

LDP2

Ceredigion

Replacement Local Development Plan 2018 - 2033

Preferred Strategy Executive Summary



Cyngor Sir
CEREDIGION
County Council

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Purpose of this document

The purpose of this document is to provide a brief overview of the key themes of the review and how these issues have influenced the changes proposed in the Preferred Strategy (PS) of the replacement Local Development Plan (LDP2).

What are the key issues that need addressing in LDP2?

The Review Report (2018) identified the following key issues that need addressing in LDP2; these were assessed from the results of the Annual Monitoring Reports and recent research and updates of the evidence base. Since the publication of the Review Report these issues have been taken forward and individual pieces of research and evidence undertaken (as part of the background and topic paper evidence base) to assess how to amend the policies to manage these issues. The PS document and appendices are the culmination of these changes and have amended policies and text – specifically changed to address these issues.

Key issue from review report



1. Overview of changes from LDP1 to LDP2

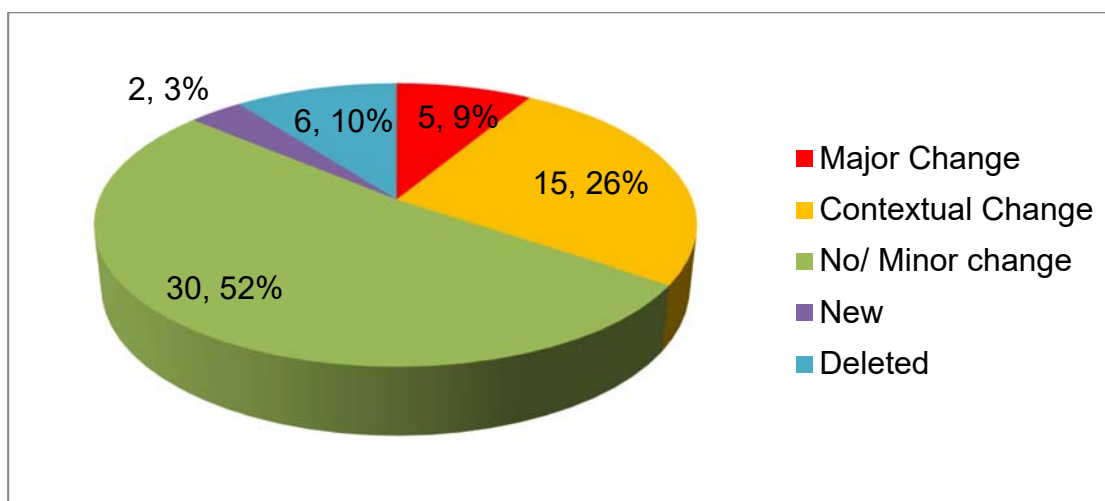
What is the scale of the proposed changes from LDP1 to LDP2?

The Review Report identified that much of the strategy is fit for purpose and working well, therefore the main elements of the LDP will remain the same. There are proposed changes to the scale of growth, the settlement strategy, settlement groups and to some of the development management and land use policies, but many policies are not changing. The plan has also been amended to reflect changes in legislation and guidance since adoption of LDP1 in 2013. A review of all the service centres and allocated sites has also been undertaken and as a result changes to accommodate shifting patterns of growth have been made, in many cases no changes are proposed to service centres and settlement groups.

How have the policies been changed?

Not all policies in LDP1 have been changed the following diagram outlines the scale of the proposed changes:

Individual Policy Changes



What is the proposed Plan period?

LDP 2 will run from 2018 to 2033 – a fifteen year plan period. However policies will only apply following plan adoption, anticipated in late 2021.

2. Growth Strategy of LDP2

What is the proposed settlement strategy of LDP 2?

The Settlement Strategy of LDP2 has been amended to reflect the focus in Planning Policy Wales 10 on placemaking including the National Sustainable Placemaking Outcomes and the Sustainable Transport Hierarchy for planning. Therefore in LDP2 open market housing is proposed only in settlements which are designated as Service Centres and / or have access to active travel routes or regular public transport. This means that no provision is proposed for any open market housing growth in villages/ hamlets that have no public transport routes, with housing supported by national policy the only acceptable forms of development in these locations.

Settlement Strategy percentages

Settlement Tier	Existing Distribution	Percentage of growth allocated
USC	51%	55%
RSC	24%	20%
LLS (Large Linked Settlement)	25%	15%
SLS (Sustainable Linked Settlement)		10%
LS & OL		0%

3. Population Projections

How much growth is proposed in LDP 2

It is expected that 3000 dwellings will be planned for in LDP 2, which is a policy adjusted figure taken from the 2014 principal projection. Some of this growth will be taken up by outstanding consents (approximately 600 are proposed to be carried forward into LDP2). The majority will be provided for on allocated sites in Service Centres or the Large Linked Settlements surrounding them.

4. Housing Delivery and Joint Housing Land Availability Study (JHLA)

In LDP1 delivery of housing was not in line with the expected rate per annum of 400 units, this was an over estimation of housing need based on past Welsh Government population projections. Therefore this plan aims to address this in-balance by adopting a more realistic figure for housing growth and directing this growth to the most sustainable centres and restricting growth in the smaller villages and hamlets.

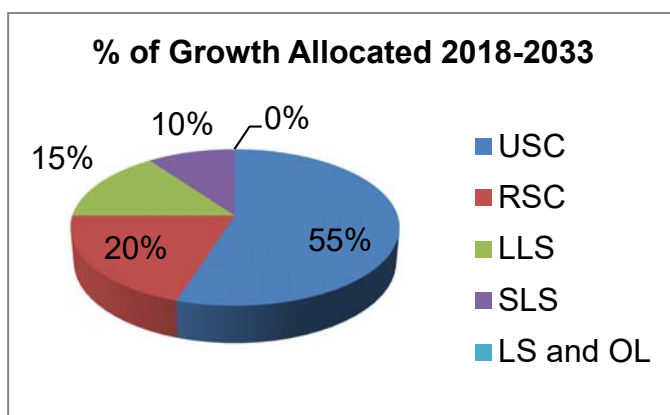
What is the level of growth proposed in each settlement tier?

Level of Growth Proposed by Settlement Tier

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

The levels of growth proposed in LDP2 are more realistic than those proposed in LDP1 and the above table breaks this down by settlement tier. Assuming 600 outstanding consents are carried forward into LDP2.

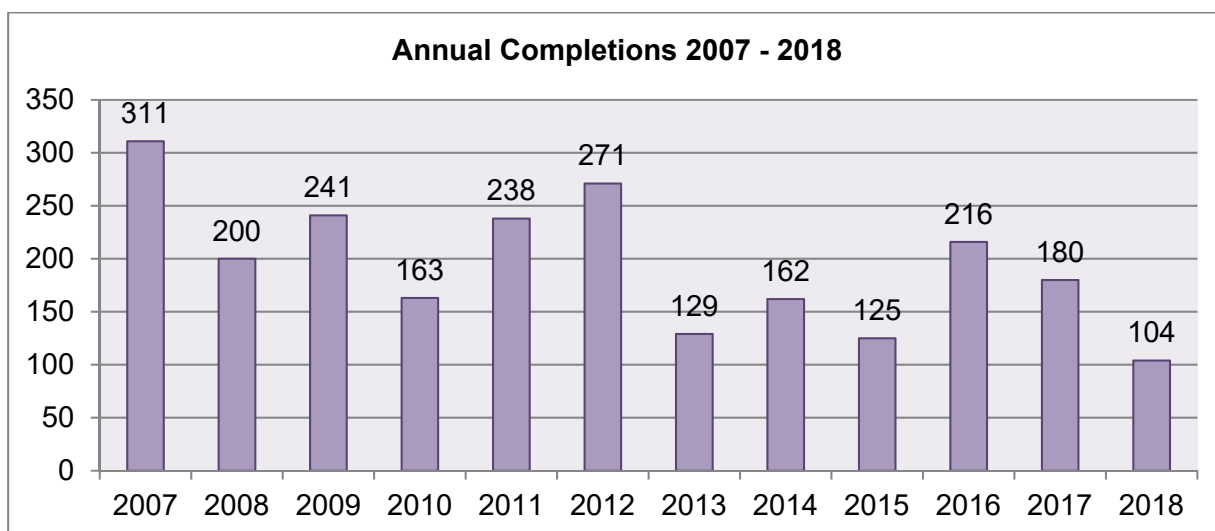
Percentage of growth allocated across settlement hierarchy



How does the level of growth proposed compare to past build rates?

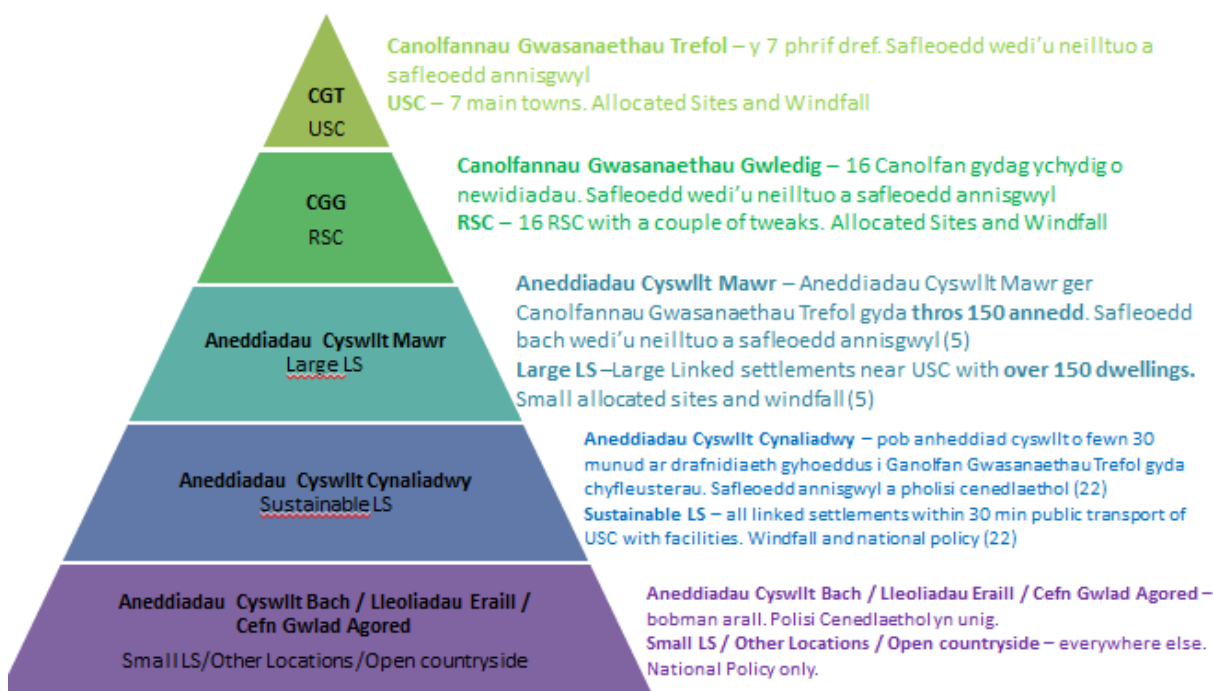
The following graph outlines the past build rates for the previous 11 years taken from the JHLA. This demonstrates that over the coming plan period, 160 units per annum are deliverable.

Past build rates 2007-2018



5. What types of growth are proposed in each settlement tier?

Acceptable Development Types by Settlement Tier



The above diagram demonstrates that in areas that are less sustainable only national policy is acceptable. In areas served by public transport that have access to a range of services and or active travel routes, allocated and windfall development will be supported.

Acceptable development by settlement tier compared to existing stock

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

The table above demonstrates that LDP2 is proposing a shift of development from the more rural areas to the more sustainable locations in the service centres or accessible to them. These changes, alongside those proposed to the types of allocated sites (i.e. smaller allocated sites more suited to local developers) should address the issues of under supply in the JHLA and bring up the JHLA land bank to a 5 year figure instead of the current (2019) 1.7 years.

6. Allocation of Sites (Housing, Retail, Employment and Renewables)

Why are the places designated for growth sustainable?

The Urban Service Centres are the 6 largest and most vibrant towns in the county with access to the largest number of services and public transport. The Rural Service Centres are 16 settlements countywide with the largest number of locally available services including schools, shops etc. They all have access to public transport and offer a range of local employment opportunities. The Larger Linked Settlements of which there are 5 are all peri-urban villages that are over 150 dwellings and have active travel routes and / or regular public transport to the urban centre, most have a range of services but are functionally dependant on the urban centre. The Sustainable Linked Settlements, of which there are 22 are villages ranging in size from 60 to 90 units that are accessible to urban centres by public transport (30 min max journey time) for average working hours. They often have some village amenities and a few have schools.

All other settlements in the county regardless of size have been discounted due to them not having sustainable transport routes or contributing to the national place making outcomes. By focussing growth in the most sustainable centres with 70% of planned growth proposed in the Urban and peri-urban centres we can ensure that new technologies are directed to these areas allowing access to communication technology and for more strategic development of infrastructure for Ultra Low Emission Vehicles.

The allocation of individual sites will be proposed in the next stage of plan making the Deposit Plan. Unlike LDP1 there will be a focus on smaller housing allocations across a wider range of settlements that are accessible and attractive to local developers, where the site proposer has demonstrated they are deliverable.

Various studies have also been or are being undertaken to address where other allocations and what size allocations should come forward. These are for employment, retail and renewables purposes and these allocations will be set out in

the deposit plan bearing in mind the forthcoming changes proposed in the National Development Framework and the plans to grow and boost the local economy through the Growing Mid Wales partnership.

7. Affordable Housing Viability

A local strategic viability study has been undertaken which concluded that we need regionally varied targets for affordable housing countywide based on the local housing market conditions. This evidence is being updated through a regional collaboration on viability with a Mid, South and West Wales Strategic Viability Assessment the result of which is anticipated in the summer of 2019 and will feed into the deposit plan. Furthermore a regional Local Housing Market Assessment is being undertaken due to be complete in the summer of 2019 which will also inform the levels of affordable housing required countywide. At this stage policy S05 Affordable housing has been included but the detail as to the amounts of affordable housing has not been completed until the results of the regional studies are available.

8. Welsh Language

Will the level of growth proposed harm Welsh Culture and Language?

The LPA has undertaken a Welsh Language Impact Assessment in accordance with TAN 20 which has demonstrated that the growth proposed is not expected to cause damage to the local Welsh Language and Culture as it is proposed in sustainable settlements.

The policies specifically referring to Welsh Language in the LDP have been strengthened and the LDP has classified the whole county as linguistically sensitively thus requiring a WLIA from all windfall developments over 5 units.

The proposed Strategic Welsh Language Policy is extracted below:

Policy S06 Planning and the Welsh Language

Policy S06 Planning and the Welsh Language

The County Council will promote and support the use of the Welsh language by designating Ceredigion, in its entirety, as linguistically sensitive:

Objectives 1-8, 11,16,18

1.1.1 In the Deposit Plan Policy DM01 will set out detailed provisions:

- Requiring a Welsh Language Impact Assessment, which will set out how the proposed development will protect, promote and enhance the Welsh Language, where the proposed development is on an unexpected windfall site for a large scale housing or employment development.
- for the application of mitigating factors for any negative factors of a development proposal, through the planning system and Supplementary Planning Guidance will be prepared to provide further guidance on the type of information or assessment that will be required at planning application stage to inform an assessment of the impact, any potential damage, and the potential need for mitigation and/or measures to promote positive effects.

9. New Legislation

Since the adoption of LDP1 a raft of new legislation has been introduced including the Planning (Wales) Act 2015, the Wellbeing of Future Generations Act (2015) (WBFGA), the Historic Environment Act 2016 and the Environment (Wales) Act 2016. The Preferred Strategy plans and policies has been updated and amended throughout to reflect these changes in legislation and guidance. But referring specifically to the WBFGA and Environment Act specific requirements in ways of working and policy expectation have been made these are outlined below:

How has the Well Being of Future Generations Act (2015) been accounted for in the plan?

The LPA have undertaken a detailed exercise to ensure that the vision and objectives of the plan and then the subsequent policies are compliant with the 7 wellbeing goals. This has concluded that they are compatible and the aims of the WBFGA have guided the development of LDP 2. The council has striven to use the 5 ways of working in their long term view, collaboration particularly with neighbouring authorities through our collaborative procurement of the evidence base and

collaborative approach to reaching regional housing and viability targets and engagement and involvement with the public.

How has the Environment Act (2016) been accounted for in the plan?

The plan is an opportunity to embrace the Environment Act and this has been undertaken in reviewing all the relevant policies, with section 6's focus on enhancing the environment being a priority in all the plans and policies, with policies having been amended to reflect this. In the coming months the authority will be updating its Environment Based evidence base in preparation for the Deposit plan which will include a Green Infrastructure Assessment and related Topic Papers this will further consider the implication of the Environment Act on the plan.

10. Proposed Settlement Changes

How have the individual towns and Villages been reclassified In LDP2?

Table 4 Abbreviations

USC	Urban Service Centre
RSC	Rural Service Centre
LLS	Large Linked Settlement
SLS	Sustainable Linked Settlement
LS	Linked Settlement
OL	Other Location
Nat Pol	National Policy
Minor OMH	Minor Open Market Housing (1&2 units)
Alloc Sites	Allocated Housing Sites
WF	Windfall Housing Sites

1. Where settlements have been **joined** this represents a working group consensus that the two settlements form a joint settlement
2. Where settlements have been **removed** this represents a working group consensus that the settlement falls below the 37 unit threshold
3. Where settlements have been **upgraded** this represents a working group consensus the status of the settlement can be increased
4. A decision is still pending on the status of Horeb due to its strategic location and the proposed growth under GMW, however on unit numbers alone it should technically be removed

Table 5 Settlement Type Totals

Settlement Type	Total No LDP1	Total No LDP2
USC	7	7
RSC	15	16
LLS	0	5
SLS	0	22
LS	93	44
Total	115	94

Proposed Settlements and type of developments

a	b	c
Service Centre and Linked Settlement name	Settlement Type	Potential Development
1 Aberaeron (Llwyncelyn / Ffosyffin)		
Aberarth	SLS	Minor OMH
Ciliau Aeron	SLS	Minor OMH
Ffos-y-ffin	Moved to USC	
Pennant	LS	Nat Pol
2 Cardigan		
Ferwig	SLS	Minor OMH
Gwbert	LS	Nat Pol
Llangoedmor	LS	Nat Pol
Llechryd	LLS	Alloc Sites+ WF
Penparc	LLS	Alloc Sites+ WF
3 Aberystwyth /Llanbadarn Fawr /Waunfawr /Penparcau / Commins Coch / Rhydyfelin		
Blaenplwyf	SLS	Minor OMH
Capel Bangor	LLS	Alloc Sites+ WF
Capel Seion	LS	Nat Pol
Commins Coch	Moved to USC	
Goginan	LS	Nat Pol
Llanfarian	LLS	Alloc Sites+ WF
Llangorwen	LS	Nat Pol
Rhydyfelin	Moved to USC	
4 Newcastle Emlyn (Adpar)		
Betws Ifan	LS	Nat Pol
Beulah	LS	Nat Pol
Brongest	LS	Nat Pol
Bryngwyn	LS	Nat Pol
Cwm Cou	LS	Nat Pol
Llandyfriog	SLS	Minor OMH
5 Lampeter		

a	b	c
Service Centre and Linked Settlement name	Settlement Type	Potential Development
Betws-Bledrws	Removed as settlement	
Cellan/Fishers Arms	SLS	Minor OMH
Cwrtnewydd	LS	Nat Pol
Drefach / Llanwennog	LS	Nat Pol
Gorsgoch	Removed as settlement	
Llangybi	SLS	Minor OMH
Llanwnen	SLS	Minor OMH
Llwyn-y-groes	Removed as settlement	
Silian	Removed as settlement	
6 Llandysul		
Aberbane	Joined with Penrhiwllan	
Capel Dewi(SOUTH)	LS	Nat Pol
Coed y Bryn	LS	Nat Pol
Croeslan	SLS	Minor OMH
Ffostrasol	SLS	Minor OMH
Henllan/Trebedw	SLS	Minor OMH
Horeb	Needs to be considered further	
Maesymeillion	Removed as settlement	
Penrhiwllan / Aberbanc	SLS	Minor OMH
Pentrellwyn	LS	Nat Pol
Prengwyn	Removed as settlement	
Rhydowen / Pontsian	LS	Nat Pol
Talgarreg	LS	Nat Pol
7 Tregaron		
Bron-nant	LS	Nat Pol
Llanddewi Brefi	SLS	Minor OMH
Llangeitho	SLS	Minor OMH
8 Aberporth / Parcllyn		
Blaenannerch	LS	Nat Pol

a	b	c
Service Centre and Linked Settlement name	Settlement Type	Potential Development
Blaenporth	SLS	Minor OMH
Brynhoffnant	Upgraded to RSC	
Tanygroes	SLS	Minor OMH
Tresaith	LS	Nat Pol
9 Bow Street		
Llandre	LLS	Alloc Sites+ WF
10 New Quay / Cross Inn		
Caerwedros / Llwyndafydd	LS	Nat Pol
Cross Inn (Ceinewydd/New Quay)	Upgraded to RSC	
Maen-y-groes	LS	Nat Pol
Pentre'r Bryn / Synod Inn	LS	Nat Pol
Plwmp	LS	Nat Pol
11 Cenarth		
Llandygydd	LS	Nat Pol
12 Felinfach / Ystrad Aeron		
Cilcennin	LS	Nat Pol
Cribyn	SLS	Minor OMH
Dihewyd	LS	Nat Pol
Talsarn	LS	Nat Pol
13 Llanarth		
Derwen Gam/Oakford	Removed as settlement	
Gilfachreda	SLS	Minor OMH
Mydroilyn	LS	Nat Pol
14 Llanilar		
Cnwch Coch	Removed as settlement	
Llanafan	LS	Nat Pol
Llanfihangel y Creuddyn	Removed as settlement	
Lledrod	LS	Nat Pol
15 Llanon		
Bethania	LS	Nat Pol

a	b	c
Service Centre and Linked Settlement name	Settlement Type	Potential Development
Cross Inn (Llanon) / Nebo	LS	Nat Pol
Nebo	Joined with Cross Inn	
16 Llanrhystud		
Llangwyrfon	LS	Nat Pol
17 Llanybydder		
Alltyblacca / Highmead	SLS	Minor OMH
Highmead	Joined with Alltyblacca	
18 Penrhyncoch		
19 Ponterwyd		
Ponterwyd	Upgraded to RSC	
Devils Bridge	LS	Nat Pol
20 Pontrhydendigaid		
Pont-rhyd-y-groes	LS	Nat Pol
Ysbyty Ystwyth	LS	Nat Pol
Ystrad Meurig	LS	Nat Pol
21 Talybont		
Eglwysfach / Furnace	SLS	Minor OMH
Tre Taliesin	SLS	Minor OMH
Tre'r Ddol	SLS	Minor OMH
22 Borth		
Dol-y-bont	Removed as Settlement	
Ynyslas	LS	Nat Pol
23 Brynhoffnant		
Llangrannog	LS	Nat Pol
Pontgarreg	LS	Nat Pol
Sarnau	LS	Nat Pol
Rhydlewis/ Hawen	LS	Nat Pol