settlement, would not. For example developing new houses in a settlement may put pressure on existing infrastructure (e.g. waste water treatment), but

the exact location of the houses does not always have an effect on this issue.

- 9.1.4 The following table (Table 9) provides a brief summary of the potential effects identified by the SA/SEA assessment of the candidate sites. The table shows that the majority of assessments were either positive or neutral around (around 66%) in their effects on the SA/SEA Objectives.
- 9.1.5 Since the Policies of the LDP determine the type of development appropriate for the sites and therefore contribute significantly to the mitigation identified during their assessment, a more comprehensive summary, which also discusses matters of cumulative, in-combination and synergistic effects, can be found in section 7 of the Final SAR (2013). Full details of suggested mitigation can be found alongside the assessments in Appendix 6.

Table 9. Summary of SA/SEA Assessment of the 86 Allocated Sites

Significance Assessment	Count	Proportion
++	16	1%
+	506	31%
?	45	3%
0	562	34%
-	479	29%
--	26	2%
TOTAL	1634	100%

*Note: percentages may not sum due to rounding.

10. Mitigation

- 10.1 The LDP has a range of effects predicted in sustainability terms, and through the assessment of the policies it has been highlighted that some will have the potential for minor negative effects primarily due to the impact of development on the environment. Mitigation encompasses approaches that are aimed at preventing, reducing or offsetting adverse sustainability effects, which have been identified. It is also important to seek measures aimed at enhancing positive effects. During the assessment mitigation measures have been identified for each Policy and Allocation with had a predicted negative effect on a SA/SEA Objective, many of these measures are built into the policies themselves. Further details are highlighted in Appendix 4 and 6 of the Final SAR (2013).

11. Monitoring the Effects of the Plan

- 11.1 It is a requirement of the Sustainability Appraisal process and the Strategic Environmental Assessment Directive that the significant sustainability effects of implementing the LDP are monitored.
- 11.2 The monitoring of the Sustainability Appraisal will take place alongside the monitoring of the Local Development Plan and will be published as part of the Local Development Plan's Annual Monitoring Report (AMR). Monitoring of the Sustainability Appraisal and Local Development Plan and publication of the AMR is the responsibility of Ceredigion County Council.
- 11.3 The monitoring framework for the Sustainability Appraisal is based on the Sustainability Objectives against which the Local Development Plan has been assessed. This will help the County Council to understand to what extent these objectives are being achieved. The monitoring framework is presented in Table 10.1 and Appendix 1 of the Final SAR (2013).

12. Adoption of the Plan

- 12.1 As part of the LDP's Adoption Statement (2013), an SEA Statement has been published alongside the adopted LDP. The purpose of this Statement is to describe; how environmental considerations have been integrated into the plan; how the SA Reports have been taken into account; how opinions expressed in relation to the consultations on the plan and SA Reports have been taken into account; the reasons for choosing the plan as adopted, in the light of other reasonable alternatives dealt with; and the measures that are to be taken to monitor the significant environmental effects of the implementation of the LDP.