

Ceredigion

Local Development Plan 2007-2022



Annual Monitoring Report 2014

Monitoring Period 25 April 2013 - 31 March 2014



Ceredigion County Council, October 2014



CYNGOR SIR
CEREDIGION
COUNTY COUNCIL

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1. Executive Summary

- 1.1 Section 76 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to monitor the implementation of their Adopted Local Development Plan (LDPs) by preparing an Annual Monitoring Report (AMR) that is to be submitted to the Welsh Government (WG) by the end of October each year. This is the first AMR for the Ceredigion LDP.
- 1.2 The Council formally adopted the Ceredigion LDP on the 25th April 2013. The AMR is for the period 25th April 2013 to 31st March 2014. The plan runs from 2007 up to 2022. Consequently whilst this is only the first AMR since adoption, this AMR is monitoring the halfway point of the formal plan period even though the Strategy and policies themselves only became implementable in development management terms on the 25th April 2013. Prior to the 25th April 2013 the LDP had no, or very little, influence on the planning applications determined within the County and a significant level of development completed and permitted since 2007 will not accord with the LDP Strategy.
- 1.3 An AMR is required to include:
- A review of changes to national and regional policy and guidance and their implications for the LDP.
 - LDP Monitoring based on the LDP Monitoring Framework (LDP Appendix 3), which include Statutory Indicators.
 - SEA/SA Monitoring based on the Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA) Monitoring Framework.
 - Recommendations on the course of action in respect of policies and the LDP as a whole, if required.
- 1.4 In addition to the above the AMR also considers external influences which impact on the implementation of the LDP but which are very much outside of the Council's control. Nevertheless the Council is required consider whether or not a change in its policy framework could serve to alleviate some of the issues raised by these external factors. In terms of external influences consideration has been given to national policy /legislation, external conditions and local considerations.

National policy and legislation

- 1.5 Guidance and legislation published up to the 31st March 2014 includes the following:
- Planning Policy Wales (6th Edition, February 2014).
 - Revised Waste Framework Directive (Directive 2008/98/EC on waste).
 - Welsh Government policy Towards Zero Waste (TZW) and the Collection, Infrastructure and Markets Sector Plan (CIMS).
 - Policy Clarification Letter CL-02-12, Planning for Sustainable Buildings: Non-residential – BREEAM 2011.
 - Energy Wales: A Low Carbon Transition (2012), UK Renewable Energy Roadmap (2013 Update).
 - Technical Advice Note 20: Planning and the Welsh Language (October 2013).
 - Technical Advice Note 21: Waste (February 2014).

- Technical Advice Note 23: Planning for Economic Development (February 2013).
- The Town and Country (General Permitted Development) (Amendment) (Wales) Order 2014.
- British Standards for Biodiversity: Code of Practice for Planning and Development (BS42020:2013).

1.6 The documents listed have not resulted in any significant changes in context of the plan. Consequently there are no recommendations for action in respect of the LDP. A full analysis of these documents can be seen in Section 3 of the AMR. Documents published from the 1st April 2014 will be considered in next year's AMR.

External conditions

1.7 External conditions are set out in full in Section 3 of the AMR.

1.8 The downturn in the economy has had a marked effect on house building rates and therefore on the delivery of all housing, including affordable housing.

1.9 The Planning Bill is awaited and though Ceredigion is unlikely to be captured by the areas identified for regional plans the introduction of national development management policies will affect the content of the LDP in due course.

1.10 All neighbouring LPAs are well advanced with the preparation of their respective LDPs, some have adopted. None of those LDPs adversely affect the implementation of the Ceredigion LDP.

1.11 None of the external conditions identified require a change to the plan to date.

Local considerations

1.12 Local considerations are set out in full in Section 3 of the AMR. Three of the key considerations were as follows.

1.13 Since the adoption of the LDP data from the 2011 Census has been published. 2011 census gave total population of 75,922 which, on the basis of a comparison with 2001 Census total (74,094), indicates a lower rate of population growth compared with 2001 Census population than assumed in the LDP. Similarly the overall number of dwellings and households recorded in 2011 Census would imply a lower rate of change in household numbers when compared with 2001 Census than is assumed by the LDP. However, some elements of this official revision, and especially in the earlier years of the revised series, are difficult to reconcile with other data sources, and may not be an accurate reflection of actual population change. More recent official population estimates, especially those since 2011, appear to be a better indication of population change which better reflect elements such as Higher Education student numbers. Further detailed census information is due soon and once available Ceredigion will further consider the projections in time for the revised Local Housing Market Assessment (LHMA) due in early 2015. The

impact of the results, if any, on the LDP will therefore need to be considered as part of the 2014/15 AMR.

- 1.14 The School Review policy of the County Council could prompt the Authority to review the role and status of some settlements. A new area school is currently being considered in the area to the west of Lampeter. The Council is currently exploring the potential for this provision to be located within the linked settlement of Drefach. Such a proposal would need to be fully justified at the planning application stage – being located in a linked settlement. If this proposal goes ahead thought will need to be given to any implications for the LDP development strategy of a new area school and whether any changes are required to the development strategy.
- 1.15 At the time of writing the Ceredigion LDP work on Shoreline Management Plan 2 (SMP2) was also underway, but not complete. The adopted LDP does not therefore reflect or address any of the findings and recommendations in SMP2. Since LDP adoption the SMP2 has been approved by Cabinet and it should be given consideration in all land use allocations/developments. The SMP2 notes that there are Managed Realignment policies in place both currently and in the short-medium term along numerous lengths of frontage along the Ceredigion coastline. There are also areas where the current and proposed policy is No Active Intervention. No immediate action is required in relation to the LDP however any review of the LDP will need to take into account the contents and recommendations of the SMP2 and consider whether this requires a change to the LDP.
- 1.16 None of the local considerations identified require a change to the plan to date.

LDP Policy Monitoring

- 1.17 The LDP Monitoring considers LDP Policies against the adopted LDP monitoring Framework to identify whether the policies are being effective and to identify any policies that are not being implemented. The framework can be found in Chapter 9 and Appendix 3 of the LDP (Volume 1) and formed part of the formal adoption on the plan and is therefore binding. The Framework consists of 33 aspects (either a single policy or a number of policies taken together) which require monitoring. Each one has a target, indicator, trigger and actions. Where an indicator does not meet a target, or a factor reaches a trigger point, it could indicate that the policy is not being implemented. In such instances the policy is considered in detail in the AMR. The results are set out in detail in Section 4 of this AMR.
- 1.18 A few of the key findings are set out below. However it should be borne in mind that these are only based on a relatively short monitoring period and the findings will need to be compared with future monitoring data before any real firm conclusions can be drawn.

The Settlement Strategy

- 1.19 The Strategy of the LDP is to refocus growth into Service Centres (see monitoring tool AMRH02). At this stage of the Plan period it is not expected that the % reflects that set out in Appendix 2 of the LDP. However, the analysis

indicates a positive step forward towards meeting the target. Since adoption commitments have:

- risen by 1%, from 41% to 42% (target 51%) in the Urban Service Centres;
- risen by 1%, from 14% to 15% (target 24%) in the Rural Service Centres; and
- fallen by 2%, from 45% to 43% (target 25%) in relation to Linked Settlements and Other Locations.

1.20 As 7 years of the 15 year plan period have already lapsed, and that the plan could only be effectively applied since adoption, achieving target distribution will rely on delivery of the whole 6000 housing requirement, more rigid adherence to plan policy in respect of commitments outside Service Centres and close monitoring of the uptake of allocated sites. It should be noted that the delivery of the target is not directly under the control of the LA due to the impact of market forces, etc. Therefore, working towards the correct balance is what the LDP can realistically aim for at this point in time and overall it has achieved this in 2013/14.

1.21 Although Countywide a positive step towards the target has been achieved, this has not been the case in relation to all of the Settlement Groups if looked at individually (see AMRH03). The following failed to achieve improvements in the ratio of commitments and completions during this monitoring year:

- Aberaeron/Llwyncelyn
- Aberporth/Parcyllyn
- Felinfach/Ystrad Aeron
- Y Borth
- Cenarth
- New Quay
- Llannon

1.22 However at the end of the monitoring period some improvement was being seen in relation to the ratio in relation to Llanon and further improvements are likely in terms of Cenarth with development now known to becoming forward within its Service Centre. For the Strategy to be met this position needs to improve in relation to those settlements listed. Further permission in 'Linked Settlements and Other Locations' within the above Groups will not be permitted (unless there is a significant justification in relation to that application) 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 of the LDP (Volume 1).

1.23 Completion rates in Linked Settlements and Other Locations have risen during the year suggesting that the LDP's policy of focusing future development in Service Centres, rather than in dispersed settlements, and resisting land banking, may have prompted those already with permissions to complete their schemes (see AMRH03).

1.24 The LDP attempts to ensure that no one Linked Settlement is subject to excessive growth which could harm the social fabric of that settlement and place unmanageable pressure on the local infrastructure (see AMRH04). Of the 90 Linked Settlements:

- 37 which have exceeded the permitted growth level; and
 - a further 5 have reached the permitted growth level.
- 1.25 Therefore this aspect of the plan is not being met. However, 33 of the 37 had already exceeded their permitted growth prior to adoption (this position was recognised by the Inspector at the time of Examination), giving a net increase 4 failing settlements. Therefore all the Council can do from now on is ensure that the levels aren't further exceeded and that none of the other Linked Settlements exceed the growth limits set in Appendix 5 of the LDP (Volume 1).
- 1.26 In relation to applications permitted in the 'Other Locations' there were 2 applications that at first glance do not accord with the LDP or national guidance (see AMRH05). These were approved contrary to officer recommendation at Planning Committee. Although a justification was minuted by Committee for one of the applications no justification was minuted for the other. Since then procedures at Committee have been improved to ensure that justifications are minuted in all cases. In the coming year the Council will need to ensure that permissions are restricted to that allowed under policy S04 (Affordable Housing and TAN 6) and that any deviations are fully justified and minuted.

Housing Delivery

- 1.27 The 2013 JHLA Study Report, published in March 2014, demonstrates a 6.5 year land supply for Ceredigion (see AMRH06). The 5 year land supply required by national policy is therefore being met. This is one of the key Statutory Indicator.
- 1.28 The delivery of housing on allocated sites to date is low and reflects the fact that the LDP has only been adopted for one year, prior to which uncertainty regarding adoption of allocations constrained development proposals regarding allocated sites (see AMRH07). Post adoption the LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. The number of pre-application discussions which have occurred this year should lead to an increase in the number of applications on allocated sites in the next monitoring year. This will take a few years however to translate into delivery (completions). The performance is therefore generally in line with expectations one year after adoption.
- 1.29 Delivery of consents into actual completions has always been a concern in Ceredigion. The average ratio of outstanding consents to completions is 9.3 outstanding consents to every 1 completion (see AMHH14). This is however significantly skewed by poor performance in some 6 Settlement Groups, partly arising from infrastructure constraints which have recently been remedied, partly arising from landbanking in historically popular rural/coastal areas impacted by the recession and partly by developer commitments to one area in preference to another. If these settlements are removed from the calculation, then the county wide ratio is 7.2 outstanding consents to every 1 completion. In relation to all additional units permitted since LDP adoption, in respect of sites outside Service Centres, the LPA is issuing short permissions with completion dates as a means of promoting housing delivery. The LPA is currently reviewing all sites with planning permission and will be applying a number of

mechanisms to try and convert those permissions into completions on the ground.

- 1.30 The amount of development occurring on brownfield land is well in excess of the 4% target – this is mostly accounted for by the conversion of existing properties to flats, with half accounted for in Aberystwyth (see AMRH09).

Affordable housing (AH)

- 1.31 The target of 70 units of AH completed per annum is not being met due to the general slowdown in the economy, experienced across the UK and hence a lower housing delivery in general both locally and nationally. The annual average currently achieved is 44 units. However, of the total housing units which are being permitted and completed, approximately 20% are Affordable and therefore the LDP target for 20% of all housing to be affordable is met.
- 1.32 The proportion of residential applications where there has been a successful viability challenge equates to approximately 1% of all residential applications (see AMRH10 & AMRH11 for detail). This is very low and does not therefore at this stage therefore point to the need to amend the policy or AH target.
- 1.33 Although outside the tolerance ranges designed to trigger actions, the distribution pattern of completions and commitments for AH by type has not yet been affected in a significant way by the adopted LDP (see AMRH12). This is particularly so in relation to ‘intermediate’ AH and is mainly because current permissions mostly pre date the LDP when the policy did not allow for Intermediate Rent. It should be noted that delivery of IR units may not be entirely reliant on new permission being granted. There is a mechanism within the revised s106 which allows the owner of the AH property to apply to the Council to change the nature of the AH from a DFS to an IR. Therefore some of the existing AH DFS stock could potentially become IR AH in the future. Revised affordable housing needs assessments may impact further on policy once completed as part of the LHMA which the LA Housing Service is due late 2014/early 2015. The overall broad distribution of AH is satisfactory and the performance of policy is therefore not of concern.

Economy and Retail

- 1.34 The economic targets as set by policies S01-S04, LU11, LU12 and LU13 are being met, see AMRE01-AMRE04. The majority of retail frontages, both Primary and Secondary, are operating within the limits that policy allows however a minority are not performing as desired and these should be monitored to ensure that the situation does not further deteriorate (see AMRE07).

Open space provision

- 1.35 At first glance it would appear that AMRQ1 and AMRQ3 have failed to be met in relation to open space retention and creation (the subject of policies LU22 and LU24). However, whilst an overall net loss of 0.25ha has occurred, the alternative provision of 0.05ha on that particular individual site was a more appropriate type of provision and is now the subject of a management agreement and therefore the product is of better quality than the previous

provision. Additionally where new provision could not be achieved in relation to some of the permissions granted during the year the LPA are satisfied that there was a clear justification and therefore that the policies had been properly applied and no further change or action is needed.

Environmental issues

- 1.36 There is some concern regarding AMRQ04 and AMRQ05 which measure whether the LPA is ensuring that there is no long term significant effect on biodiversity and that at least 85% of permissions should include some form of environmental enhancements (the subject of DM14 and DM15). Changes to the LPA's internal procedures are being looked at to ensure that these targets are met next year. Action is needed in relation to increased involvement of LA ecologist in relevant applications and an improvement in understanding with regard to the reasons for and the importance of including environmental enhancements as part of most developments.
- 1.37 It would appear that 19 applications were approved in either C1 or C2 flood zone (2 and 17 respectively) and none were developments that met TAN 15's tests (see AMRQ07). No objections were received from the Environment Agency Wales/Natural Resources Wales on any of these sites. Nine of the sites were only partially within the flood zone with no buildings or structures in the flood zone and the remainder were brownfield sites. It would appear therefore that all the applications could have been justified, and had the tests been applied as required then the monitoring report would not need to be reporting that this target has not been met. It should be noted that this makes up only 0.03% of the total applications approved during the monitoring year (543 applications approved in total) and therefore is a very low proportion. However, in order to reach the indicator's target for 2014/15 the Authority will need to ensure that when an application is granted in the C1 or C2 flood zone, a written justification has be given as to how it meets the TAN 15 tests individually. This information should be noted in delegated reports, committee reports and minuted at Planning Committee.

Energy

- 1.38 In order to connect to the National Grid, wind farm development SSA D requires the installation of new power lines within the neighbouring Local Authority Powys. Powys LPA has to date refused 5 wind farms which would have resulted in the new power lines being created. Some of these refusals are currently the subject of a public inquiry and until the outcome of this inquiry is known and until, according to those developers looking at bring forward SSA D, the future of renewable energy is clearer in Wales, further investment in SSA D has halted. This is outside the control of Ceredigion LA.

Strategic Environmental Assessment/Sustainability

Appraisal Monitoring

- 1.39 The SEA Directive (2001/42/EC) requires LAs to undertake a Strategic Environmental Assessment (SEA) as part of the preparation of the LDP. In addition to this the LDP Regulations requires a Sustainability Appraisal (SA) to be undertaken. In preparing the LDP the Council undertook a joint SA and

SEA and produced and published its SA/SEA Report in conjunction with the LDP. The SEA Directive also requires that the Council monitor the state of the environment through monitoring the sustainability objectives set out in the SA/SEA Report. This forms an integral part of the AMR and is contained in Section 5. In conclusion, the SEA/SA monitoring indicates a positive change to the environment thus far in the plan period.

Conclusion and Recommendations

- 1.40 The AMR for 2013/14 identifies a number of matters which the LA will need to continue to keep a close eye upon, matters which will need further consideration in next year's AMR and matters that are on the horizon which may well require changes to the plan at a future date. However, this AMR does not identify any changes that need to be considered to the plan at this stage.

2. Introduction

- 2.0 In 2004 the Government introduced new legislation¹ which changed the way in which Councils plan for the future development needs of their communities. This new legislation places a statutory duty on all Local Authorities (LAs) in Wales to prepare a Local Development Plan (LDP) for their County.
- 2.1 The Ceredigion Local Development Plan 2007-2022 was formally adopted by Ceredigion County Council on 25th April 2013.
- 2.2 Under the provisions of the Planning and Compulsory Purchase Act 2004, all Councils have a duty to produce an LDP Annual Monitoring Report (AMR) which must be submitted to the Welsh Government at the end of October each year.
- 2.3 This report represents the first AMR of the Ceredigion County Council LDP and is based on the period 25th April 2013 – 31st March 2014 with referrals to earlier parts of the plan period where indicators dictate this to be necessary. The Report has two primary roles – the first is to consider whether the policies identified in the monitoring framework are being implemented, and secondly, to consider whether the plan as a whole is working successfully, and if not, whether a partial or complete review is necessary. The AMR was considered and agreed at Cabinet and also at Full Council on the 21st and 23rd of October respectfully.

The requirement for LDP monitoring

- 2.4 In order to monitor performance consistently, the plan needs to be considered against a standard set of monitoring targets and indicators. The framework for this AMR forms part of the adopted LDP and therefore was subject to examination during the LDP Inquiry along with all other parts of the plan. The AMR framework is therefore mandatory. Section 9 and Appendix 3 of Volume 1 of the LDP sets out the monitoring targets and indicators that will be used a basis for this AMR and reflects the information that is required to be included in an AMR by LDP Regulation 37. In this context, the AMR is required to:
- Identify policies that are not being implemented, and for each such policy:
 - identify reasons why the policy is not being implemented;
 - identify steps that can be taken to enable the policy to be implemented; and
 - explore whether a revision to the plan is required.
 - Specify the housing land supply from the current Housing Land Availability Report for that year, and for the full period since the adoption of the plan; and
 - Specify the number of net additional affordable and general market dwellings built in the LPA area for that year, and for the full period since the adoption of the Plan.

¹ The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (LocalDevelopment Plan) (Wales) Regulations 2005.

- 2.5 The LDP Manual supplements the above requirement by setting out additional factors that should be assessed in the AMR (see Section 6, Conclusions, for results), namely:
- Whether the basic strategy remains sound (if not, a full plan review may be needed);
 - What impact the policies are having globally, nationally, regionally and locally;
 - Whether the policies need changing to reflect changes in national policy;
 - Whether policies and related targets in the LDP have been met or progress is being made towards meeting them, including publication of relevant supplementary planning guidance (SPG);
 - Where progress has not been made, the reasons for this and what knock-on effects it may have;
 - What aspects, if any, of the LDP need adjusting or replacing because they are not working as intended or are not achieving the objectives of the strategy and/or sustainable development objectives; and
 - If policies or proposals need changing, what suggested actions are required to achieve this.

The requirement for Strategic Environmental Assessment / Sustainability Appraisal monitoring

- 2.6 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA). There is, inherently, a cross over between the information used to inform the SEA/SA monitoring and that used to monitor the plan directly. This AMR therefore also includes the results in relation to monitoring the SA/SEA for the period 25th April 2013 – 31st March 2014.

Assessment and Conclusions

- 2.7 As indicated previously the AMR has two primary roles; firstly to consider whether the policies identified in the monitoring process are being implemented and secondly to consider the plan as a whole against all of the information gathered to determine whether a complete or partial review of the plan is necessary
- 2.8 It should be noted that, whilst there is a significant amount of statistical information gathered and used in the monitoring process, the information gained through this process must be tempered with judgement exercised through complete consideration of the policies and issues raised. It would be inappropriate for the statistical information to solely and directly dictate when policies, or the plan as a whole, require amendment. A more measured and considered approach, that takes account of these factors, whilst acknowledging the findings of the monitoring information provides the best approach to ensure effective monitoring of the plan.

- 2.9 The AMR must therefore specifically and directly identify its findings. If policies are found to be failing, clear recommendations on what needs to be done to address this will be identified in Section 6 of the Report.

Format of the Annual Monitoring Report

- 2.10 The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes that might be necessary. The principle function of the monitoring process is to identify when the revision of the LDP should take place. In order to fulfil this function the AMR needs to be highly focused rather than merely a statistical compendium.
- 2.11 Inevitably the monitoring process involves the collection and interpretation of significant amounts of information. Inclusion of this information, such as database entries and GIS tables, within the AMR would lead to the report being overly long and difficult to use. Consequently, the data analysis that informs the AMR will not be contained within the report itself.
- 2.12 The format of the AMR is as follows:

- Executive Summary: A succinct written summary of the key findings.
- Introduction: An introduction to and explanation of the AMR (this section).
- Contextual Changes: A written account of any changes in circumstances outside the remit of the plan that could affect the performance of the policy framework.
- Monitoring Framework Local Development Plan: The findings of the LDP's Monitoring Framework.
- Monitoring Framework SA/SEA Indicators: The findings of the SA/SEA's Monitoring Framework.
- Conclusions and Recommendations: The main findings of the LDP and SA/SEA's monitoring frameworks and a statement of actions that will be required to be taken in respect of the findings of the Monitoring exercise, including a statement on whether any policies need adjusting and/or whether there are any further amendments to the plan required.

3. Contextual Changes

- 3.1 It is important that an assessment of whether a review is required is fully informed by an understanding of how policies in the LDP are influenced by external factors. By seeking to understand how external factors have or could impact the delivery of the LDP, the Council will gain a better understanding of what it can do to facilitate the implementation of the plan.
- 3.2 The following section therefore looks at the external factors that have, or could have, an influence on the implementation of the LDP, focussing on National policy /legislation, external conditions and local considerations.

National policy and legislation:

- 3.3 In order to ensure that the adopted LDP remains consistent with national policy and guidance, it is necessary to consider the significance of new guidance or legislation in terms of the adopted LDP.
- 3.4 The first part of this section will set out the new legislation and guidance, which have been issued by Welsh Government between 25th April 2013 and 31st March 2014 summarising the principle changes and assessing how significant the changes are in terms of the LDP. Some reference will also be made to anything issued post 31st March 2014 – however their influence/impact will relate to 2014/15 and therefore they will be assessed in the next AMR (2014/15).

Planning Policy Wales (6th Edition, February 2014)

- 3.5 The revision to the 6th edition of Planning Policy Wales resulted from changes to other associated documents/legislation which in themselves required and led to an update to PPW in February. Those changes to PPW resulted from:
- **The Revised Waste Framework Directive (Directive 2008/98/EC on waste) and Welsh Government policy Towards Zero Waste (TZW) and the Collection, Infrastructure and Markets Sector Plan (CIMS).** These changes revise and update the way in which the planning process facilitates the delivery of sustainable waste management infrastructure. Since this change to PPW occurred much later than the changes to the WFD, the TZW and the CIMS, all relevant matters had already been accounted for in the production of the LDP.
 - **The Policy Clarification Letter CL-02-12, Planning for Sustainable Buildings: Non-residential – BREEAM 2011.** This change is in response to an update to the technical guidance (BREEAM New Construction Technical manual, SD5073: 2011), which was published by BRE Global Ltd (BRE) in 2011. These changes have been made to align the BREEAM standard with the changes to Part L of the Building Regulations that apply to England and Wales from 1st October 2010, amongst other changes. Due to the changes in Building Regulations and subsequent update to BREEAM, if the national planning policy were to remain at 6 credits for Ene1 for sites registered under BREEAM 2011, this would result in a significant increase in the carbon standard expected. Since the LDP does

not have a policy approach that goes beyond national policy this change does not affect it.

- The introduction of **Technical Advice Note 23**, Planning for Economic Development (February 2013), which outlines the way in which LPAs should manage their economy. The resulting changes in PPW are designed to ensure that it is compatible with and does not contradict the new TAN. Ceredigion's LDP is already compatible with the approach set out in the TAN and therefore these changes do not affect it.
- **Energy Wales: A Low Carbon Transition (2012)**, the aim of which is to move from a traditional fossil fuel based economy to a low carbon based economy. Policies within the LDP (LU25 and LU26) have been created that support renewable energy and therefore support a low carbon economy and therefore there is no substantive effect on the LDP.
- The **UK Renewable Energy Roadmap (2013 Update)**, which sets out the progress made and the changes within the renewable energy sector over the past year. Policies within the LDP (LU25 and LU26) have been created to support renewable energy and therefore the overall aims of the Roadmap are being contributed to. Since this is essentially a procedural matter, the change will not affect the LDP.

3.6 The LDP was produced in the full knowledge of what was required of the authority under the Waste Framework Directive, TZW and the CIMS so the LDP was strongly aligned to these requirements. The revisions to the 6th Edition of PPW bring it into line with these requirements but don't lead to a need for change in the Ceredigion LDP.

Technical Advice Note 20: Planning and the Welsh Language (October 2013)

3.7 The purpose of this TAN is to provide guidance on how the planning system considers the implications of the Welsh language when Local Development Plans (LDPs) are prepared, including the important roles of the Single Integrated Plan and LDP Sustainability Appraisal (SA).

3.8 The principle implications for the LDP relates to the requirement for LDPs to consider the Welsh language during the plan preparation process. Ceredigion County Council considered the Welsh language to be a Key Issue for the LDP to address, considered the potential effects of the LDP on the Welsh language through the SA/SEA process and designed the LDP's strategy to support the language in every way it could. Therefore the requirements of the TAN were been met by the LDP prior to its introduction.

3.9 The Welsh Government published "Practice guidance on planning and the Welsh language", which provides further guidance as to the application of TAN 20 in June 2014. The Council is currently reviewing the content of this policy which will need to be considered and reported upon in next year's AMR.

Technical Advice Note 21: Waste (February 2014)

3.10 This document (accompanied by TAN 21 Practice Guidance note) sets out the relevant planning considerations necessary to ensure that the new European Union waste management drivers are reflected in Wales when new waste management facilities are proposed.

3.11 The LDP was produced in the knowledge that the original TAN21 (2001) needed updating and therefore much of what is now contained within the new TAN was anticipated during the preparation of the LDP. Therefore, the LDP is strongly aligned to the new TAN21 (and its associated TAN 21 Practice Guidance note) and its requirements on LPAs are being met.

Technical Advice Note 23: Planning for Economic Development (February 2013)

3.12 The TAN provides guidance for LPAs on:

- Developing high level economic planning objectives
- Assessing the economic benefits of new development
- Economic development and the rural economy
- Preparing an evidence base for a Local Development Plan
- Creating an economic development vision for a Local Development Plan
- Determining employment land supply.

3.13 The principle implications for the LDP relates to the way in which the TAN demands that economic development be taken account of. Ceredigion LDP's approach to economic development is already compatible with the way in which TAN 23 states that LDPs should be prepared.

The Town and Country (General Permitted Development) (Amendment) (Wales) Order 2014

3.14 The Amendment amends Parts 8 and 32 of the General Permitted Development Order and introduces new parts in the form of Part 41 and Part 42.

3.15 The main effects of the Amendment and therefore the principle implications for the LDP are:

- More flexible permitted development rights (PDRs) for Part 8 (industry and warehousing) and Part 32 (schools, colleges, universities and hospitals) development.
- New PDRs for offices (new Part 41), shops, financial and professional services (new Part 42).
- An increase in the threshold - from 235sqm to 500sqm - for permitted changes of use of industrial premises to and from use class B8 (storage and distribution).

- A requirement for hard standings associated with industrial and warehouse development to be made of porous or permeable materials, or to direct run-off to porous or permeable areas - in order to reduce flood risk.
- New PDRs for cycle and refuse stores.

3.16 These amendments do not change the way in which the LDP's policies operate. They do however mean that certain developments will no longer be subject to LDP policies. Since the amendments effectively introduce an easement of the PDR and that the types of development outlined do not have any implications relating to the achievement of the LDP's vision, aims and objectives or its strategy, the effect of the Amendment is minimal (if any) in relation to the delivery of the LDP.

British Standards for Biodiversity: Code of Practice for Planning and Development (BS42020:2013)

3.17 This document provides guidance to both decision makers and applicants as to what is expected in terms of process, data, reports etc. when applying for planning where there are potential impacts to biodiversity.

3.18 This document supports the LDP policies and provides a reference point within several areas of Ceredigion's consultation version of its Draft Nature Conservation SPG.

Conclusions in relation to National policy/legislation

3.19 The documents published since the adoption of the LDP have not resulted in any significant changes in context of the plan. Consequently there are no recommendations for action in respect of the LDP.

3.20 Some of the documents which have been published since 1st April 2014 include the following and will be assessed as to their potential impacts in next year's AMR (2014/15):

- The North and South Wales Regional Aggregates Working Parties First Review of the Regional Technical Statements for Aggregates, July 2014
- CL-05-14 Clarification Letter of the Policies in Minerals Technical Advice Note 1: Aggregates (MTAN 1)
- CL-04-14 Clarification Letter on the national planning policies that apply for onshore unconventional gas and oil development
- Planning Policy Wales, Edition 7, July 2014
- Practice Guidance: Planning for Sustainable Building
- Housing (Wales) Act 2014
- Mobile Homes (Wales) Act 2013
- Practice guidance on planning and the Welsh language (June 2014)

External conditions – national context

- 3.21 Wales has been one of many nations affected by the global economic downturn and this has been visible in many areas, notably in the business, commercial and property markets. Wales is still experiencing a prolonged and gradual realignment of the economy and the levels of growth anticipated at the start of the plan period are likely to take longer to deliver than originally envisaged.
- 3.22 There are two sectors of the Welsh economy that are particularly relevant to the LDP, These are the housing and commercial markets, both of which are critical to the delivery of property on the ground. These sectors are essential to ensure that people have access to homes and jobs.

Housing

- 3.23 Welsh Government Statistics indicate that prior to the crash of 2007-08, both housing starts and completions in Wales were relatively stable, with between nine and ten thousand starts a year and around eight thousand homes completed. However, as Wales was hit by the economic downturn the number of starts fell steeply; dropping to an all-time low of 4,910 starts in 2008-09.
- 3.24 Between 2008-09 and 2010-11 the number of starts annually in Wales gradually increased. Whilst starts fell in 2011-12, they rose slightly in 2012-13 and 2013-14, though they still remain well below the level seen prior to the economic downturn.
- 3.25 The increase in starts has however been more rapid with the number rising from 4,910 in 2008-09 (this down from a high of 10,199 the year before) to 5,786 in 2013-14. It is however worth noting that there is generally a time lag between starts and completions due to the time taken to complete the building of a home, therefore the increase in starts should result in an increase in completions in future years

Economy

- 3.26 In April 2014, NOMIS statistics indicate that there were around 1.373 million people in employment in Wales, up from 1.364 million people the year before. This represents 70.1% of people aged 16-64 in 2014, up from 69.46% in 2013.
- 3.27 There were 468,000 people who were economically inactive in Wales between February to April 2014, up from 456,000 the year before. This represents 24.8% of people aged 16-64 in 2014, up from 24.1% in 2013.
- 3.28 The public sector represents the largest employer in Wales is the largest employer in Wales. 435,000 people (30.1% of the workforce) were employed in the Public sector (defined as public administration and defence, education, human health and social work) a decrease of 2,000 from the year before. Retail (defined as wholesale and retail trade; repair of vehicles) is Wales' largest private sector employer, employing 219,000 people (15.7% of the workforce).
- 3.29 Out-of-town retailing continues to grow across Wales, primarily because of the perceived easier access and parking, greater convenience, competitive pricing, safety and security offered by such outlets.

- 3.30 Footfall and vacancy rates across Wales have fluctuated significantly over recent years, realising a significant drop in footfall in 2011, which coincided with overall vacancy levels topping 13%. Since the subsequent increases, over and above those experiences throughout the UK have been realised.
- 3.31 As indicated above, the economy in Wales has a high reliance on the public sector and this has a direct relationship to retailing. Government cuts and subsequent public sector job losses will significantly limit growth. Ceredigion's economy is highly dependent upon the public sector, with 38% of its workforce employed within the sector. This compares to a Welsh average of 30% and a UK average of 25%. It is therefore highly susceptible to public sector cuts, which would affect other aspects of the economy.
- 3.32 The Economic Needs Assessment (DTZ, 2010) that underpins the LDP identifies that opportunities should be provided to cater for a minimum of 4,000 additional jobs in Ceredigion's economy. It should be noted that much of this analysis took place in the early stages of the economic downturn, so may not have fully accounted for how deep and prolonged the economic downturn has become. Further public spending cuts may further endanger the achievement of these projections, particularly in those sectors that are heavily reliant on the Council's procurement of goods or services to remain viable.
- 3.33 The delivery of these jobs will have an effect on the delivery of land allocations since if the 4,000 jobs are not to be created then there will not be the demand to develop the land allocated to deliver 27% of these jobs.

External conditions – regional context

- 3.34 At the end of 2013 the WG released a number of documents setting out the potential changes needed to the planning system in Wales, with some actions to be achieved through existing legislation and others requiring a new Planning Act for Wales. As the Planning Act and indeed other changes come forward the LPA will need to consider how, if at all, these changes affect Ceredigion. For example, based on the current wording of these documents it is unlikely that the proposed requirement for a statutory framework for regional planning (Strategic Plans) will include all LA and that Ceredigion is unlikely to be captured by one of these new regional Strategic Plans. If it were to be captured however, this would have implications further down the line in terms of matters such as housing numbers, transport infrastructure and strategic employment sites – which would be set at a regional level rather than at the local level and would therefore sit above a local development plan and influence the content of the LDP. One of the proposed changes that will affect the LDP is the introduction of a national set of development management policies which could cover matters such as land drainage, biodiversity, flood risk etc.
- 3.35 Local authority elected Members of the Tracc board agreed in June 2014 to continue with the TraCC Joint Committee for a further 12 months in order to conclude the audit requirements associated with WG grant funding provided in 2013/14, and collaboratively produce their next 5 year Local Transport Plan due to be effective from April 2015.

- 3.36 In 2012-13 Tracc delivered integrated transport projects in Ceredigion, viz., the Aberystwyth Passenger Transport Gateway, Bwcabus and the community transport Enhancement project. Programme Development and Management focused on policy and programme development, including the TraCC Rail Strategy, Highways Strategy and Bus & Community Transport
- 3.37 Tracc was also able to report the conclusion of the latest phase of construction on the A486 Ceredigion Southern Link Road Post Bach and support for the business case for the concluding phase. They also identified cycleway improvements
- 3.38 Though Ceredigion is relatively self-contained in relation to many planning aspects it does have some cross border relationships with Powys with regards to energy (wind farms) and Pembrokeshire and Carmarthenshire in relation to housing markets/employment/shopping and Powys in relation to waste arrangements. All neighbouring LPAs are either adopted or well advanced now in relation to the preparation of their respective LDPs. Pembrokeshire County Council, Pembrokeshire Coast National Park and Carmarthenshire county Council have recently adopted their LDPs, and Ceredigion County council participated in their plan making process as did those Authorities in Ceredigion's LDP. There is nothing within those plans that cause any issue in relation to the delivery to date of Ceredigion's LDP. Gwynedd and Anglesey are producing a joint LDP and are due to go out to Deposit early next year. Powys recently consulted on its Deposit Version. Generally therefore adjoining LA LDPs are unlikely to affect the delivery of the Ceredigion LDP.
- 3.39 Greater consideration will be given in the near future as to whether there are opportunities for a regional approach in rural Central Wales in relation to addressing transport, regeneration and land use matters.
- 3.40 The Ceredigion Local Service Board Advisory Group had no specific issues to flag up which required inclusion in this AMR in relation to external conditions.

Conclusions in relation to External conditions

- 3.41 A number of external matters have been identified that will need continuous monitoring and further consideration as part of any review into the Ceredigion LDP, however at this stage none would instigate the necessity for an early review. The matters identified will be monitored over the coming year to see if this position changes

Local Considerations

Population and Household data

- 3.42 The LDP was based on population and household data, and population and household projections available at the time of drafting. The LDP assumes a population growth by around 7,600 from the start of the plan period to its end in 2022. Over the same period the number of households would rise by around 5,600.

- 3.43 Population and household projections for the LDP were based upon the methodology adopted by Welsh Government for 2008-based local area projections of population and household numbers, and used the same official data sources as the Welsh Government projections. The projections produced for the LDP varied from the official 2008-based Welsh Government projections in using a longer historical population trend, and in treating the student and non-student population separately.
- 3.44 Since the adoption of the LDP data from the 2011 Census has been published. 2011 census gave total population of 75,922 which, on the basis of a comparison with 2001 Census total (74,094), indicates a lower rate of population growth compared with 2001 Census population than assumed in the LDP. Similarly the overall number of dwellings and households recorded in 2011 Census would imply a lower rate of change in household numbers when compared with 2001 Census than is assumed by the LDP.
- 3.45 The 2011 Census results complicated the picture given by previous data, and lead to a revision of official historical population estimates for Ceredigion for the period 2001 to 2011. These revised data form the basis of the most recent Welsh Government 2011-based population and household projections, which, consequently, indicate lower population and household growth than assumed by the LDP.
- 3.46 However, some elements of this official revision, and especially in the earlier years of the revised series, are difficult to reconcile with other data sources, and may not be an accurate reflection of actual population change. More recent official population estimates, especially those since 2011, appear to be a better indication of population change which better reflect elements such as HE student numbers.
- 3.47 Student population change continues to complicate data on population and household change in the local area. The situation may be clarified by the publication later in 2014 of 2011 Census data for a separate non-student population. Once this is available a new set of population and household projections will be produced by Ceredigion CC which will also include the most recent official data on population change since 2011.
- 3.48 The results of this further analysis will feed into the revised Local Housing Market Assessment which is due in early 2015. The impact of the results, if any, on the LDP will therefore need to be considered as part of the 2014/15 AMR.

Housing Delivery

- 3.49 Policy S01 indicates that there is a housing requirement for 6000 new dwellings to be delivered to meet identified need over the plan period. In order to meet this need an average of 400 dwellings needs to be completed per annum. To date 1421 units (March 2014) have been completed which equates to 24% of the total housing requirement. If outstanding consents are also taken into account (1552 as of March 2014 according to the Council's annual residential

survey), the consents and completions show that 50% of the housing requirement has to date been committed. New housing has not therefore been delivered at the levels required in the first half of the plan period.

- 3.50 It is acknowledged however that a 15-year plan period will contain periods of boom and bust so it is important to consider this position alongside other factors such as forecast completions for the next five years. The 2013 Joint Housing Land Availability Study (JHLAS) indicates that future completions rates are likely to continue at a lower rate averaging 208 units per annum, compared to the expected average annual requirement figure of 400. Therefore on current predictions only an additional 4908 dwellings would be delivered by 2022 compared to an anticipated delivery of 6,000 dwellings. If this trend continues for the remainder of the plan period there is potential that insufficient housing will be delivered to meet the needs of the resident population; that is if need materialises as predicted, for which there should be more clarity once the Ceredigion projections have been rerun for the LHMA in early 2015.
- 3.51 The 2011/12 and 2012/13 JHLAS both indicate that using the methodology prescribed in guidance the 5-year land supply in Ceredigion has been 5.3 years and 6.5 years respectively (there is a requirement in guidance for an annual supply of a minimum of 5 years).
- 3.52 The five-year land supply for these years is based on the acceptable methodology of past build rates rather than on the LDP projected housing requirement. As a result of the adoption of the LDP, the basis for the five year land supply calculation will therefore change. It is worth noting here that the absence of volume developer interest in Ceredigion impacts on take up of land supply and the LPA has to date experienced a general reluctance in the JHLA study group to acknowledge Ceredigion as a low demand area, allowing sites to be acknowledged under Category 2*, that is, that the site is available but may not be brought forward within 5 years due to lack of demand. This being the case, it is possible that the five year land supply figure will diminish in the next few years. If this is the case then the Council will need to consider what if anything the LDP can do to assist delivery. What is clear is that a review of the LDP predicated alone on revising land allocations is unlikely to impact on housing delivery. The issue of delivery appears to be one that all if not most LAs in Wales are experiencing at this point in time.
- 3.53 The LPA are therefore already actively looking to secure housing delivery. One of the avenues being used by the LPA is discussing allocated sites with site owners/developers and this to date has resulted in a number of detailed pre-application discussions and in a few cases has already led to applications and permissions (e.g. Talybont site H2101). This is significant progress given that the plan has only been adopted for just over a year. Prior to adoption there was reluctance by most landowners to enter into such discussions in the absence of certainty that their sites would indeed make it through to the adopted LDP. This reluctance stemmed from the amount of upfront expenditure in relation to survey work, drawings and fees needed to progress pre-application discussion effectively - this is now changing given the adopted status of the plan and as

noted pre-application discussions are well under way in relation to a number of the allocated sites.

- 3.54 The LPA is also currently undertaking a piece of work in relation to existing consents to ascertain what if anything can be done about sites that have started but where progress has stopped. The aim is to ascertain why progress has stopped and what if anything the LPA can do to assist the delivery of the site (e.g. change phasing requirements if this appears to be a constraint, look at options in relation to affordable housing if the timing of the affordables is causing viability issues, issuing completion notices if there appears to be no real reason for not progressing etc.). The LPA acknowledges that in many cases it may well be the lack of lenders willing to back sites financially that may be at issue – either way the work will provide some useful insight and data on the actual scale of this issue in Ceredigion.

Affordable Housing

- 3.55 Affordable housing through the planning system is not being delivered at the level (numbers) required at this point in the plan period. This isn't surprising given that housing generally is not being delivered at the levels expected. This issue is not confined to Ceredigion as is evident from other LAs AMRs across Wales. However, planning permissions for affordable housing as a proportion of permissions for general housing from the start of the plan period are on target at 20% (permission for 585 affordable homes and 2,930 general market homes) and housing delivery (completions) are at a similar percentage of general market housing built (nearly 19%) (264 affordable homes and 1,421 general market homes completed). The mix and distribution of affordable housing by type and tenure has not yet been affected in a significant way by the adopted LDP, with detailed planning applications only beginning to filter through. Legal agreements for Commuted Sum contributions to affordable housing have been signed off on a number of individual open market units. None of these sums are due for collection as yet. Viability challenges received mainly relate to conversion proposals. There may be an opportunity at review to consider the benefits or otherwise of applying an AH Commuted Sum charge to residential conversions undertaken as part of professional rental sector portfolio development. This is an aspect of practical application of policy S05 which might be reviewed alongside an updated strategic viability assessment.

Schools

- 3.56 Ceredigion's Education Programme overall aim is to create a sustainable education system through better use of resources to improve the efficiency and cost-effectiveness of the education estate and ensure schools are fit for the 21st Century.
- 3.57 The School Review policy of the County Council could prompt the Authority to review the role and status of some settlements. The **Developing Education in Ceredigion: Planning Education provision to 2020** is fundamental to the Council's vision for education in the county. Short term and medium term goals, to be completed by 2011 and 2015 respectively, contain the following:

- production of Strategy documents;
- implementing school review policies;
- the establishment of federations, area schools and clusters

The Long term goal for 2020 includes:

- the concept of Integrated Learning Communities;
- school collaboration;
- multi-agency provision of services including childcare facilities; and,
- lifelong learning activities for the community.

3.58 The **School Review Policy (2006, 2009, 2010, 2012)** moves to: close any school where numbers fall below 20 pupils; review any schools with fewer than 50 pupils, where appropriate, in order to enter into partnership with other schools; and, to reduce the number of schools where head teachers have a teaching commitment. In addition, the Policy states that the following should be considered:

- Ensure that there is a pro-active approach to managing change and development in light of economic, demographic and educational circumstances;
- Reduce the number of surplus places; and,
- Continue to avoid a 'one size fits all' settlement, but take careful account of local circumstances and context.

3.59 Education is a priority for the County Council, as demonstrated in its high level plans and its Council Manifesto, and offers opportunity to build upon previous successful educational projects within the county, namely the newly built 3-11 area schools, Bro Sion Cwilt and T. Llew Jones.

3.60 A new area school is currently being considered in the area to the west of Lampeter, affecting the current school catchments of Llanwnnen, Llanwenog and Cwrtnwydd. The Council is currently exploring the potential for this provision to be located within the linked settlement of Drefach. The Council considers that a new area school in Drefach would be in line with the national 21ST Century Schools Programme objectives. Such a proposal would need to be fully justified at the planning application stage – being located in a linked settlement. If this proposal goes ahead then as required by the Inspector's Report (para 4.15) thought will need to be given to any implications for the LDP development strategy of a new area school and through review whether any changes are required to the development strategy. The Inspector recognised that on education needs could not necessarily be catered for within an existing Service Centre.

Renewable Energy

3.61 Planning Policy Wales requires that LPAs should undertake an assessment of all potential renewable energy resources and local carbon energy opportunities

within their area as part of the LDP writing process. The Ceredigion LDP was at an advanced stage (post Deposit) when the requirement was announced and therefore, in line with guidance, no REA was required of the LA prior to adoption. However an REA is required as part of the first review of the Plan. Therefore, Ceredigion have already commenced and have significantly progressed the production of its REA.

- 3.62 REAs will vary between local authorities dependent upon issues such as geography, land availability and also the priorities given by councils and communities to various policy objectives. The REA will provide the results of a robust exercise, following the Welsh Government's Renewable Energy Assessment Toolkit for Planners, to establish the resource and demand potential for renewable energy in the County that would support a selection of policy objectives: many of which could also be addressed through corporate action. Once this work is completed a view will need to be taken as to whether changes need to be put forward to the existing LDP.
- 3.63 In terms of SSA D, in order to connect to the National Grid, a wind farm development at SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. The Powys Planning Authority Powys has recently refused 5 wind farms which would have resulted in the new power lines being created. These refusals are currently the subject of a public inquiry and until the outcome of this inquiry is known and until, according to SSA D developers SSE, the future of renewable energy is clearer in Wales, further investment in SSA D is halted. At this point in time this does not necessitate an early review of the Ceredigion LDP.

The Economy

- 3.64 In 2014 Ceredigion County Council consulted on its Economic Regeneration Strategy. The aim of the Strategy is to address some of the key challenges evident within the county, namely:
- Inaccessibility,
 - An ageing population,
 - A significant reduction in the number of VAT registrations and an increase in VAT de-registrations,
 - The lowest proportion of knowledge intensive businesses in the whole of Wales,
 - Low productivity levels,
 - Low wages, and
 - A lack of strong leadership and clarity of direction
- 3.65 This strategy seeks to identify and integrate its key assets in a bid to turn these socio-economic issues into opportunities for the county. While the Strategy has taken into account the contents of the LDP and recognised that the LDP can help facilitate its aims, it does not currently create a need to amend the LDP itself. This situation may however change in the future and the contents of the Strategy will be a consideration when it comes time to review the LDP.

- 3.66 A Task and Finish Group was established in 2013 to assess the viability of a Teifi Valley Local Growth Zone (LGZ) and to set out a range of recommendations for the LGZ. The group was asked to suggest policies that would encourage and support jobs, economic growth, challenges to growth, and use of the Welsh language. They concluded that the establishment of a Local Growth Zone in the Teifi Valley offers significant opportunities. One of the key findings of the Group is that much of the support that is considered as being necessary to facilitate economic growth in the Teifi Valley already exists, especially in terms of providing support to local businesses. The innovation however comes from the *proactive* and *integrated* approach that is being recommended; creating the links between business development, people development and area development on a local level and going out and *making it happen*. The Group recognised the areas' strengths, particularly that of the outstanding local landscape and natural environment and the strength of the Welsh language in the area. The area spans 3 LA's and therefore requires joint working but also involvement of other stakeholders, especially the private sector if the ideas/recommendations concluded by the Task and Finish Group are to be realised. The Welsh Government has already addressed some of the recommendations of the report, and will be taking action on others, it also currently developing an action plan. Ceredigion County Council is also currently looking at which recommendations it can take forward (e.g. whether it can apply innovative support business rates to the Teifi valley). Any further development of the recommendations set out in the final report along with any further developments with regards to taking a LGZ forward need to be considered as part of any LDP review. At this stage there is no need to instigate an early review to deal with this matter.
- 3.67 The Task Group were of the view that the Teifi Valley is important from a strategic perspective due to its links to the *Swansea Bay City Region* launched in July 2013; the area therefore has a key role to play in terms of spreading the economic prosperity generated by the City Region to the more rural area to the North but also in terms of supporting the growth of the City Region by creating that link to Mid Wales and the West Coast.

West of Wales Shoreline Management Plan 2 (June 2012)

- 3.68 At the time of writing the Ceredigion LDP work on Shoreline Management Plan 2 (SMP2) was also underway, but not complete. The adopted LDP does not therefore reflect or address any of the findings and recommendations in SMP2. Since LDP adoption the SMP2 has been approved by Cabinet and it should be given consideration in all land use allocations/developments.
- 3.69 The SMP2 notes that there are Managed Realignment (MR) policies in place both currently and in the short-medium term along numerous lengths of frontage along the Ceredigion coastline. There are also areas where the current and proposed policy is No Active Intervention (NAI).
- 3.70 These areas include Llangrannog (MR from 2025), Tresaith (MR from 2025), Penbryn (current NAI), New Quay/Traeth Dolau (current MR), New Quay Bay (current MR), Aberaeron to Aberarth (current NAI), Aberarth (MR from 2025),

Llanon and Llansanffraid (current MR), Tanybwllch (current MR), Clarach Bay (current MR), Upper Borth (current MR) and Ynyslas (current MR).

- 3.71 It should also be noted that the 2025 'indicator' is just that, and SMP2 policy change will be driven by coastal events and sea-level rise – policy change may take place at any time from now until 2025, or indeed any time after.
- 3.72 No immediate action is required in relation to the LDP however any review of the LDP will need to take into account the contents and recommendations of the SMP2 and consider whether this requires a change to the LDP.

Open space provision

- 3.73 The Welsh Government commenced the first part of the duty under section 11 of the Children and Families (Wales) Measure 2010 in November 2012. This part of the duty requires Local Authorities to assess the sufficiency of play opportunities for children in their areas every 3 years and to develop and review a Play Action Plan each year. The second part of the duty, to secure sufficient play opportunities for children in their areas was commenced in July 2014.
- 3.74 Welsh Government guidelines on the completion of the play sufficiency assessment suggest that local authorities should draw upon existing Open Space Assessments to map areas that are used, or could be used for play.
- 3.75 Ceredigion's Open Space Assessment found that there is a lack of space for children to play and hence Policy LU24: Provision of New Open Space, was included in the LDP to help address this gap.
- 3.76 Supplementary Planning Guidance on Open Space was subsequently drawn up, with advice and input from Play Wales and RAY Ceredigion, to support developers to think about open space, with an emphasis on play, when submitting their planning applications. The development of the SPG is included in Play Action Plan 2013/14 and the monitoring of the implementation of this SPG will be included in subsequent Play Action Plans.

Inspector's Report

- 3.77 The Inspector's Report into the Ceredigion LDP (Report on the Examination into the Ceredigion Local Development Plan 2007-2022, March 2013) makes reference to several matters considered necessary to look at as part of a review. These include:
- Consider the longer term Role of Aberaeron. Does it remain a Service Centre? If so more sites would need to be identified. The role of Llwyncelyn could reduce.
 - Disposal/recycling of waste requirements set nationally may require a change to the LDP.
 - Whether some Rural Service Centres (RSCs) are retained? Specifically should Cenarth, Pontarfynach and New Quay remain as RSC?

- Whether the LDP Strategy, or part of, needs amending to reflect the Council's Education Strategy?

3.78 The Council is therefore mindful that the above will need to form part of a review and an understanding of what is required to address these issues should be investigated early on to ensure that time and resources can be assigned to undertake these tasks.

Local considerations: Conclusions

3.79 The Ceredigion Local Service Board Advisory Group had no specific issues to flag up which required inclusion in this AMR in relation to local considerations.

3.80 A number of local matters have been identified above as needing to be considered as part of any review into the Ceredigion LDP, however at this stage none would instigate the necessity for an early review. The matters identified will be monitored over the coming year to see if this position changes.

4. Monitoring Framework Local Development Plan

- 4.0 Indicators, targets and trigger levels have been identified to assess the performance of policies and objectives. External influences which are outside the control of the Authority are also identified. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.
- 4.1 As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows:

Significance of performance	Description
+	Targets are being achieved.
?	No conclusion can be drawn at this stage.
0	Targets have not been achieved but no concerns over implementation of policy(s).
-	Targets are not being achieved and there are concerns over implementation of policy(s).

- 4.2 Consideration has been given to the relevant core indicators identified in the Welsh Government Local Development Plan Manual (June 2006). Some of these have been included while others adapted as local indicators to suit local circumstances. These statutory Indicators are shown in the monitoring tables through the inclusion of the wording “Statutory Indicator” next to the AMR reference. All the monitoring indicators were agreed during the Examination of the Plan in 2011/2012.
- 4.3 The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies.
- 4.4 The monitoring process is dependent upon a wide range of statistical information that is sourced from local authority and external sources. Whilst the council can control information that it supplies, there is a significant risk of change in respect of

external data as that information is out of the control of the local planning authority. While carrying out the monitoring of the therefore LDP it was found that for various reasons certain indicators needed to be added, removed or modified. One of three actions has therefore been taken:

- Amendment: The Indicator will be amended to re-align it with relevant data. The amendment will not seriously change the nature or scope of the Indicator/Factor, but will allow it to be considered against a different or amended data set.
- Replacement: The Indicator will no longer be used and be replaced by an indicator that monitors a similar issue to the original.
- Omission: The Indicator becomes obsolete and is omitted as there are no other similar factors or data sets available to monitor that issue. This is the last resort action and omitted Indicators will be reviewed yearly to identify whether new data sets have become available that could be used to monitor its policy.

4.5 Details explaining the change and the reasons for it may be found in Appendix 1.

4.6 An analysis has also been undertaken on how the Plan is contributing to the Sustainability Appraisal / Strategic Environmental Assessment. This is included as Section 5.

Housing

Monitoring Reference: AMRH01 Aspect Monitored: Population Change Policies Monitored: S01 Level: Local Frequency: Every 5 years Source: Ceredigion County Council (CCC) from Office for National Statistics and other data				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
That population change in the county over the period of the LDP is broadly in line with the forecast change based on population projections.	<ul style="list-style-type: none"> • Overall population; • HE and non-HE population; and • Average net migration. 	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.	This indicator is not due to be measured this monitoring year.	N/A
Analysis Although not required for LDP purposes, Ceredigion LPA is now undertaking a review of the figures for the County in relation to general Council functions. New data have recently been nationally published and are being analysed. Findings will be reported in time for the Local Housing Market Assessment due late this year/early next. Information should be available therefore in the next monitoring year.				
Conclusions				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH02 Aspect Monitored: Settlement Strategy Countywide Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Completions and commitments countywide by the end of the plan period to be: <ul style="list-style-type: none"> • At least 51% in the USCs; • 24% in the RSCs; and • A maximum of 25% in the 'Linked Settlements and Other Locations' and in any event no more than 1522 units. 	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.	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. 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. 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)	From the baseline prior to adoption of the LDP (31/03/2013), total commitments in: <ul style="list-style-type: none"> • USCs have risen by 1%, from 41% to 42%; • RSCs have risen by 1%, from 14% to 15%; • Linked Settlements and Other Locations have fallen by 2%, from 45% to 43% From the baseline prior to adoption of the LDP (31/03/2013), total completions in: <ul style="list-style-type: none"> • USCs have fallen by 2%, from 45% to 43%; 	0

		that are the cause of the balance not being met countywide.	<ul style="list-style-type: none"> • RSCs have remained at a constant of 13%; • Linked Settlements and Other Locations have risen by 1%, from 42% to 43% <p>Note, percentages may not sum due to rounding.</p>	
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Analysis

The LDP did not become the basis of planning decisions until its adoption on the 25th April 2013 and the most appropriate baseline information against which to measure how housing commitments are moving towards the LDP’s targets is the position at 31/03/2013, just prior to the LDP’s adoption.

The Strategy of the LDP is to refocus growth into Service Centres. The comparison between trajectory targets and actual is as follows:

- USC plan period trajectory target for commitments to 31/03/2014 is 45%: actual commitments fall short of target (41%),
- RSC trajectory target for commitments to 31/03/2014 is 20%: actual commitments fall short of target (15%) , and
- LS/OL trajectory target commitments to 31/03/2014 is 36%: actual commitments (43%) exceed target.

The findings of this analysis in relation to commitment however are positive insofar as the proportional split of housing commitments is moving towards the intentions of the LDP’s Strategy since its adoption date in 2013.

Given that we are now 7 years into the 15 year plan period, and that the plan could only be effectively applied in the last 18 months or so (since adoption, or 12 months if consider the monitoring period only), achieving target distribution will rely on delivery of the whole 6000 housing requirement, more rigid adherence to plan policy in respect of commitments outside Service Centres and close monitoring of the uptake on larger allocated sites. It should be noted that the delivery of the target is not directly on under the control of the Local Authority due to the impact of market forces, etc., and therefore, it is working towards the correct balance is what the LDP can realistically aim for at this point in time.

The rise in completions in Linked Settlements and Other Locations suggests that the LDP’s policy of focusing future development in Service Centres, rather than in dispersed settlements, and resisting land banking, may have prompted those already with single unit planning consents pre-adoption to complete their schemes. It may also be a reflection of factors such as the more complex nature of financing requirements, the lack of volume builders, the limited commercial

finance available to small builders and the cautious approach of mortgage companies to house purchasers, that larger sites are not being delivered quickly or in any substantial volume. Furthermore, the lead-in time to the development of larger sites is longer than for small sites and therefore, it is too early to make a judgement on the success of allocated sites. The LPA is carefully monitoring this situation through regular contact with larger allocated site owners/developers; the number of pre-application meetings and discussions with landowners indicates that the delivery of these sites is imminent.

Conclusions

The 'direction of travel' towards policy goals for refocusing growth shown in the results is positive and therefore there are no significant concerns over policy implementation at this stage.

Monitoring Reference: AMRH03 Aspect Monitored: Settlement Strategy Settlement Groups Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in Appendix 2 of the LDP by the end of the plan period.	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.	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 of the LDP.	See Appendix 6.	0
Analysis At this stage of the Plan period it is not expected that the % reflects that set out in Appendix 2 of the LDP, with the LDP only having been adopted for just under a year prior to the baseline date of this AMR. However, the results indicate a broad based improvement across Settlement Groups in working towards the requirements set out in Appendix 2, Volume 1 of the LDP. Only 7 Settlement Groups failed to achieve improvements in the ratio of SC commitments and completions during this monitoring year. These were Aberaeron/Llwyncelyn, Aberport/Parcllyn, New Quay, Cenarth, Felinfach/Ystrad Aeron, Llanon, Y Borth, there were indications however that improvements were starting to occur in relation to Llanon and that in terms of Cenarth imminent development in the Service Centre is likely to also start addressing this issue.				
Conclusions The performance of the LDP against this indicator is satisfactory in that the data shows a generally positive movement towards the targets for most of the Settlement Groups.				

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Monitoring Reference: AMRH04 Aspect Monitored: Settlement Strategy – Development in ‘Linked Settlements’ Policies Monitored: S01 and S04 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
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).	From 1st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	<p>If the 12% is reached then no further development will be permitted unless justified under Policy S04.</p> <p>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).</p>	<p>From a total of 90 Linked Settlements, in 22 Settlement Groups, there are:</p> <ul style="list-style-type: none"> • 37 LSs which have exceeded 12% growth; and • a further 5 LSs which have reached the 12% growth limit. <p>In 6 of the Settlement Groups, the 12% growth figure has been exceeded across all their LSs.</p> <p>See Appendix 7 for full details.</p>	<p>0</p>
Analysis The LDP inherited planning approvals made under a previous plan regime; this accounts for the excessive growth in 37 Linked Settlements as a matter of fact, since prior to adoption 33 had already exceeded their 12% growth. Since adoption, lapses in planning permissions meant that 5 of the 33 Linked Settlements fell back within their 12%, however, a further 9 exceeded it in this period. There has therefore been a net increase of 4 settlements as the following exceed their 2012 growth:				

- Bwtws Ifan
- Caerwedros
- Cwm Cou
- Ferwig
- Maesymeillion
- Pontgarreg
- Tanygroes
- Mydroilyn
- Pennant

And the following settlements fell back within their 12% growth:

- Dihewyd
- Llangybi
- Llwyn-y-groes
- Penrhiwllan
- Rhydlewis/Hawen

For the situation to improve there, more of this potential growth will need to be recovered by way of lapsed planning consents, while no further growth is permitted in the settlements concerned unless justified.

Conclusions

Policy S04 was not in operation over the period where growth was permitted in excess of 12%. Future annual monitoring should confirm the impact of policy S04 in the remaining years of the LDP.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH05 Aspect Monitored: Settlement Strategy – Development in ‘Other Locations’ Policies Monitored: S01 and S04 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
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.	From the date of adoption, the type of development permitted.	<p>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.</p> <p>Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).</p>	<p>The type of development permitted in other locations since the adoption of the LDP is as follows:</p> <ul style="list-style-type: none"> • 2 applications that accord with TAN 6, • 0 applications that accord with PPW 9.2.22, • 6 reserved matters applications for outline permissions that were approved under the Unitary Development Plan, • 3 applications for replacement dwellings, • 2 applications which were approved contrary to officer recommendation at Planning Committee that do not accord 	?

			with the LDP, TAN 6, or PPW 9.2.22.	
<p>Analysis</p> <p>The majority of the applications for development in other locations were for replacement dwellings (does not result in a net gain in unit numbers) or reserved matters applications approved prior to adoption under the UDP policies. None of these can therefore be deemed to have been approved contrary to the LDP.</p> <p>However there were 2 applications that at first glance do not accord with the plan or national guidance. These were approved contrary to officer recommendation at Planning Committee and do not accord with the LDP, TAN 6, or PPW 9.2.22. The following justifications were put forward by Planning Committee:</p> <ul style="list-style-type: none"> • A120481 –Planning Committee were of the opinion that the application could be approved as the proposal would support rural sustainability, was of a high code level, would provide and opportunity locally in the absence of other permissions coming forward, was the use of a former dwelling, maintains the heritage of the County, together with the ongoing discussion with the agent which the department had been supportive up until the LDP had progressed. • A130011 – Planning Committee did not provide a minute reason for approval. 				
<p>Conclusions</p> <p>Whilst development has occurred outside of that permitted by TAN 6, PPW 9.2.22 and the LDP – these decisions were taken at Planning Committee. In subsequent months the Local Authority has revised its Development Control Committee procedures – with a greater emphasis being placed on record keeping and the logging of justifications for any deviations have improved. Therefore no policy concerns arising from this indicator, decisions outside of the policy framework were few and although not well articulated in terms of justification , the committee mechanisms have since improved.</p>				

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Monitoring Reference: AMRH06 (Statutory Indicator) Aspect Monitored: Housing Land Supply Policies Monitored: S01 - S04 and LU05 Level: Mandatory Frequency: Annually Source: CCC (through the Joint Housing Land Availability Study)				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Maintain 5 year supply of housing land as required by TAN 1.	Housing Land Supply as of 1 st April per annum.	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.	The 2013 JHLA Study Report, published in March 2014, demonstrates a 6.5 year land supply for Ceredigion.	+
Analysis A true impact of LDP policies will only be available with the publication of the 2014 and subsequent JHLA reports. At present, these reports are in line with national requirements of the Monitoring Year. Furthermore, since the JHLA Study Report represents a period prior to the adoption of the LDP, the results only reflect outstanding consents and not reflect the LDP's adopted allocations.				
Conclusions The 5 year land supply is being met and therefore there are no concerns over the implementation of the LDP at present.				

Monitoring Reference: AMRH07(Statutory Indicator) Aspect Monitored: Delivery of Allocated Housing Sites Policies Monitored: S01 - S04 Level: Core Frequency: Annually Source: CCC (through the Joint Housing Land Availability Study)				
Target	Indicators	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
<p>40% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31st of March 2017.</p> <p>100% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31st of March 2022.</p>	<p>1. Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units and ha) as follows:</p> <ul style="list-style-type: none"> i. At 31st of March 2015, 40% ii. At 31st of March 2017, 60% iii. At 31st of March 2019, 84% iv. At 31st of March 2021, 100% <p>2. Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows:</p> <ul style="list-style-type: none"> i. At 31st of March 2015, 20% ii. At 31st of March 2017, 	<p>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 planning permissions and completions.</p>	<p>The amount of housing development granted planning permission on allocated sites is as follows:</p> <ul style="list-style-type: none"> • Units: 85 units, representing 2.67% of anticipated units on allocated sites. • Area: 3.59ha, representing 2.66% of total allocated site area. <p>Amount of housing development completed on allocated sites is as follows:</p> <ul style="list-style-type: none"> • Units: 19 units, representing 0.6% of anticipated units on allocated sites. • Area: 0.66ha, representing 	0

Monitoring Framework Local Development Plan

	<p>40%</p> <p>iii. At 31st of March 2019, 64%</p> <p>iv. At 31st of March 2021, 88%</p>		0.65% of total allocated site area.	
<p>Analysis</p> <p>The results reflect the fact that the LDP has only been adopted for one year, prior to which uncertainty constrained development proposals regarding allocated sites. They also reflect the fact that the adoption of the Plan also coincides with relatively depressed housing market conditions. This is compounded by the fact that there is a relatively long lead in time for larger allocated sites and only a limited number of local builders with the ability to venture the scale of development proposed. There is also a lack of interest in Ceredigion from volume builders. The LPA is working with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary. The number of pre-application discussions should lead to an increase in the number of applications on allocated sites in the next monitoring year. This will of course take a few years to translate into housing completions.</p>				
<p>Conclusions</p> <p>The performance is generally in line with expectations at this early stage of the adopted plan and therefore there are no concerns over the implementation of policy.</p>				

Monitoring Reference: AMRH08 (Statutory Indicator) Aspect Monitored: Housing Development in the Right Locations Policies Monitored: S01 - S03 Level: Core Frequency: Annually Source: CCC (through the Joint Housing Land Availability Study)				
Target	Indicators	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
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.	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). 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).	Where the percentages fall below the target for 2 consecutive years for any given Settlement Group an analysis of possible drivers will be undertaken, to understand and to action appropriate measures to reverse the trend.	Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres is as follows: <ul style="list-style-type: none"> • Units: 7 units, representing 4% of units permitted in the Service Centres since adoption. • Area: 0.18 ha, representing 3% of land area permitted in the Service Centres since adoption. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres is as follows:	0

			<ul style="list-style-type: none"> • Units: 9 units, representing 69% of units completed in the Service Centres since adoption. • Area: 0.31 ha representing 79% of land area completed in the Service Centres since adoption. 	
<p>Analysis At present, the results are extremely modest by comparison with the target. However, since the LDP has only been adopted for a year, it was expected that this would be the case, particularly given the level of preparation required before a planning application can be submitted. It should also be noted that this indicator deals only with post adoption permissions and that a number of allocated sites do contain planning permissions approved prior to LDP adoption. Those permitted or granted a resolution to approve prior to adoption are H0301, H0802 and H1502.</p>				
<p>Conclusions No cause for concern at present.</p>				

Monitoring Reference: AMRH09 (Statutory Indicator) Aspect Monitored: Housing Development on Previously Developed Land Policies Monitored: S01 - S03 Level: Core Frequency: Annually Source: CCC (through the Joint Housing Land Availability Study)				
Target	Indicators	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
5% of all residential development permitted and completed to be located on previously developed (brownfield) land.	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	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.	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted: 41.5ha (19%) Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed: 19.6ha (17%)	+
Analysis The amount of development occurring on brownfield land is well in excess of the 4% target – this is mostly accounted for by the conversion of existing properties to flats, with half accounted for in Aberystwyth and the remainder between Cardigan/Lampeter/Aberaeron and Aberarth				
Conclusions The targets are currently being met and there is no concern over the implementation of the policies.				

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Monitoring Reference: AMRH10 (Statutory Indicator) Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Mandatory Frequency: Annually Source: CCC				
Target	Indicators	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
1,100 Affordable Homes Completed (70 per annum) by 2022	1. The number of net additional affordable and general market dwellings permitted since (1 st April) 2007. 2. The number of net additional affordable and general market dwellings completed since (1 st April) 2007.	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 undertaken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.	Since the 1 st April 2007 The number of net additional affordable and general market dwellings permitted and completed is as follows: Permitted Affordable Homes: 585 General Market Homes: 2,930 Completed Affordable Homes: 264 General Market Homes: 1,421	0
Analysis The policy requirement for Affordable Housing is for 20% of all units to be affordable. This equates to a predicated 586 AH units to be permitted and 284 AH units to have been completed if LDP targets are to be met in full. As the above figures show the actual numbers permitted and completed of affordable homes are reasonably close to the predication (585 AH permitted and 264 AH completed). However, general housing growth has slowed over recent years due the				

current economic climate and this impacts on the ability of the policy to deliver housing (including therefore AH). As the year on year number of general completions is down from the LDP target, so too are the AH completions. The target is for 70 AH completions per annum (based on general LDP delivery of 400 per annum). What these figures show is that 264 AH have been completed which averaged across 6 years equates to 44 AH completions per annum. This highlights that while the policy is achieving 20% AH of all housing, the annual AH completions target of 70 units will most likely not be met until the general housing completions rate improves. The policy itself is successfully achieving its ambition but external market forces are working against delivery of the identified target of 400 units per annum, impacting the AH target (70 AH pa).

Conclusions

The target of 70 units of AH completed per annum is not being met due to a general slow down in the economy, experienced across the UK. However, of the units which are being permitted and completed, approximately 20% are Affordable. Therefore, there are no concerns over the implementation of the policy.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH11 Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: CCC				
Target	Indicators	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Since the adoption of the LDP, at least 20% of all permitted dwellings are affordable units	<ol style="list-style-type: none"> The proportion of residential applications where a viability challenge is mounted. The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges. 	<p>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.</p> <p>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.</p> <p>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</p>	<p>20% of all residential development permitted during the LDP period have been affordable dwellings.</p> <p>The proportion of residential applications where a viability challenge is mounted: 3, which equates to approximately 1% of all residential applications (240 units since adoption).</p> <p>The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges: 3, which equates to 100% residential applications where a viability challenge is mounted.</p>	+

		of the equivalent % Gross Development Value.		
<p>Analysis There have been 3 viability challenges to the affordable housing policy S05 all of which were on conversion applications. Of the viability challenges 100% were successful, but it is acknowledged that conversions are costly to undertake, and therefore it is not surprising that viability on these scheme is compromised. There have been no viability challenges on greenfield or (non conversion) brownfield sites, therefore it is not considered necessary to undertake an updated viability assessment at this time, given that a viability challenge was only mounted on 1% of all residential applications.</p> <p>Importantly, 20% of all residential development permitted during the LDP period (2007 to 2014) has been for affordable dwellings.</p>				
<p>Conclusions The targets are currently being met and there is no concern over the implementation of the LDP's policies.</p>				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH12 Aspect Monitored: Type of Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
<p>Since the start of the LDP period:</p> <p>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 housing units for social rents, delivered by the private sector and Registered Social Landlords (RSLs).</p>	<p>Completions and Commitments by type</p>	<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</p>	<p>Since the start of the LDP period, Affordable Housing Completions and Commitments (units) by type were as follows:</p> <p>DFS 70% Completions: 131 (50% of all AH) Commitments: 335 (58% of all AH)</p> <p>DFS 50% Completions: 0 Commitments: 0</p> <p>Social Rent (conveyed to RSLs) Completions: 22 (8% of all AH) Commitments: 37 (6% of all AH)</p> <p>Social Rent (100%</p>	<p>?</p>

		<p>the needs identified. These actions will need to be taken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p>	<p>commissioned by RSLs): Completions 109 (42% of all AH) Commitments: 206 (36% of all AH)</p>	
<p>Analysis</p> <p>Although outside the tolerance ranges designed to trigger actions, the distribution pattern of completions and commitments for AH by type has not yet been affected in a significant way by the adopted LDP. This is particularly clear in relation to ‘intermediate’ AH (0 at present) especially as IR was not part of pre-LDP policy requirements (only DFS and SR). There is evidence of a minor effect on private developer/RSL cooperation, but close monitoring of the nature and details of transactions between these two parties will help inform a practical assessment of the assumptions behind the policy approach. Overall the distribution between DFS and Social Housing broadly reflects the identified tenure needs, narrowly more so in completions than in commitments. Revised affordable housing needs assessments may impact further on policy once completed as part of the LHMA which the LA Housing Service is required to update every 2 years – the next update being due late 2014/early 2015.</p> <p>It should be noted that delivery of IR units may not be entirely reliant on new permission being granted. There is a mechanism within the revised s106 which allows the owner of the AH property to apply to the Council to change the nature of the AH from a DFS to an IR. Therefore some of the existing AH DFS stock could potentially become IR AH in the future.</p>				
<p>Conclusions</p> <p>The overall broad distribution of Affordable Housing is satisfactory and the performance of policy is therefore not of concern. The results do not however currently reflect the impact of adopted LDP policy. Future expectations will be closely focused on evidence of an element of Intermediate AH (at 50% open market value for sale or rent) and on the proportion of private developer AH conveyed to RSLs.</p>				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH13 (Statutory Indicator) Aspect Monitored: Housing Density Policies Monitored: LU06 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Complies or exceeds the density, as per Allocated Site Schedule or Settlement Group Statement	Average density of housing development permitted on allocated development plan sites	<p>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.</p> <p>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.</p>	<p>The average density of housing development (which now benefit from planning permission) on allocated LDP sites is 17 units per hectare.</p> <p>The average LDP guideline density on allocated LDP sites is 20 units per hectare.</p>	0
Analysis In terms of density, there have been 7 applications permitted on allocated sites (though 2 were for the same site so have been calculated together below), the densities of some of which have varied from the LDP guideline densities. <ul style="list-style-type: none"> 2 permissions have met the LDP's guide density; 2 permissions have exceeded the LDP's guide density (20 to 35 and 15 to 29 units per hectare); and 2 permissions have failed to meet the LDP's guide density (35 to 20 and 20 to 6 units per hectare). 				

Some of these applications represent only small sections of a whole allocation and therefore, when further applications are submitted for the remainder of these sites, the final site densities are likely to change and may more accurately match the LDP's guide densities. Significantly, the difference between the average permitted density (17 units per hectare) and the LDP's average guide density (20 units per hectare) is reasonably close. Given the nature of the permitted applications, the fact that the majority relate to but a small section of overall allocated site area and the fact that there remains sufficient capacity (including contingency) in the settlement groups to meet the identified housing need, there is no concern over the 2 sites (one of which was granted before the adoption of the LDP and one of which was granted for only a small section of an allocated site) where the LDP's guide density has not been met.

Conclusions

Most permissions comply with or exceeds the guide density as per Allocated Site Schedule or Settlement Group Statement. While 2 permissions fail to meet guide density and the average permitted density falls short of the LDP's average guide density, there are currently no concerns over the implementation of this policy.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH14 Aspect Monitored: Delivery of Housing Policies Monitored: LU05 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
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.	The ratio of permissions granted to completions for residential development “The ratio of outstanding permitted residential units to residential completions.”	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.	The ratio of residential outstanding consents to residential completions at 2014: 9.3 outstanding consents to every 1 completion.	0
Analysis Average ratio of outstanding consents to completions over the county is significantly skewed by poor performance in some 6 Settlement Groups (Bow Street, New Quay, Aberporth/Parcllyn, Llanilar, Llandysul and Tregaron) partly arising from infrastructure constraints which have recently been remedied, partly arising from landbanking in historically popular rural/coastal areas impacted by the recession and partly by developer commitments to one area in preference to another. If these settlements are removed from the calculation, then the county wide ratio is 7.2 outstanding consents to every 1 completion. Moreover, LDP allocated sites, which are expected to contribute a significant proportion of planning completions by commercial developers, in the main are still subject to pre-application discussions and several whilst likely to deliver housing within 5 years will be subject to relatively long lead-in times because of the need for on-site infrastructure. There is also little difference between the performance of Service Centres and Linked Settlements and other locations, with the former having a				

ratio of 9.5 outstanding consents to every 1 completion and the latter 9 outstanding consents to every 1 completion. In relation to all additional units permitted since LDP adoption, in respect of sites outside Service Centres, the LPA is issuing short permissions with completion dates as a means of promoting housing delivery.

Conclusions

Disappointing performance against target but reasons for optimism that sufficient progress in problematic areas to expect a more positive outcome in future.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH15 Aspect Monitored: Range of Housing Policies Monitored: LU02 Level: Local Frequency: Annually Source: CCC				
Target	Indicators	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Mix of housing type and bedrooms in line with Ceredigion's current LHNA report	<p>Number of Full or RM consents by housing type and bedroom number since adoption.</p> <p>Number of completions by housing type and bedroom number since adoption.</p>	<p>Where aggregated figures are contrary to the proportions set out in the LHNA.</p> <p>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.</p>	See Appendix 8	0
Analysis The LHN was last updated in 2008. Since that time the Welfare Reform Act 2012 and Ceredigion Housing Strategy (2013) has identified a change in the housing needs, particularly in the 1 bedroom market. Therefore, the delivered housing across the county may no longer reflect the needs set out in the LHN (which is currently in the process of being updated). This is because the housing being delivered is more responsive to local needs and includes a range of types, such as 1 bedroom flats, that may not have been identified as a need in 2008. This should not therefore trigger any action as it is positive and shows the policy is responding well to market needs, and changing national policy i.e. Welfare Reform.				
Conclusions The target is not currently being met however there are no concerns over the implementation of the policy.				

The Economy

Monitoring Reference: AMRE01 (Statutory Indicator) Aspect Monitored: Employment Land Supply Policies Monitored: S01 – S04 and LU13 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
No net loss of employment land/floor space unless in accordance with Policy LU13.	Net economic land supply/development (ha/sq m)	<p>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.</p> <p>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.</p>	<p>Between 25th April 2013 – 31st March 2014, there has been a change in the area of land in employment use of:</p> <p>+0.55ha</p>	+
Analysis Little economic development has occurred within the monitoring period; with a gross gain of around 0.71ha in employment space countered by a gross loss of 0.16ha. It is however a positive that this has resulted in a modest net gain of 0.55ha in economic floor space.				
Conclusions The target is currently being met and there are no concerns over the implementation of the policies.				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE02 (Statutory Indicator) Aspect Monitored: Employment Land Supply Policies Monitored: S01 – S04 and LU13 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
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	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units). 2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	If the allocated sites have not been taken up as estimated 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 annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha): 75% 2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units): 58.1% (261 units)	+
Analysis 75% of the LDP's sites are now committed for development, though as yet only 58.1% have been completed. Most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses.				
Conclusions The targets are currently being met and there are no concerns over the implementation of the policies.				

Monitoring Reference: AMRE03 (Statutory Indicator) Aspect Monitored: Economic Development in the Right Locations Policies Monitored: S01 – S04 Level: Core Frequency: Annually Source: CCC				
Target	Indicators	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Up to 40% of economic development to be located on allocated sites.	1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units). 2. Amount of economic development completed on allocated sites as a % of total development completed (ha and units).	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. 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&T.	Amount of economic development permitted on allocated sites as a % of total development completed since the start of the Plan period: Units: 54.4% (55 units)* Ha: 47.6% (22.2ha) Amount of economic development completed on allocated sites as a % of total development completed since the start of the Plan period: Units: 59.7% (40 units) Ha: 40.7 (3.5ha) *Does not include outline planning permissions	+

Analysis

According to Ceredigion's economic needs assessment (DTZ, 2010), around 63% of the jobs projected to be created over the LDP period do not require an allocated employment site to operate. Consequently, it is expected that a high proportion of economic development will take place at off-site locations. However, for both permissions and completions, all targets for this indicator have been met, indicating that at present the LDP's allocated sites are operating as desired.

Conclusions

The targets are currently being met and there are no concerns over the implementation of the policies.

Monitoring Reference: AMRE04 (Statutory Indicator) Aspect Monitored: Economic Development on Previously Developed Land Policies Monitored: S01 – S04, LU11, LU12 and LU13 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
30% of all economic development permitted and completed be located on previously developed (brownfield) land	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	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.	Proportion of development within B1, B2, B8 and relevant Sui Generis use classes located on brownfield land, since the start of the LDP process: Permitted: 17.5% (9.4ha) Completed: 57.7% (4.9ha)	0
Analysis Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land. The fact that most economic development completed within the LDP's plan period has been on brownfield land is therefore positive. However, in terms of development permitted since 2007, the indicator's target has not been met, falling almost 10% short of the 30% threshold. An analysis of relevant planning applications indicates that the cause for this failure is the outline permission for the Capel Bangor Business Park (A031074), which is allocated in the LDP as E0305. Should this permission not exist then the target of 30% would almost be met. However, the Cael Bangor Business Park is one of Ceredigion's strategic employment sites and its existence is important in facilitating Ceredigion's economic growth. Its site was identified as the only suitable location for a business park of this nature and it's benefits have therefore been deemed to outweigh the loss of greenfield land.				

It should also be noted, that as it is currently an outline permission the area of 14.4ha it occupies is gross. This gross area would not therefore be entirely developed and open space would be required as part of its development. Consequently, its 14.4ha measured is greater than the area of greenfield land that would be lost.

Consequently, it is considered that although the indicator's target is not being met with regard to permitted development, it is for sound reasons and there are no concerns over the implementation of the policy.

Conclusions

The first half of the indicator is being missed while the second part is being met comfortably. There are currently no concerns about the implementation of the LDP's policies.

Monitoring Reference: AMRE05 (Statutory Indicator) Aspect Monitored: Town Centres Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21 and LU22 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
At least 80 % of all major office, retail and leisure development (development over 800 gross sq m) to be in the Town Centres.	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.	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.	The amount of major development, permitted in town centres between 25th April 2013 – 31st March 2014 is as follows: Units: 66.7% (2 units) Area: 89.4% (7726 sq m)	+
Analysis Between 25th April 2013 – 31st March 2014, three units that constitute major development were permitted in Ceredigion, two of which were located within a Town Centre Boundary. Those inside the boundary relate to the development of two large retail units on M0301 (A130640) in Aberystwyth while the development outside of the boundary relates to a change of use and extension of a vacant store to form office accommodation in Cardigan (A130909). While this therefore only represents two thirds of all major development, when considering the actual gross area occupied, the development within the town area is considerably larger than that outside. The target for this indicator is therefore regarded as being met.				
Conclusions The target is currently being met and there are no concerns over the implementation of the policies.				

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE06 Aspect Monitored: Vitality of Rural Service Centres Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, and LU22 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Stable or increasing number of facilities in a Service Centre	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	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.	See Appendix 9.	?
Analysis One of the main aims of focusing housing and economic growth in Rural Service Centres is that it helps maintain the sustainability of the services and facilities that are located there. Since the LDP has only been the basis for decision making since April 2013 it is too early to tell if this strategy is having an effect. In this report therefore, the results of this indicator provide a baseline for future monitoring and thus their significance is unknown.				
Conclusions The AMR cannot draw any conclusions regarding the effects of the LDP at this point.				

Monitoring Reference: AMRE07 Aspect Monitored: Retail Frontages Policies Monitored: S01 – S02, LU19 and LU21 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
<p>Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.</p> <p>Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.</p>	<p>Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.</p> <p>Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.</p>	<p>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.</p>	<p>Surveyed February 2014</p> <p>Primary Retail Frontages (Policy requires 75% A1):</p> <p>Cardigan</p> <ul style="list-style-type: none"> • P0201 High Street West: 68.0% • P0202 High Street East: 76.0% • Combined: 72.0% <p>Aberystwyth:</p> <ul style="list-style-type: none"> • P0301 Great Darkgate Street North: 66.7% • P0302 Great Darkgate Street South: 90.5% • P0303 Owain Glyndwr Square North: 57.1% • P0304 Owain Glyndwr Square South: 80.0% 	0

			<ul style="list-style-type: none"> • P0305 Pier Street East: 57.1% • P0306 Pier Street West: 83.3% • P0307 Chalybeate Street West: 62.5% • P0308 Terrace Road West: 88.9% • P0309 Terrace Road East: 81.8% • Combined: 74.2% <p>Secondary Retail Frontages (Policy requires 50% A1):</p> <p>Cardigan</p> <ul style="list-style-type: none"> • S0201 High Street West: 40.0% • S0202 High Street East: 72.2% • S0205 Priory Court: 80.0% • S0206 Priory Street North: 45.5% • S0207 Priory Street South: 42.9% • S0209 Pendre: 78.6% • Combined: 59.9% <p>Aberystwyth</p> <ul style="list-style-type: none"> • S0301 Chalybeate Street East: 60.0% • S0302 Terrace 	
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			<ul style="list-style-type: none"> Road/Cambrian Place: 23.1% • S0303 Terrace Road South: 61.5% • S0305 Pier Street East: 44.4% • S0307 Pier Street West: 36.4% • S0308 Bridge Street West: 84.6% • S0309 Bridge Street East: 50.0% • Combined: 60% 	
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Analysis

The state of Ceredigion’s Primary and Secondary retail frontages, which exist only in Aberystwyth and Cardigan, offer a varied picture. In Aberystwyth Primary Frontages, the proportion of retail uses varies from between 88.9% to 57.1%; while it’s Secondary Frontages vary between 84.6% and 23.1%. In Cardigan Primary Frontages, the proportion of retail uses varies from between 76% to 68%; while it’s Secondary Frontages vary between 80% and 40%.

It should be noted however, that when taken as a whole the situation is more positive, with Aberystwyth’s and Cardigan’s Primary Shopping Frontages only narrowly missing the target at 74.2% and 72% respectively. Their Secondary Shopping Frontages exceed both exceed the target, with Aberystwyth’s having 60% retail uses and Cardigan’s 59.9%.

It is the aim of the LDP to maintain predominantly retail uses on these frontages, with 75% being the desirable proportion for the Primary Frontages and 50% on secondary frontages. It is however the case that many frontages fell below these targets prior to the adoption of the LDP and therefore Policy LU21 could not be used to prevent these changes. It’s important therefore that post adoption a strong policy stance on applications in these areas needs to be maintained in order to address the issue, particularly where they propose a change of use to a non-retail function.

Conclusions

The majority of retail frontages, both Primary and Secondary, are operating within the limits that policy allows. A minority are however not performing as desired and these should be monitored to ensure that the situation does not further deteriorate. This situation is not yet at a point to cause concern about the implementation of the policy.

Quality of Life

Monitoring Reference: AMRQ01 (Statutory Indicator) Aspect Monitored: Loss of Open Space and Facilities Policies Monitored: LU22 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
No net loss of open space and recreational facilities to development which is on windfall and non-allocated land.	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land	The net loss of open space or recreational areas or facilities will trigger an investigation into the reasons why.	Net loss of 0.25ha of informal open space	0
Analysis Whilst the target has not been met implementation is not considered to be an issue. The loss relates to a gross area of 0.3ha of informal open space in Llanarth Rural Service Centre, which has been permitted to accommodate an RSL windfall development that includes the provision of a gross area of 0.05ha of new open space. The change therefore is a net loss of 0.25ha of informal open space. However, the new open space will benefit from a greater level of protection than was afforded to the previous informal open space area. Additionally the type of open space will better meet the needs of the actual residents (elderly/disabled) of that site rather than a larger space which didn't meet anyone's need particularly well.				
Conclusions Whilst a net loss of 0.25ha has occurred, the provision of 0.05ha formal open space as part of the windfall development (with management requirements set out as part of the planning permission) will now be more protected under LDP policies than the previous provision which was very much informal and dependant on the community for its upkeep and therefore there is an overall benefit to the development.				

Monitoring Reference: AMRQ02 (Statutory Indicator) Aspect Monitored: Loss of Greenfield Land Policies Monitored: S02 – S04 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
No more than: <ul style="list-style-type: none"> • 75% residential development; • 70% economic development; and • 15% of all other development permitted and completed on non-allocated land to be located on greenfield land.	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land	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.	Between 2007 and 2014, the following development took place on greenfield land. Residential Development (Target 75%) Permitted: 130ha (81%) Completed: 95ha (82.9%) Economic Development (Target 70%) Permitted: 4.4 ha (49.4%) Completed: 0.8ha (15.2%) All Other Development (Target 15%) Permitted: 29ha (52.9%) Completed: 13.2ha (61.9%)	0

Analysis

Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land and the indicator's targets were designed to reflect this.

The results are mixed. The targets for economic development have been easily met, with only around 49% of development permitted and only around 15% completed, being located on greenfield land. To counter this, the target for other types of development has been significantly exceeded. However, in terms of permitted development, this is due to the granting of one large permission for one large retail and community development at Bathouse Farm, Cardigan (A100717) and in terms of completions, this is largely due to two large school developments at Synod Inn (A080200CD) and Brynhoffnant (A100731CD). Such developments are by their nature unusual events and therefore they are not considered to represent a threat to the long term achievement of the LDP's objectives.

The 75% threshold set for residential development has also been exceeded, with just over 80% of permissions and completions being located on greenfield land. The margin for this excess is however small and can be accounted for, at least in terms of permissions granted, by the fact that around 8ha of this land is represented by outline planning permissions. Due to their nature, outline permissions are represented by gross site area and therefore the amount of greenfield land that is to be lost will be less than stated in due course when the details of the scheme are known.

Consequently, it is considered that although one of the indicator's targets is not being met, the small nature of the difference in relation to the housing figure and the community/economic benefit realised in relation to the 'other development' means that there is not a cause for concern at this point.

Conclusions

Despite one of the indicator's targets being missed, there are currently no concerns about the implementation of the LDP's policies.

Monitoring Reference: AMRQ03 Aspect Monitored: The Gain of Open Space Policies Monitored: LU24 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Provision of open space in line with Policy LU24	Relevant planning applications as captured by Policy LU24.	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.	50% of relevant planning applications have met the requirements of open space provision in line with Policy LU24	0
Analysis <p>At first glance, the fact that less than 85% of sites have delivered the open space required by Policy LU24 could be a concern and therefore requires investigation.</p> <p>Firstly, it should be noted that only 6 relevant applications were submitted during this AMR's time period and therefore given the small sample size, results may be highly variable. An analysis of the applications that failed to provide open space in line with LU24 reveals that application A130640: Mixed use proposal comprising demolition, erection of two Class A1 retail stores, eight apartments, 555 space town centre car park and ancillary works (Mill Street, Aberystwyth) should have provided open space as a mixed use development but its site was physically constrained and therefore the policy requirements were not able to be met. However, due to the site's location its residents will easily be able to access open space (both formal and informal). It was therefore considered that the economic benefit of the development outweighed the need to have on site provision of open space.</p> <p>A further permission (A130535, Heol-y-Cwm, Cross Inn) failed because the application was an amendment to an original layout, approved prior to the adoption of the LDP, and therefore did not offer the opportunity to provide additional open space, therefore LDP policy could not be legally applied in this instance.</p> <p>Finally permission was granted for an additional four dwellings on a site that was already undergoing development. Significant pre-application discussions had occurred prior to the adoption of the LDP and therefore the LPA was unable to secure additional open space in line with Policy LU24. However, an informative</p>				

has been placed on the decision notice requiring that any further development will need to provide open space.

Conclusions

Half of the relevant planning applications approved during the AMR's time period have been constrained or already permitted in principle and hence the LDP could not be applied. Therefore it is considered that whilst the target has not been met, there are justified reasons for this and there is no concern over the implementation of the policy.

Monitoring Reference: AMRQ04 Aspect Monitored: Environment and Local Biodiversity Policies Monitored: DM15, DM20 and DM22 Level: Local Frequency: Annually Source: CCC and Natural Resources Wales				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
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	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINC's and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or Ecosystem services and natural processes	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.	Of the 664 applications permitted (other than adverts), an ecological response was provided for 173 of those applications which noted whether there were predicted to be significant long term residual effects, after mitigation, compensation etc.. In just over 1% of the 173, the response noted either unknown or likely significant effects. However, although there were no significant impacts predicted on the rest of the 173 approved applications, the Decision Notice for nearly 21% of 173 approvals did not actually include all or some of the conditions, which were proposed by the ecologist in order to minimise impacts.	--

			<p>Therefore, there is potential for these 21% to also have had a significant effect in the absence of the required conditions and thus the overall percentage of applications which could have a significant long term residual effect is actually 22% and therefore the LDP target for this monitoring year was not met.</p>	
<p>Analysis</p> <p>As noted above 173 applications permitted (out of 664 (excluding consents for adverts) which was the subject of an ecological response. Of those 173 just over 1% were permitted where either unknown or likely to have a significant effect. For example, one of the applications was approved before a survey was carried out (as the Ecologist response was missed and therefore the survey not requested). The target would therefore on first glance appear to be met.</p> <p>However, although there were no significant impacts predicted on the rest of the 173 approved applications, the Decision Notice for nearly 21% of 173 approvals did not actually include all or some of the conditions, which were proposed by the ecologist as necessary in order to minimise impacts. Therefore, there is potential for these applications to have had a significant effect and thus they should be included in the overall figure which could have had a significant effect, bringing that to a total of 22%. The target has not therefore been met for this monitoring year.</p> <p>In addition, the likelihood of a significant effect for the applications where the Council ecologist view had not been sought, is unknown and cannot be quantified. Improvements are needed with regards to incorporation of conditions into decision notices to ensure the significant effects are minimised. It is likely that reasons for not including them include:</p> <ul style="list-style-type: none"> • Misplacing of ecological responses by the Planning application Case Officer • Development Management (Case Officer) not considering the conditions relevant or necessary • Decision is made before ecological response received by the Case Officer. <p>In order to reach the target for 2014/15 it is therefore proposed that:</p>				

- Officers within the LPA meet to discuss the application of ecological conditions- thus avoiding any omissions in the future.

Conclusions

The LPA have not achieved this indicator during 2013/14. Therefore action is proposed to ensure that this is improved for 2014/15.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ05 Aspect Monitored: Environmental Enhancements Policies Monitored: DM14, DM15, DM20 and DM22 Level: Local Frequency: Annually Source: CCC and Natural Resources Wales				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
At least 85% of development permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.	% of applications where enhancements for: <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes as required in accordance with Policies DM14, DM15, DM20 and DM22	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.	Only 14% of applications permitted have incorporated some sort of enhancement as a condition. 1% of applications have incorporated an enhancement as an informative.	
Analysis As indicated above, only 14% of applications have incorporated a condition which will lead to enhancements. A further 1% have enhancements as informative but these are not compulsory and by no means make up the 66% shortfall in order to meet the target. Where there has been ecological input, this figure increase to 45%. However, this shows that over half of ecological responses in relation to enhancements are not being incorporated.				

There are several reasons for the failure to meet this specific AMR:

- Possible perception that the enhancements don't apply to householders, although there is no such wording in DM15 or the other policies to exclude consideration in relation to householder applications. Some householders have objected to bat/bird bricks/boxes. Alternatives need to be suggested rather than no conditions going in at all;
- The format of the ecology response form used intentionally separates enhancements (for monitoring purposes) which is confusing for the Case Officer, it is not clear whether the conditions being suggested are compulsory;
- It is a new concept and there are questions raised by case officers with regards to enforceability; and
- Enhancements on wind turbine sites are very limited as bats and birds should not be encouraged on the site and therefore no enhancements are currently being proposed for turbine applications.

In order to reach our target for 2014/15 it is therefore proposed that:

- Officers within the LPA meet to discuss the importance of the enhancements and discuss alternatives to bat/bird bricks/boxes for householders; and
- The format of the internal response form is improved in consultation with officers.
- An appropriate enhancement for turbine applications needs to be considered and incorporated

Conclusions

The LPA have not achieved this indicator during 2013/14. Therefore action is proposed to ensure that this is improved for 2014/15.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ06 Aspect Monitored: Infrastructure Policies Monitored: DM12 Level: Local Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	<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"> Evaluating whether inclusion in the next Asset Management Plan (AMP) round would be feasible if delivery of sites is to be ensured; 	<p>Discussions with DC/WW are ongoing with regard to securing funding via the AMP programme.</p> <p>9 Service Centres are constrained by infrastructure issues (Sewage treatment and water supply).</p> <p>AMP 6 has been drafted by DC/WW and OFWAT has given their first response. No final decision will be made by OFWAT until Autumn/winter 2014.</p>	?

		<ul style="list-style-type: none"> • Achieving certainty that slippages in the current AMP can be addressed; • Where viability issues exist in relation to sites where developer contributions were to be relied upon exploring the alternatives (AMP, other sites etc.); and <p>Where capacity issues cannot be overcome, considering the options for addressing future development needs within that particular Service Centre.</p>		
<p>Analysis Discussions with DC/WW are ongoing and to date have been positive about identifying allocated sites that are within USCs or RSCs. The AMP 6 bid focuses on the LDP's Service Centres where infrastructure problems have been identified. The outcome of AMP 6 will clarify further if this is the case. No additional infrastructure problems have been identified over and above those already known to the LA and DCWW which are acknowledged in the LDP.</p>				
<p>Conclusions Engagement with DCWW is positive and it is understood that the AMP bid will, where possible, focus on those sites affected by infrastructure problems.</p>				

Monitoring Reference: AMRQ07 (Statutory Indicator) Aspect Monitored: Reducing Flood Risk Policies Monitored: National Policy and DM11 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
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.	% 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.	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.	17 applications (either wholly or partially) were approved in the C2 flood zone. 2 applications (either wholly or partially) were approved in the C1 flood zone. None of these permissions met the TAN 15's tests.	
Analysis 17 applications were approved in the C2 flood zone and none were developments that met TAN 15's tests. However despite this no objections were received from Environment Agency Wales/Natural Resources Wales. Of the 17 sites 9 of the sites that were granted permission were only partially within the C2 flood zone, and in these areas no building or structural development was to take place in the actual area at risk of flooding. One further application was said not to be within the C2 flood zone by NRW and therefore this information was relied on during the determination of the application. The remaining 9 applications were wholly within the flood zone. These applications were either on brownfield sites e.g. conversion of dwelling or were for an extension to an existing residential unit. NRW did not object to these applications. Where appropriate and necessary conditions were attached to those				

permission which prevented ground floor sleeping accommodation and required the submission of a flood evacuation plan.

2 applications were approved in the C1 flood zone. Both of these sites were brownfield sites and did not receive an objection from EAW/NRW.

It should be noted that these 19 permissions make up only 0.03% of the total applications approved during the monitoring year (543 applications approved in total) and therefore is a very low proportion.

However, in order to reach the indicator's target for 2014/15 it is therefore proposed that:

- A meeting is set up with the officers to discuss the importance of ensuring that any application to be approved on C1 or C2 to meet the tests as set out in TAN 15
- A meeting is set up with the Planning Committee to discuss the importance of ensuring that any application to be approved on C1 or C2 to meet the tests as set out in TAN 15
- If an application is granted in the C1 or C2 flood zone, justification must be given as to how it meets the TAN 15 tests individually. This appears in delegated reports and must also be reported in any decisions made by the Planning Committee.

Conclusions

The LPA have not achieved this indicator during 2013/14. Therefore action is proposed to ensure that this is improved for 2014/15. Though none of the applications granted within the C2 flood zone have met TAN 15's tests, none had objections from NRW. Decisions have been based on information received by NRW and where appropriate conditions have been applied to ensure the safety of inhabitants.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ08 (Statutory Indicator) Aspect Monitored: Installed MW capacity in SSA D Policies Monitored: National Policy and DM11 Level: Core Frequency: Annually Source: CCC				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
The installed MW capacity for renewable energy development is in line with WG requirements within SSA D.	The installed MW capacity of renewable energy development approved within SSA D	Actions in relation to this target will be taken in collaboration with the WG and reported annually.	No application received.	0
Analysis In order to connect to the National Grid, wind farm development SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. The Planning Authority (Powys) has refused 5 wind farms which would have resulted in the new power lines being created. These refusals are currently the subject of a public inquiry and until the outcome of this inquiry is known and until, according to SSA D developers SSE, the future of renewable energy is clearer in Wales, further investment in SSA D is halted.				
Conclusions If an application for SSA D is not submitted the MW capacity of SSA D cannot be achieved this is completely outside the control or influence Ceredigion LA and the LDP.				

Monitoring Reference: AMRQ09 (Statutory Indicator) Aspect Monitored: Waste Policies Monitored: LU31 Level: Core Frequency: Annually Source: CCC and Natural Resources Wales				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities to serve more than one local authority area.	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.	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.	To date the industry has not submitted any applications for any regional waste facilities in Ceredigion.	?
Analysis TAN 21 recognises that the Regional Waste Plans (which set the capacity requirements covered by this indicator) are outdated and should now be revoked. Land allocation E0301 had been made in order to meet the requirements of the RWP but the size of the allocation was based on the foreseeable potential land necessary to meet the requirements for a regional facility to meet the regional requirements of the Central Wales Waste Partnership area (Ceredigion and Powys) in the knowledge that given the very dispersed and low levels of waste generated across Ceredigion and Powys the waste industry would never consider rural west Wales to be a viable location for any regional facilities to serve the South West Wales Regional Waste Plan area. The capacity of E0301 remains appropriate for any foreseeable need for any regional facility that might be needed in Ceredigion to serve the Central Wales Partnership Area, or as a				

component element of a broader Central and West Wales residual waste solution.

Conclusions

It is too early to draw any conclusions as to whether the land allocated at Glanyrafon (E0301) will ever be required to provide a Regional Waste Facility, but it is important that it be retained as a reference site in the control of the authority to be preserved exclusively to meet any future requirements for regional waste facilities until such time as the regional capacity has been met and it can be shown that there is no need for it to be reserved for this purpose.

Monitoring Reference: AMRQ10 (Statutory Indicator) Aspect Monitored: Aggregates Policies Monitored: LU27 and LU30 Level: Core Frequency: Annually Sources: SWRAWP Annual Surveys & Reports				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
The extent of primary 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.	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.	<p>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.</p> <p>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.</p> <p>If the issue is permitted output levels, consideration will be given to</p>	<p>There have been no planning applications for new, sand and gravel sites, nor extensions to existing sand and gravel sites.</p> <p>There was one planning permission granted in respect of a rock aggregates quarry.</p>	0

		<p>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.</p>		
<p>Analysis</p> <p>Statistics on aggregate sales and reserves in Wales are published in annual reports by the North and South Wales Regional Aggregate Working Parties (NW&SWRAWPs) but only in a collated form, which maintains commercial confidentiality. Statistics for Ceredigion are shown combined with those of the other former Dyfed authorities. The data on individual sites is provided to local authorities by operators for forwarding to the RAWPS on the understanding that the figures for sales and reserves are not disclosed. This creates some difficulty when it comes to providing information in respect of monitoring the level of sales and reserves.</p> <p>The most recent Annual Report covers the calendar year 2012. Data for 2013 has been supplied by operators but has not yet been collated and is not available for disclosure. Nevertheless the authority has seen all the data supplied by operators and it is giving away no secret that the aggregates industry contracts when the economy is in recession and that sales in the last few years have been significantly lower than they had been before the start of the recession. Cumulative output levels across all sites are currently below the 0.3mt/year level, but this is a reflection on demand rather than capacity to supply. Note, the target set in the RTS is a combined target for the output of crushed rock and sand and gravel with no sub target for each. The level of rock reserves is more than sufficient to last well beyond the end of the plan period and in fact was recently increased as an indirect consequence of the planning authority granting a consolidating permission at an existing rock quarry primarily to address errors in the accuracy of the previously approved plans, which also involving a revised scheme of working that increased the working depth and consequently the level of permitted reserves. The level of sand and gravel reserves is such that further reserves might be required towards the end of the plan period. This is already addressed in the LDP by allocations for extensions to two of the sites (site references MNA0201 & MNA0701). Currently there is sufficient capacity within the existing active mineral sites to meet the 0.3Mt annual output target and all active sites are working within their operational limits and within any output limits set by condition.</p>				
<p>Conclusions</p> <p>Although the RTS output targets were not met this was purely a reflection of reduced demand as a consequence of the recession. Output levels are not currently constrained by anything that might be addressed through the LDP.</p>				

5. Monitoring Framework SA/SEA Indicators

- 5.0 Indicators, targets and trigger levels have been identified to assess the performance of policies and objectives. External influences which are outside the control of the Authority are also identified. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.
- 5.1 As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows:

Significance of performance	Description
+	Targets are being achieved.
?	No conclusion can be drawn at this stage.
0	Targets have not been achieved but no concerns over implementation of policy(s).
-	Targets are not being achieved and there are concerns over implementation of policy(s).

- 5.2 The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies.
- 5.3 The monitoring process is dependent upon a wide range of statistical information that is sourced from local authority and external sources. Whilst the council can control information that it supplies, there is a significant risk of change in respect of external data as that information is out of the control of the local planning authority. While carrying out the monitoring of the therefore LDP it was found that for various reasons certain indicators needed to be added, removed or modified. One of three actions has therefore been taken:

- Amendment: The Indicator will be amended to re-align it with relevant data. The amendment will not seriously change the nature or scope of the Indicator/Factor, but will allow it to be considered against a different or amended data set.
- Replacement: The Indicator will no longer be used and be replaced by an indicator that monitors a similar issue to the original.
- Omission: The Indicator becomes obsolete and is omitted as there are no other similar factors or data sets available to monitor that issue. This is the last resort action and omitted Indicators will be reviewed yearly to identify whether new data sets have become available that could be used to monitor its policy.

5.4 Details explaining the change and the reasons for it may be found in Appendix 1.

Sustainability Objective: 1a Reduce greenhouse gas emissions in both existing and new development.				
Indicator	Source	Frequency	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Annual emissions of basket greenhouse gases (by sector).	National Atmospheric Emissions Inventory (NAEI) http://naei.defra.gov.uk/ and/or Welsh Government https://statswales.wales.gov.uk	Annually	<p>Figures for 2013-2014 are not available. Emissions last recorded in 2011 as follows:</p> <ul style="list-style-type: none"> • Industry & Commercial Electricity: 102 CO₂ (Kt) • Industry & Commercial Gas: 14 CO₂ (Kt) • Large Industrial Installations: 32 CO₂ (Kt) • Industrial & Commercial Other Fuels: 18 CO₂ (Kt) • Agricultural Combustion: 60 CO₂ (Kt) • Domestic Electricity: 82 CO₂ (Kt) • Domestic Gas: 20 CO₂ (Kt) • Domestic Other Fuels: 98 CO₂ (Kt) • Road Transport (A roads): 87 CO₂ (Kt) • Road Transport (Motorways): 0 CO₂ (Kt) • Road Transport (Minor roads): 63 CO₂ (Kt) 	?

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • Diesel Railways: 3 CO₂ (Kt) • Transport Other: 1 CO₂ (Kt) • LULUCF Net Emissions: 88 CO₂ (Kt) • Total for all sectors: 666 CO₂ (Kt) 	
Ceredigion's global ecological footprint.	Welsh Government https://statswales.wales.gov.uk	Annually	<p>Figures for 2013-2014 are not available. Emissions last recorded in 2006 as follows:</p> <p>Ecological Footprint of 4.7 (compared to a Welsh Ecological Footprint of 4.4)</p>	-
The installed MW capacity of renewable energy development approved.	Ceredigion County Council	Annually	<p>Permitted renewable energy equals 70.563 MW, this can be broken down into the following categories:</p> <ul style="list-style-type: none"> • Wind: 1.925 MW • Solar: 13.283 MW • Biomass/Anaerobic: 55.34 MW • Hydro: 0.015 MW 	+
Average consumption of (i) Ordinary Domestic Electricity, (ii) Economy 7 Domestic Electricity, and (iii) Domestic Gas.	Neighbourhood Statistics http://www.neighbourhood.statistics.gov.uk/dissemination/	Annually	<p>Figures for 2013-2014 are not available. Consumption last recorded in 2011 as follows:</p> <ul style="list-style-type: none"> • Consumption of Ordinary Domestic Electricity: 92,371 MWh 	?

		<ul style="list-style-type: none"> • Consumption of Economy 7 Domestic Electricity: 73,135 MWh • Consumption of Domestic Gas: 107,871 MWh • Total Consumption of Domestic Electricity and Gas: 273,377 MWh 	
<p>Analysis The 70.563MW figure for renewable energy capacity is only the figure for those schemes that required planning permission. It is considered the amount of energy generated within Ceredigion is much higher due to those technologies allowed under permitted development rights.</p> <p>The lack of statistics for 2013/2014 in relation to annual emissions of greenhouse gases and average consumption of domestic electricity means it is not possible to draw conclusions on how well, or not, Ceredigion is performing. Once new figures are released the 2011 figures will be used as a baseline.</p> <p>The 2006 figure for Ceredigion ecological footprint was higher than the Welsh Average; therefore there is a need to reduce the footprint. The rural nature of Ceredigion will affect the ecological footprint as access to public transport is limited and therefore there is a greater reliance on private transportation. However, the figure cited is 2006 and there has been no update since. It is therefore possible that Ceredigion may already have a reduced ecological footprint.</p> <p>Conclusions Ceredigion is providing a level of renewable energy helping Wales meet its national renewable energy target and is actively seeking to reduce reliance on fossil fuel.</p>			

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.		
Indicator	Source	Frequency	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	Ceredigion County Council	Annually	Units: 0 Proportion: 0%	0
Number of commercial or other relevant developments (units and proportion) of 1,000m ² / 1ha or over that achieve BREEAM standard excellent.	Ceredigion County Council	Annually	Units: 1 Proportion: 100%	+
<p>Analysis Achieving code level 4 is above national requirements; due to current economic conditions, that no dwellings have achieved a higher level is not unexpected.</p> <p>Applications that should have met the national requirement for BREEAM have done so.</p> <p>From the 1st August 2014 the Code for Sustainable Homes and BREEAM will no longer apply to new development due to the devolution of Building Regulations to the Welsh Government.</p>				
<p>Conclusions No policy implications. LDP policies do not stipulate that new development has to be above that of national requirements, therefore a development achieving higher would only be a gain, not a requirement.</p>				

Sustainability Objective: 1c To reduce flood risk				
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Amount of development (units and ha) permitted in C1 and C2 floodplain areas as defined by TAN 15.	Ceredigion County Council	Annually	38 residential units equating to 2.07ha of land identified as being within C2 flood zone with outstanding permission for development. 4 holiday units permitted were also permitted in C2 flood zone. 2 residential applications (0.08ha) were approved on the C1 flood zone.	0
Amount of new residential development (units and proportion) permitted with SuDS.	Ceredigion County Council	Annually	96 Units have been permitted with SUDS.	+
Amount of new non-residential (units) development over 500m ² permitted with SuDS	Ceredigion County Council	Annually	6 units with floorspace of 500m ² or more have been permitted with SuDS.	+
<p>Analysis</p> <p>This analysis captures all sites that fall both wholly and partially within a flood zone. As a consequence, many sites actually have will very little of their area within these zones. For example, application A120195 for 5 dwellings (0.18ha) was identified as being within the C2 flood zone however only around 0.02ha of the site is within Zone C2. The land that is affected by this zone will not have houses built on, the flood risk area will be used for gardens. The same is applicable for application A130948 for 27 dwellings. Where the land within the flood zone is approximately 0.02 and no properties are affected.</p> <p>None of the applications in C1 or C2 show that TAN 15 tests have been met. However, as has been noted the majority were only partially in in the zone and/or NRW did not object.</p>				

Therefore, while 38 units are identified as being affected by the C2 flood zone, only 6 are actually within it. Of the 6 affected, 5 were brownfield developments and EAW/NRW offered no objection. Neither did they object to the remaining 1 greenfield unit.

2 applications were approved within the C1 flood zone. These were brownfield developments and did not result in any new units being created.

The implementation of SuDS is hindered by the fact that the Authority is still awaiting information on the official national standards any SuDS has to meet and the implementation of a SuDS Approving Body. Until this occurs it is very difficult to promote and require comprehensive SuDS.

Conclusions

Though none of the applications granted within the C2 flood zone have met TAN 15's tests, none had objections from NRW. Decisions have been based on information received by NRW and where appropriate conditions have been applied to ensure the safety of inhabitants.

SuDS implementation will improve once national standards are implemented and it is clear who the Approving Body will be.

Sustainability Objective: 2a Minimise contamination and safeguard soil quality and quantity.				
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of permitted applications have been on brownfield land: 25.2% (50.3ha)	+
Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of completed development has been on brownfield land: 25.3% (24.1ha)	+
Average density of housing development permitted on allocated development plan sites.	Ceredigion County Council	Annually	The average density of housing development permitted on allocated LDP sites is 17 units per hectare. The average LDP guideline density on allocated LDP sites is 20 units per hectare.	+
<p>Analysis To a large extent these figures will be used as a baseline figure for future AMRs.</p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute a high proportion of total developable land. However a percentage of brownfield land has been developed and this is classed as a positive outcome.</p>				

In terms of density, there have been 7 applications permitted on allocated sites, the densities of some of which have varied from the LDP guideline densities.

- 2 permissions have met the LDP's guide density;
- 2 permissions have exceeded the LDP's guide density (20 to 35 and 15 to 29 units per hectare); and
- 2 permissions have failed to meet the LDP's guide density (35 to 20 and 20 to 6 units per hectare).

Many of these applications only represent small sections of a whole allocation and therefore, when further applications are submitted for the remainder of these sites, the final site densities are likely to change and may more accurately match the LDP's guide densities. Significantly, the difference between the average permitted density (17 units per hectare) and the LDP's average guide density (20 units per hectare) is reasonably close. Given the nature of the permitted applications, the fact that the majority relate to but a small section of overall allocated site area and the fact that there remains sufficient capacity (including contingency) in the settlement groups to meet the identified housing need, there is no concern over the 2 sites where the LDP's guide density has not been met.

Conclusions

Despite having only a low level of brownfield development, there are currently no concerns about the implementation of the LDP's policies as they encourage the use of brownfield development where appropriate.

Most permissions comply with or exceeds the guide density as per Allocated Site Schedule or Settlement Group Statement. While 2 permissions fail to meet guide density and the average permitted density falls short of the LDP's average guide density, there are currently no concerns over the implementation of this policy.

Sustainability Objective: 2b To maintain and improve air quality across Ceredigion.				
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , Benzene, ozone)	Ceredigion County Council Air Quality Progress Report	Annually	<p>NO₂: A background annual mean concentration in 2012 of 4.23µg/m³ continues to be in good agreement with national estimates for nitrogen dioxide in Ceredigion. Concentrations of nitrogen dioxide recorded in the county in 2012 continued to comply with the First European Air Quality Daughter Directive to be achieved by the target objective date in 2010.</p> <p>PM₁₀ The annual mean was between 7 and 9µg/m³ at key strategic monitoring locations in the three main towns in the county and at a rural monitoring location. This indicates that sulphur dioxide concentrations in the most important urban areas in Ceredigion are close to background levels.</p>	0

		<p>Benzene 3.25µg/m³ as a running annual mean for benzene was complied with at worst case locations in the three main towns in Ceredigion</p> <p>Ozone 100µg/m³, 8-hour standard should keep maximum ozone values below the level of around 200µg/m³ at which adverse effects, on otherwise healthy individuals, may occur.</p> <p>The indicative 8-hour Standard for Ozone has probably been breached at a number of locations in Ceredigion, including in some main towns and villages.</p>	
<p>Analysis All standards have been complied with except those relating to ozone.</p> <p>Ozone is the only pollutant of those included in the National Air Quality Strategy that can be more problematic in rural than in urban areas. Because sunlight drives the reactions that produce ozone, it is understood why ozone is usually more of a problem in the summer and in the south of the country (rather than in the north). Highest levels are more likely to occur during hot sunny days and levels increase during periods following the heavy production, and poor dispersion, of traffic fumes that are necessary for the precursor photochemical reactions to take place.</p> <p>Conclusions Despite breaching the standard for ozone levels it is not considered that this has been caused by LDP policies. The Government accepts that ozone standards have been, and will continue to be, breached with exceedances occurring more often in the south of the UK and in rural areas rather than cities and large towns. Global warming could exacerbate this problem increasing public health and environmental concerns about ozone pollution.</p>			

Sustainability Objective:		2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.		
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Bathing water quality	Environment Agency	Annually	15 monitored beaches for 2013 have quality standards of: 1. Aberporth: Higher 2. Aberystwyth North: Higher 3. Aberystwyth South: Minimum 4. Borth: Higher 5. Cilborth: Higher 6. Clarach South: Minimum 7. Llangrannog: Higher 8. Llanrhystud: Higher 9. Mwnt: Higher 10. New Quay Harbour: Higher 11. New Quay North: Minimum 12. Penbryn: Higher 13. Traeth Gwyn: Higher 14. New Quay: Higher 15. Tresaith: Higher	+
<p>Analysis Water quality is tested 20 times during the bathing water season from 15 May to 30 September each year. These samples are analysed against the standards laid out in the European Bathing Water Directive. Therefore we will report on the previous years annual standard.</p>				

Monitoring Framework SA/SEA Indicators

To a large extent these figures will be used as a baseline figure for future AMRs. 13 of the beaches assessed in 2013 were assessed as having a standard of 'Higher' for the assessment year.

Conclusions

87% of the assessed beaches within Ceredigion are measured as meeting 'higher' standards of the European Bathing Water Directive. LDP policies help support this by seeking to ensure that development does not pollute water bodies.

Sustainability Objective: 3a Make sustainable use of natural resources.				
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Total tonnage of Municipal waste and Performance against: Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). Target currently set at 52%	National Assembly of Wales Performance Indicators WMT10 (CCC)	Annually	Total Municipal waste for 2012/13 was 34,584.46 and for 2013/14 was 33,827.78 tonnes. For the financial year 2013/14 overall the authority achieved *56.50% against the Local Authority Recycling target of 52%. The target was exceeded in each quarter: Q1: 55.37% Q2: 58.23% Q3: 54.77% Q4 *57.29% (*provisional figures).	+
Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13 & 11,140 tonnes for 2013/14	Report of the Landfill Allowances Scheme (LAS) Wales 2012/13, (NRW, August 2013) (This is the most recently published reported performance data).	Annually	5831.4 tonnes of BMW was sent to landfill in the financial year 2012/13 (equates to 50.1% of allowance used) *The total volume of all waste sent to landfill in 2013/14 was 11,282 tonnes.	+

Monitoring Framework SA/SEA Indicators

Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.	The Environment Agency Waste Interrogator (NRW) 2012 (latest data available)	Annually	Total HH/Ind/Comm waste for 2012 was 47,287 tonnes, of which 0.06 tonnes was incinerated; 18,762.23 tonnes was landfilled (all out of County); 11,658.56 tonnes was recovered; 13,698.23 tonnes was transferred and 3168.09 tonnes was sent for treatment.	+
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Analysis

The authority is currently meeting its LART and *landfill diversion targets. However, there is no scope for complacency as further improvements will need to be made if the authority is to continue to meet or exceed the progressively demanding LART and Landfill Allowance targets, meet the requirements of the Waste Framework Directive, and fully contribute to the Welsh Government's ambitious waste strategy as set out Towards Zero Waste and the supporting Sector Plans (in particular the CIM Sector Plan).

The CIM Sector Plan strongly influenced the strategy direction taken by Ceredigion's Municipal Waste Authority, which in turn influenced the waste policies in the LDP. Currently all the source segregated food waste collected by the authority in Ceredigion (and by Powys CC in Powys) is sent to an out of County AD facility, which contributes significantly to the authority's current success in meeting both the LART and landfill diversion targets. This situation is unlikely to change in the foreseeable future as the contract does not expire until 2027. Progress is now needed to secure a regional solution for diverting residual (mixed) municipal waste from landfill. To this end Ceredigion and Powys (as the Central Wales Partnership) have been working with the 5 authorities that make up the South West Wales Hub to procure a 7-authority solution for Mid and South West Wales as the preferred option, whilst not ruling out a Central Wales Partnership (Ceredigion and Powys) solution. Land is allocated in Ceredigion's LDP (E0301) for such a regional site should it be required. To date there has been no progress in securing a 7-authority solution so Ceredigion and Powys are continuing to investigate procurement options. As an interim stop-gap solution Ceredigion is in procurement with Pembrokeshire for a Framework solution from which other local authorities could call off contracts.

The land allocated under E0301 has the capacity to meet any foreseeable future need for a regional residual waste facility to serve the Central Wales Partnership Area, or alternatively to serve as a component element within a broader Central and West Wales residual waste solution area. Whether or not the E0301 site is ever selected as a regional residual waste solution site, (and even if no regional residual waste solution site is procured in the foreseeable future)

the use, or continued availability of site E0301 should, when taken together with any other land that might become available for resource recovery and waste facilities under LDP's permissive waste policies enable Ceredigion to accommodate the full range of resource recovery and waste infrastructure that might be needed, whether it be for the municipal waste that the authority is responsible for or commercial and industrial waste that is managed by the private sector, sufficient to meet or exceed all present and foreseeable waste targets.

*Data on the landfill diversion of BMW for 2013/14 is not yet available. However, data on the overall volume of waste sent to landfill in 2013/14 (of which BMW would be expected to comprise roughly 50%) is known (11,282 tonnes). This is only 142 tonnes more than the allowance for BMW waste alone, so it is inconceivable that the target for BMW diversion from landfill in 2013/14 will not have been met.

** Total Household/Industrial and Commercial waste includes Municipal waste.

Conclusions

There are currently no concerns about the LDP's effect of Ceredigion's capacity to keep within the Landfill Allowance Targets.

Monitoring Framework SA/SEA Indicators

Sustainability Objective: 3b Build and maintain environmentally friendly, high quality services and infrastructure.				
Indicator	Source	Frequency	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Ceredigion County Council	Annually	9 Service Centres constrained by infrastructure issues (Sewage treatment and/or water supply).	0
<p>Analysis During the LDP process, nine Service Centres were identified as being constrained and in need of funding through the Asset Management Plan (AMP) programme. Discussions with Dŵr Cymru/Welsh Water are ongoing with regard to securing this funding. AMP 6 has been drafted by DC/WW and OFWAT has given its first response. No final decision will be made by OFWAT until Autumn/winter 2014.</p> <p>No new issues have been identified above those already known and listed within the LDP.</p>				
<p>Conclusions Until the results of the AMP 6 bid is known it is not possible to conclude if funding to improve the Service Centres will become available.</p>				

Sustainability Objective: 4a To value, conserve and enhance biodiversity.				
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
<p>% of development permitted where there are predicted to be significant residual long term effects on:</p> <ul style="list-style-type: none"> • LNRs, SINC's and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or • Ecosystem services and natural processes 	Ceredigion County Council and Natural Resources Wales	Annually	Of the 664 applications permitted (other than adverts), an ecological response was provided for 173 of those applications which noted whether there were predicted to be significant long term residual effects, after mitigation, compensation etc.. In just over 1% of the 173, the response noted either unknown or likely significant effects. However, although there were no significant impacts predicted on the rest of the 173 approved applications, the Decision Notice for nearly 21% of 173 approvals did not actually include all or some of the conditions, which were proposed by the ecologist in order to minimise impacts. Therefore, there is potential for these 21% to also have had a significant effect in the absence of the required conditions and thus the overall percentage of	

Monitoring Framework SA/SEA Indicators

			applications which could have a significant long term residual effect is actually 22% and therefore the LDP target for this monitoring year was not met.	
% of applications where there are enhancements for: <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINCs and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes 	Ceredigion County Council and Natural Resources Wales	Annually	Only 14% of applications permitted have incorporated some sort of enhancement as a condition. 1% of applications have incorporated an enhancement as an informative.	
Loss of priority habitat (ha) due to new development.	Ceredigion County Council	Annually	21% of applications approved were approved where no significant effects had been predicted through an ecological response provided ecological conditions were attached to the planning permissions. However,, the conditions specified by the ecologist were not included in the Decision Notice (the planning permission). This omission is	

			likely to have led to a net loss of at least 40m of hedgerow, semi-mature/mature trees as well as potential in-direct impacts on bog habitat. The magnitude of loss is unknown with regards to the 74% of the applications approved (excluding adverts) as no response has been made/requested of the Council Ecologist (. It is known however that 4 of the applications are likely to lead to a loss of priority Habitat	
Loss of sites (ha) that meet SINC criteria due to new development.	Ceredigion County Council	Annually	<p>As already noted 21% of applications approved were approved with the assumption that no significant effects had been predicted through an ecological response, but that conditions were needed in order to ensure there was no significant effect. As noted these conditions were (for whatever reason) omitted from the final Decision Notice.</p> <p>However, looking at the applications concerned, in this instance it is not likely to have</p>	0

		<p>lead to a net loss of SINC habitat.</p> <p>With regards to 74% of applications approved (minus adverts), where the ecologists had not been asked to provide a response, it is unclear as to the magnitude, if any, of loss on SINC. . However it is predicated that there are 4 applications where there is likely to be a loss of SINC Habitat</p>	
<p>Analysis</p> <p>Of the applications where ecologists are responding, applications where significant impacts are predicted or unknown are not getting approved, and therefore there would appear to be a good success rate for conserving biodiversity. However, for 21% of the applications approved, the Council Ecologist had predicted no significant effect provided that specific conditions were attached to the planning permission. However those conditions did not get attached either in part or full. In addition, 74% of applications approved (minus adverts) had no ecological input at all and therefore it is unknown what the impacts are from those developments.</p> <p>As the likely impacts relate to mainly protected species, the impacts on Priority Habitats is a lot smaller, with the known impacts likely to be the removal of 40m of hedge and two trees (or at least impacts on them). There are no known impacts on sites which are likely to meet SINC criteria.</p> <p>The inclusion of enhancements within applications approved is just 14%. This is a requirement of policies DM14, DM15, DM20 and DM22. Therefore this is a significant negative against this indicator as part of the objective is not being met sufficiently.</p>			
<p>Conclusions</p> <p>Part of the objective is being met through, in the most part, valuing and conserving biodiversity, although there are concerns over conditions recommended by the Council Ecologist not being taken forward into decision notices.</p> <p>Part of the objective is not being met sufficiently and therefore this will need to be addressed (see AMR Objective AMRQ04 and 05).</p>			

Sustainability Objective:		5a To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage		
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	Ceredigion County Council	Annually	Between 25 th April 2013 – 31 st March 2014: Residential Development Permitted: Hectares: 3.2 (29.7%) Units: 45 (18%) Residential Development Completed: Hectares: 1.9 (24.5%) Units: 51 (32.3%) Non-residential Development Permitted: Hectares: 0.6 (24.2%) Units: 1 (38.7%) Non-residential Development Completed: Hectares: 0.4 (21.3%) Units: 13 (31.7%)	+

Monitoring Framework SA/SEA Indicators

<p>Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area with an overall evaluation of Outstanding.</p>	<p>Ceredigion County Council</p>	<p>Annually</p>	<p>Between 25th April 2013 – 31st March 2014:</p> <p>Residential Development Permitted: Hectares: 0 (0%) Units: 0 (0%)</p> <p>Residential Development Completed: Hectares: 0.4 (5.1%) Units: 10 (6.3%)</p> <p>Non-residential Development Permitted: Hectares: 0.1 (5.2%) Units: 2 (2.7%)</p> <p>Non-residential Development Completed: Hectares: 0.04 (2.3%) Units: 3 (7.3%)</p>	<p>+</p>
<p>Analysis</p> <p>Ceredigion is home to a rich, diverse and highly valued landscape. Consequently, around 45% of its land area has been deemed of high enough quality to afford designation as part of Special Landscape Areas (SLAs), of which there are thirteen. It also has around 15% of its land identified as being of Outstanding value according to LANDMAP's Visual and Sensory Methodological Chapter, making it of national or even international importance.</p> <p>It should be noted that neither the SLA designations nor the outstanding LANDMAP evaluations necessarily preclude development and that many forms of development will have no effect on landscape. It should also be noted that where development does occur within SLAs and other highly valued landscapes, then the policies of the LDP can be used to require a higher quality of design and landscaping.</p>				

Currently, both the residential and non-residential completions relate to permissions that were granted prior to the adoption of the LDP and so there is very little control to be gained over them. However, an analysis of the relevant planning applications reveals that around half (50%) of residential permissions within SLAs are within SLA7: The Teifi Valley. This is to be expected since the valley is not only one of Ceredigion's largest SLAs, but it is also its most populous, incorporating three Service Centres (Adpar, Tregaron and Cenarth). Over a quarter (27%) of the remaining permissions are located within SLA 4: Ceredigion Coast – New Quay to Llanrhystud, again a relatively populous SLA, and here the permissions relate to just two sites. The remaining permissions are split relatively evenly between five different SLAs. In terms of non-residential development, the land area developed is smaller and is more evenly spread between eight of the thirteen SLAs. SLA 12: North Ceredigion Uplands takes the greatest share (around 28%), though this still only relates to four modestly sized developments, which combined occupy just 0.18ha. Given the distribution and small scale of the development within the SLAs therefore, it is clear that significantly negative effects on their character are unlikely.

Given that the land area receiving an overall evaluation of Outstanding according to LANDMAP's Visual and Sensory Methodological Chapter is smaller than the area covered by SLAs, it is unsurprising to see that the level of permissions and completions is much lower within these areas. This is partly because much of the most valued land is wild remote and thus unsuitable for most forms of development. Only one Service Centre, Aberaeron, falls within the area and no activity was recorded there over the time period. The policy approach in this area can therefore be considered to be operating successfully.

Conclusions

There are currently no concerns about the LDP's effect of Ceredigion's most highly valued landscapes.

Monitoring Framework SA/SEA Indicators

Sustainability Objectives: 6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and 6b Build vibrant, safe and cohesive communities.				
Indicator	Source	Frequency	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	Ceredigion County Council	Annually	Since the adoption of the LDP, the following affordable homes have been committed: Permitted: 585 (20%) Completed: 264 (19%)	+
Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	Ceredigion County Council	Annually	See Appendix 9.	?
Number of Lower Super Output Areas (LSOAs) in the most deprived 30%.	Welsh Government https://statswales.wales.gov.uk	Annually	According to the Welsh Index of Multiple Deprivation (WIMD) (2011), out of 47 LSOAs only 2 (4.3%) fell within the most deprived 30%. These were Aberteifi/Cardigan - Rhyd-y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).	?
Notifiable offences recorded by police by type.	Neighbourhood Statistics http://www.neighbourhood.statistics.gov.uk/dissemination/	Annually	Statistics for notifiable offences are published a year in arrears. Figures for the year 2013-2014 are therefore not available, though these for April 2012-	?

		<p>March 2013 are as follows:</p> <ul style="list-style-type: none"> • Violence with Injury (Offences): 261 • Violence without Injury (Includes Harassment and Assault) (Offences): 171 • Robbery (Offences): 6 • Theft from the Person (Offences): 5 • Criminal Damage and Arson (Offences): 434 • Domestic Burglary (Offences): 56 • Non Domestic Burglary (Offences): 90 • Vehicle Offences (Includes Theft of and from Vehicles) (Offences): 96 • Drug Offences (Offences): 440 • Sexual Offences (Offences): 47 	
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Analysis

In respect of Affordable Homes, the permitted and completed, the percentage is reasonably close to the target of general housing permissions/completions. However, in terms of numbers of units, overall housing growth has slowed over recent years due the current economic climate and this has impacted on the ability of the policy to deliver housing to meet identified needs. As the year on year number of general completions is down from the LDP target, so too are the AH completions. The target is for 70 AH completions per annum (based on general LDP delivery of 400 per annum). What these figures show is that 264 AH have been completed which averaged across 6 years equates to 44 AH completions per annum. The annual AH completions target of 70 units will most likely not be met until the general housing completions rate improves. External market forces are working against delivery of the identified target of 400 units per

annum, impacting in turn the AH target.

In respect of services and facilities in Service Centres, since the LDP has only been the basis for decision making since April 2013 it is too early to tell if this strategy is having an effect on retaining or enhancing them. In this report therefore, the results of this indicator provide a baseline for future monitoring and thus their significance is unknown.

In respect of the number of LSOAs in the most deprived 30% and notifiable offences recorded by police by type, the results of this indicator provide a baseline for future monitoring and thus their significance is unknown.

Conclusions

The AMR suggests that the proportion of Affordable Homes permitted and completed is making a positive contribution to the maintenance of the distinctive cultural identity of the County in a way that is responsive to a range of needs by enabling access to housing for local people in affordable housing need for both private and social housing sectors.

The AMR cannot draw any conclusions regarding the effects of the LDP at this point in respect of the objective to build vibrant, safe and cohesive communities.

Sustainability Objectives: 7a Promote and provide opportunities and services to maintain healthy communities.				
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	Ceredigion County Council	Annually	Owing to IT issues it has not been possible to measure this indicator during this period. It will be taken up in the next monitoring period.	N/A
Proportion of new dwellings within 300m of their nearest natural green space.	Ceredigion County Council	Annually	All new dwellings are within 300m of their nearest natural greenspace according to NRW data on 'provisionally accessible natural greenspace'.	+
Amount of new open space facilities (ha) provided.	Ceredigion County Council	Annually	Gain of 0.05 formal open space facility within Llanarth RSC.	+
<p>Analysis Many of the applications received during this monitoring period relate to sites already granted as outline under the Unitary Development Plan (UDP) and as such it has not been possible to require the development to provide open space in accordance with Policy LU24. One relevant application that should have provided open space was a mixed use development but the site was physically constrained and therefore the policy requirements were not able to be met. However, due to the site's location its residents will easily be able to access open space (both formal and informal). It was therefore considered that the economic benefit of the development outweighed the inability to accommodate on site provision of open space. Finally permission was granted for an additional four dwellings on a site that was already undergoing development. Significant pre-application discussions had occurred prior to the adoption of the LDP and therefore the LPA was unable to secure additional open space in line with Policy LU24. However, an informative has been placed on the decision notice requiring that any further development will need to provide open space. Due to the rural nature of Ceredigion, all properties are within 300 meters of natural greenspace according to the NRW data on 'provisionally accessible natural greenspace'. Refinement of the information on natural greenspace from NRW needs to occur in order to provide a more precise answer in future plan periods.</p>				
<p>Conclusions The data reflects the fact that many of the applications received in some way related to permissions granted under the UDP. As the allocated sites within the LDP come forward the amount of new open space will increase.</p>				

Sustainability Objectives: 8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.				
Indicator	Source	Frequency	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Tourist days and Tourist numbers by (i) Serviced Accommodation, (ii) Non-Serviced Accommodation, (iii) Staying with friends or relatives and (iv) Day Visitors.	Ceredigion County Council http://tourism.ceredigion.gov.uk/saesne/more.htm	Annually	<p>The following information is only available on a calendar year basis. This information is for the year 2013:</p> <ul style="list-style-type: none"> • 216,700 persons staying in Service Accommodation • 956,600 staying in Non-Serviced Accommodation • 117,400 staying with Friends or Relatives • 1.3 million day visitors 	0
<p>Analysis</p> <p>When compared with data from 2012, data from 2013 shows a decrease in the number of persons staying in almost all types of accommodation. The exception being staying with friends or relatives, which saw a slight increase. This is not unique to Ceredigion and is a situation repeated in a number of Ceredigion's neighbouring authorities.</p> <p>Comparison figure from mid and South Wales illustrated that the non-serviced sector (especially caravan and camping) performed very badly in 2013. The majority of tourism bedspaces are within this type of accommodation and therefore this can have a heightened effect on other aspects of the Ceredigion tourist economy.</p> <p>However, despite this drop in visitor numbers, there was in fact a 0.3% increase in economic impact. As such, it is considered that the Plan has had little effect on tourist numbers and that overall the year by year changes are neutral.</p>				
<p>Conclusions</p> <p>Whilst there has been a notable drop in tourism numbers this does not appear to be Ceredigion specific. It is considered that the LDP policy which restricts the development of new caravan sites etc. will, in the long term, benefit Ceredigion by making it less reliant on one specific sector of accommodation.</p>				

Sustainability Objectives: 9a Increase opportunities to build the Ceredigion education and skills base.				
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Number and % of people aged 16-64 with at least an NVQ level 2 qualification or equivalent.	NOMIS Official Labour Market Statistics http://www.nomisweb.co.uk/	Annually	For the time period Jan 2013-Dec 2013 as follows:	?
Number and % of people aged 16-64 with at least an NVQ level 4 qualification or equivalent.	NOMIS Official Labour Market Statistics http://www.nomisweb.co.uk/	Annually	<ul style="list-style-type: none"> • NVQ4 and above: 15,300 (31.6%) • NVQ3 and above: 29,400 (60.9%) • NVQ2 and above: 37,800 (78.2%) • NVQ1 and above: 42,000 (87.1%) • Other qualifications: 2,100 (4.4%) • No qualifications: 4,100 (8.5%) 	?
Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.	Ceredigion County Council	2011-13 and 2021-23	<ul style="list-style-type: none"> • Walking <ul style="list-style-type: none"> o 30 min.: 71.6% o 60 min.: 4.1% o 90 min.: 6.5% o Over 90 min.: 17.8% • Public Transport <ul style="list-style-type: none"> o 30 min.: 86.1% o 60 min.: 8% o 90 min.: 2.2% o Over 90 min.: 2.8% • Car 	+

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> o 30 min.: 100% o 60 min.: 0% o 90 min.: 0% o Over 90 min.: 0% 	
<p>Analysis</p> <p>To a large extent these figures will be used as a baseline figure for future AMRs, particularly in relation to the distance from learning providers.</p> <p>Data on qualifications is however collected more frequently and can be compared with other national data. Comparison of the data against the Wales average demonstrates that Ceredigion is achieving higher levels of qualifications than the Wales Average. With 78.2% of the Ceredigion population having an NVQ Level 2 and above qualification compared with the Wales average of 71.2%. Only 8.5% of the Ceredigion population has no qualification whereas the Wales average is 10.6%.</p>				
<p>Conclusions</p> <p>The AMR cannot draw any conclusions regarding the effect of the LDP on access to learning providers and qualifications at this point. This is due to the fact that the figures quoted form baseline data which future AMRs will be assessed against.</p>				

Sustainability Objectives: 10a Promote the use of the Welsh language.				
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Number and % of persons age 3 and over who say they can speak Welsh by Census year.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	31 st March 2011: <ul style="list-style-type: none"> • All persons aged 3 and over: 73,847 • Persons who can speak Welsh: 34,964 • Persons who cannot speak Welsh: 38,883 • Percentage of people who say they can speak Welsh: 47% 	0
% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	Welsh Government https://statswales.wales.gov.uk	Annually	31 st December 2013, persons aged 3 and over: <ul style="list-style-type: none"> • All persons aged 3 and over: 74,800 • Persons who can speak Welsh: 40,600 • Persons who cannot speak Welsh: 34,100 • Percentage of people who say they can speak Welsh: 54.3% 	?
Number and % of Ceredigion pupils who speak Welsh at home.	Ceredigion County Council School Census	Annually	Data is for the academic year 2013-2014: <ul style="list-style-type: none"> • Speaks Welsh at home: 	?

Monitoring Framework SA/SEA Indicators

			3,734 (38.8%) <ul style="list-style-type: none"> • Does not speak Welsh at home: 4,309 (44.8%) • Not applicable (cannot speak Welsh): 1,529 (16.4%) 	
The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	Welsh Government https://statswales.wales.gov.uk	Annually	Data for year 2012-2013: 462 pupils (61%)	?
<p>Analysis</p> <p>Since the publication of the 2011 Census results the Welsh language has been the subject of considerable academic and political discussion. A significant element of this discourse is focused on the fact that between 2001 and 2011 Wales saw a drop in the number of Welsh speakers, from around 582,000 to around 562,000 individuals. According to the Census data Ceredigion also experienced a drop in both the number and proportion of those claiming to be able to speak Welsh, falling from around 38,000 (approx.52%) to around 35,000 (approx. 47%). Given the growth that occurred between 1991 and 2001 such a change in the number of speakers is particularly unwelcome. However, while the Census is designed to be a measure of the whole population and despite extensive efforts to ensure that each and every person and dwelling is counted, there is an element of uncertainty in the Census estimates. The Office for National Statistics (ONS) has provided a measure of this uncertainty for some of the key results in terms of confidence intervals, e.g. the overall the Census estimate for the England and Wales population had a 95 per cent confidence interval width of plus or minus 0.15 per cent (plus or minus 83,000 people). While there is no confidence interval provided for the Welsh language figures, small sample sizes result in wider intervals since there is naturally less certainty for smaller populations. Consequently, some caution should be applied when drawing conclusions from the language data, particularly when looking at smallest areas and especially when considering the relatively minor changes involved. However, the Census does provide the most reliable estimates for the population and its characteristics.</p> <p>It is useful to consider other sources of data and the AMR also takes note of the results of the ONS Annual Population Survey (APS). The APS estimates indicate that in December 2013 Ceredigion was home to some 40,000 persons over 3 years of age (approx. 54%) who could speak Welsh, which is around 7% higher than the March 2011 Census estimate. However, because the sample size in the APS is very much smaller, the APS figures should be treated with much more caution. They show considerable year-on-year variability in the number and proportion of speakers (for example, 57.1% at the end of 2011 and only 52.5% in 2012) which clearly demonstrates the volatility of estimates derived from small samples. No confidence intervals are provided with the data.</p> <p>Finally, the AMR also considers education data taken from Ceredigion's annual School Census and the Welsh Government's National Strategic Indicators. The</p>				

former indicates that the vast majority of pupils in Ceredigion schools are able to speak Welsh, with only 16.4% claiming to be unable to speak the language. The data from this Census is available as far back as the academic year 2009/10 and shows that since that time the number and proportion of pupils who speak Welsh at home has been relatively constant, varying between 3,914 (39.2%) in 2009/10 and 3,734 (38.8%) 2013/14. It is perhaps desirable to see this number and proportion increase, although this is beyond the remit of the LDP. It should be noted that the number and proportion of non-Welsh speakers also remains relatively constant, varying from 1,949 (19.5%) in to 2009/10 to 1,356 (14.2%) in 2012/13. The Welsh Government's Key Stage 3 data is published a year in arrears and therefore it is not yet known how the speakers recorded in Ceredigion's School Census translates into assessments, though we do know that for the year 2012-2013 over 60% of pupils in that educational cohort received a Teacher Assessment in Welsh (first language). This compares favourably to the Wales average of 17%.

Causally linking linguistic change and spatial planning is extremely difficult, and there is nothing in the way of substantive evidence to suggest that such a relationship exists in Ceredigion. Furthermore, in the case of the 2011 Census, the LDP was adopted after it was carried out and therefore it would not be possible to claim that the LDP has been a significant driver for change over the intercensal period. This is not, however, an argument for the Welsh language to be ignored as a material consideration and the AMR will continue to monitor linguistic changes over the Plan period. At this stage of the LDP, however, it is not possible to draw any conclusions regarding the LDP's effect on the Welsh language.

Conclusions

The AMR cannot draw any conclusions regarding the effect of the LDP on the Welsh language at this point.

Monitoring Framework SA/SEA Indicators

Sustainability Objectives: 11a Reduce the need to travel/transport and promote sustainable modes of transportation; and 11b Improve accessibility to services for communities, and connectivity for the sake of the economy.				
Indicator	Source	Frequency	Performance (25 th April 2013 – 31 st March 2014)	
			Nature of performance	Significance
Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) supermarket, (ii) post office and (iii) doctor surgery and/or hospital; by walking, car and public transport.	Ceredigion County Council	Annually	Supermarket <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> o 30 min.: 99.9% o 60 min.: 0.01% o 90 min.: 0% o Over 90 min.: 0% • Public Transport: <ul style="list-style-type: none"> o 30 min.: 67% o 60 min.: 20.1% o 90 min.: 8.5% o Over 90 min.: 8.5% • Walking: <ul style="list-style-type: none"> o 30 min.: 36.9% o 60 min.: 8.8% o 90 min.: 11.7% o Over 90 min.: 42.7% Post Office <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> o 30 min.: 100% o 60 min.: 0% o 90 min.: 0% o Over 90 min.: 0% 	?

			<ul style="list-style-type: none"> • Public Transport: <ul style="list-style-type: none"> o 30 min.: 82.3% o 60 min.: 10.1% o 90 min.: 0.8% o Over 90 min.: 6.8% • Walking: <ul style="list-style-type: none"> o 30 min.: 60.9% o 60 min.: 18.4% o 90 min.: 12.1% o Over 90 min.: 8.6% <p>Doctor surgery and/or hospital</p> <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> o 30 min.: 100% o 60 min.: 0% o 90 min.: 0% o Over 90 min.: 0% • Public Transport: <ul style="list-style-type: none"> o 30 min.: 73.6% o 60 min.: 15.5% o 90 min.: 2.9% o Over 90 min.: 7.9% • Walking: <ul style="list-style-type: none"> o 30 min.: 44.4% o 60 min.: 12.5% o 90 min.: 15.8% o Over 90 min.: 27.3% 	
Volume of road traffic.	Welsh Government https://statswales.wales.gov.uk	Annually	Figures for 2013-2014 are not available. Traffic volume was last	?

Monitoring Framework SA/SEA Indicators

			recorded in 2012 as follows: 0.68 Billion vehicle kilometres.	
The main mode of transport for traveling to work.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	31 st March 2011: <ul style="list-style-type: none"> • All categories: Method of travel to work (alternative): 57,405 • Work mainly at or from home: 6,780 (11.8%) • Underground, metro, light rail, tram: 32 (0.1%) • Train: 125 (0.2%) • Bus, minibus or coach: 910 (1.6%) • Taxi: 98 (0.2%) • Motorcycle, scooter or moped: 148 (0.3%) • Driving a car or van: 17,917 (31.2%) • Passenger in a car or van: 1,652 (2.9%) • Bicycle: 361 (0.6%) • On foot: 4,266 (7.4%) • Other method of travel to work: 157 (0.3%) • Not in employment: 24,959 (43.5%) 	?

<p>Number of car or vans per household.</p>	<p>Office of National Statistics http://www.ons.gov.uk/ons/index.html</p>	<p>2011-13 and 2021-23</p>	<p>31st March 2011:</p> <ul style="list-style-type: none"> • All households: 31,562 • Households with no cars or vans: 5,803 (18.4%) • Households with 1 car or van: 13,627 (43.2%) • Households with 2 cars or vans: 8,677 (27.5%) • Households with 3 cars or vans: 2,449 (7.8%) • Households with 4 or more cars or vans: 1,006 (3.2%) • Sum of all cars or vans: 42,905 	
<p>Analysis To a large extent these figures will be used as a baseline figure for future AMRs. Furthermore, the impact of new residential development as a proportion of existing housing stock dispersed across the County is likely to be largely imperceptible on a year by year basis and in respect of some of the data, causal relationship between journey times and residential development is not easily identifiable. Analysing the data over a longer time period may however offer some indication as to the effects of the LDP.</p>				
<p>Conclusions The AMR cannot draw any conclusions regarding the effect of the LDP at this point. It is likely that a year by year 'no change' scenario will persist and that substantive effects will not be identifiable until later in the Plan period. Any significant changes should be the subject of analysis of potential causes beyond the impact of the LDP.</p>				

Monitoring Framework SA/SEA Indicators

Sustainability Objectives: 12a Encourage a vibrant and diversified economy.				
Indicator	Source	Frequency	Performance (25th April 2013 – 31st March 2014)	
			Nature of performance	Significance
Number and % of economically active people in employment	NOMIS Official Labour Market Statistics http://www.nomisweb.co.uk/	Annually	January 2013 to December 2013: <ul style="list-style-type: none"> • Economically Active: 34,000 (64.5%) • In employment: 33,200 (62.8%) • Employees: 24,200 (47.7%) • Self-employed: 8,400 (14%) • Unemployed (model-based): 1,500 (4.4%) 	+
Median gross weekly pay for residents within Ceredigion.	NOMIS Official Labour Market Statistics http://www.nomisweb.co.uk/	Annually	January 2013 to December 2013: <ul style="list-style-type: none"> • Full-time workers: £433.30 • Male full-time workers: £462.60 • Female full-time workers: £364.9 	?
Number of employees by broad economic sector.	Stats Wales: https://statswales.wales.gov.uk	Annually	Figures for 2013-2014 are not available. Employees by sector last recorded in 2012 as follows: <ul style="list-style-type: none"> • Agriculture, forestry and fishing: 3,100 	?

			<ul style="list-style-type: none"> • Production: 1,600 • Construction: 2,300 • Wholesale, retail, transport, hotels and food: 9,600 • Information and communication: 400 • Finance and insurance activities: 300 • Real estate activities: 500 • Professional, scientific and technical activities; administrative and support service activities: 2,900 • Public administration, defence, education and health: 11,800 • Other service activities: 2,400 • All industries: 34,900 	
Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council	Annually	Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units) = 75%	+
Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council	Annually	Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units) = 58.1% (261 units)	+
Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and	Ceredigion County Council	Annually	Survey carried out February 2014: <ul style="list-style-type: none"> • Aberaeron: 6.9% 	+

Monitoring Framework SA/SEA Indicators

Tregaron.			<ul style="list-style-type: none"> • Cardigan: 16.2% • Aberystwyth: 7.7% • Lampeter: 12.4% • Llandysul: 10.5% • Tregaron: 15.4% 	
% of retail uses on primary retail frontage.	Ceredigion County Council	Annually	<p>There are Primary Retail Frontages in Cardigan and Aberystwyth only. Survey was carried out in February 2014:</p> <p>Cardigan</p> <ul style="list-style-type: none"> • P0201 High Street West: 68.0% • P0202 High Street East: 76.0% <p>Aberystwyth:</p> <ul style="list-style-type: none"> • P0301 Great Darkgate Street North: 66.7% • P0302 Great Darkgate Street South: 90.5% • P0303 Owain Glyndwr Square North: 57.1% • P0304 Owain Glyndwr Square South: 80.0% • P0305 Pier Street East: 57.1% • P0306 Pier Street West: 83.3% • P0307 Chalybeate Street West: 62.5% • P0308 Terrace Road West: 	0

			88.9% • P0309 Terrace Road East: 81.8%	
% of retail uses on secondary retail frontage.	Ceredigion County Council	Annually	<p>There are Secondary Retail Frontages in Cardigan and Aberystwyth only:</p> <p>Cardigan</p> <ul style="list-style-type: none"> • S0201 High Street West: 40.0% • S0202 High Street East: 72.2% • S0205 Priory Court: 80.0% • S0206 Priory Street North: 45.5% • S0207 Priory Street South: 42.9% • S0209 Pendre: 78.6% <p>Aberystwyth</p> <ul style="list-style-type: none"> • S0301 Chalybeate Street East: 60.0% • S0302 Terrace Road/Cambrian Place: 23.1% • S0303 Terrace Road South: 61.5% • S0305 Pier Street East: 44.4% • S0307 Pier Street West: 36.4% • S0308 Bridge Street West: 84.6% 	0

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • S0309 Bridge Street East: 50.0% 	
Footfall levels in Aberystwyth.	Ceredigion County Council	Annually	<p>Footfall recorded Friday 8th November 2013, between 10am and 5pm:</p> <ul style="list-style-type: none"> • Great Darkgate Street: 1,472 • Sgwar Owain Glyndwr: 1,436 • Sgwar Owain Glyndwr: 2,649 • Terrace Road (North): 1,421 • Terrace Road (South): 1,772 • Chalybeate Street: 1,270 • Clock Tower - Bridge Street: 462 • Clock Tower - Upper Great Darkgate: 388 • Promenade - end of Terrace Road: 268 • Promenade - end of Terrace Road: 275 • Eastgate (Top): 442 • Pier St (Cardigan House): 726 • North Parade (East) 1,117 • Total: 13,698 	?
<p>Analysis Despite there being fewer economically active persons in Ceredigion in 2013 than in 2007 (when the LDP period began), there has been a growth in the number and therefore proportion of people in employment. In 2007 there were some 32,000 (61.1%) persons in employment while in 2013 the number has grown to around 33,200 (62.8%). While the economic recession caused the numbers in employment to drop from a peak of 35,400 (69.6%) in 2010 to a nadir of 31,700</p>				

(61.3%) in 2011/2012, since then there has been a steady rise in numbers in employment. The proportion of economically active persons in employment may seem low, being lower than the Wales (68.9%) and UK (71.5%) average but Ceredigion has a relatively high student population, which in 2013 contributed to around 45% of those individuals not in employment.

The ONS Annual Survey of Hours and Earnings (ASHE) data shows that gross weekly pay for full time employees grew by an average of around 2.8% per annum over the period of 2007-2013 (the LDP period so far) which is greater than the overall level in Wales (approx. 2.4%) and the UK (approx. 2.2%). However, given that the Ceredigion figures are derived from survey data for a small area, the change may be more the result of sample variability than evidence of an actual change in income (the coefficient of variation for the provisional 2013 data is between 5 and 10% for all employees and for men, and 10-15% for women). However, wages in Ceredigion are consistently lower the Welsh and UK averages and the assumed growth is also below the average annual rate of inflation for this period, which according to the Consumer Price Index was just over 3%. There is also a significant discrepancy between the wages paid to male and female employees in terms of gross weekly pay. Between 2007 and 2013 male workers' pay appears to have increased by an average of around 3.2% while female workers' pay only achieved around 1.5%, but note the caution above concerning the reliability of the sample estimates. The data suggests that male workers gained levels of growth above the Welsh and UK averages (both around 2%) whilst growth in female workers pay was below both (both around 2.7%).

Data on employment by economic sector is only available up to 2012. It is not therefore possible to draw any conclusions at the present time as this year coincides with the nadir in the number of economically active persons in employment in Ceredigion. Since there has been a growth in the number of jobs since this point, the figures are unlikely to be representative of the current situation. It is likely therefore that, although it will continue to be monitored, this indicator will not prove useful until later in the Plan period.

In relation to the development of the LDP's allocated employment sites, 75% of their area is now committed for development, though as yet only 58.1% of the units have been completed. Most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses. This is a satisfactory situation at this point in the Plan period.

Shop vacancy rates are highly variable between Town Centres, with 16.2% of shops vacant in Cardigan and 6.9% in Aberaeron. The average shop vacancy rate within Ceredigion's Town Centres is 11.9%. This is below UK vacancy average, which according to the Local Data Company (2014) was 13.9% in December 2013. Therefore, while there may be concern in town centres such as Cardigan and Tregaron, Ceredigion's other town centres are performing better than the national average and overall, the situation is an optimistic one, particularly as Aberystwyth, which is by far Ceredigion's largest shopping centre, has a vacancy rate of just 7.7%.

Ceredigion's Primary and Secondary retail frontages, which exist only in Aberystwyth and Cardigan, also offer a varied picture. In Aberystwyth Primary Frontages, the proportion of retail use varies from between 88.9% to 57.1%, while its Secondary Frontages vary between 84.6% and 23.1%. In Cardigan Primary Frontages, the proportion of retail uses varies from between 76% to 68%, while its Secondary Frontages vary between 80% and 40%. It is the aim of the LDP to maintain predominantly retail uses on these frontages, with 75% being the desirable proportion for the Primary Frontages. It is clear therefore that while in certain areas Plan Objectives are being met, in others they are failing. It is important therefore to maintain a strong policy stance on applications in these areas, particularly where they propose a change of use to a non-retail function.

Footfall surveys have been conducted in Aberystwyth annually since 2012. Since the first survey a small increase in footfall was recorded in the majority of locations within Aberystwyth. However, given the limited nature of the increase and the short period over which the survey has been conducted, it is not possible to draw any conclusions from this fact. It is likely therefore that this indicator will become more useful in the latter part of the Plan period, particularly following the development of large retail projects such as the proposed Tesco and Marks and Spencer on allocated site M0302 (Mill Street).

Conclusions

There are indications of an improving economy and job market within Ceredigion. However, it is too early to tell whether or not this is a long term trend and whether or not it is in any way causally linked to the implementation of LDP. Despite these uncertainties, there is no evidence to suggest that the LDP is having a negative effect on the local economy and therefore, within the context of the SA/SEA, the overall effect of the LDP does not raise any concerns at the present time.

6. Conclusions and Recommendations

6.1 Paragraph 4.43 of LDP Wales sets out seven questions that the AMR must seek to address. Whilst all of the issues are considered and addressed throughout this report as part of the analysis of the monitoring data, they are not set out specifically to directly address the particular questions. In order to ensure that the AMR complies with its statutory requirements, it is appropriate to set out the conclusion and recommendations to directly respond to the seven questions.

Does the basic Strategy remain sound?

6.2 The evidence collected through the AMR process indicates that:

- The development strategy for Ceredigion remains sound and requires no further intervention at this stage of the plan.

What impact the policies are having Globally, Nationally, Regionally and Locally?

6.3 The SEA identifies that globally there is a general positive change in the environment, and the LDP monitoring framework shows that the LDP is contributing to meeting sustainable development objectives. For example, since the start of the Plan period renewable energy projects with an installed capacity of over 70 MW has been granted planning permission.

6.4 Nationally the LDP framework is delivering to meet national requirements and needs (for example through facilitating the delivery of housing and economic opportunities, including affordable housing).

6.5 The LDP is assisting in meeting regional objectives. For example, the role of Aberystwyth as a regional and national centre is being successfully promoted through the LDP which is achieving development commitments such as Mill Street Mixed use development.

6.6 Locally policy intervention and allocation delivery is assisting with regeneration and meeting local social and economic need. For example, the granting of permission for Allocated Site M0302: Mill Street Car Park for retail (with a residential element), will help bolster Aberystwyth's economy and contribute towards the regeneration of the town. Furthermore, since the start of the Plan period, over 500 affordable houses have been granted planning permission across the County. This bestows significant social benefits, bringing home ownership in reach of many households who would otherwise be excluded from the market.

Do any of the policies need changing to reflect changes in National Policy?

- 6.7 No significant changes in national policy or legislation during 2013-14 directly affect the implementation of the LDP. Therefore no changes are needed at this stage.
- 6.8 The Planning Bill in due course will have an impact particularly with regard to Development Management policies and is likely to be relevant when the plan comes up for its first review.
- 6.9 The Council is also considering whether there are any implications regarding the application of the LDP with regards to TAN 20 and the guidance note that was published in June 2014. This consideration is yet to be completed and will be reported as part of AMR 2014/15.

Are the policies and related targets being met or is progress being made towards meeting them (including the publication of SPG)?

6.10 These key findings are only based on a relatively short monitoring period and therefore it is difficult to identify any specific trends. The findings will need to be compared with future monitoring data before any real firm conclusions can be drawn. However the conclusions for the first formal monitoring report indicate that the plan policies are generally being met and that the plan is moving towards its related targets. In terms of LDP policy, 3 policies have been triggered for consideration, but all have mitigating circumstances and have not been triggered as a result of the policy failing.

6.11 The policies are:

- DM11 Designing for Climate change.
- DM14 Nature Conservation and ecological connectivity
- DM15 Local Biodiversity Conservation

These three policies are further discussed under the next question.

6.12 The LDP allocations are progressing, some with permissions, some having just received permission and many others being the subject of pre application discussion. The LPA are actively discussing with landowners/developers the progressing of all allocated sites not only as part of the work required for the annual JHLAS but also through active dialogue at other times during the year. Where there are stumbling blocks identified as part of those discussions the LPA are attempting to help address those matters where it can. The status of the LDP allocations is set out in Appendix 4.

6.13 Section 5 sets out the results of the SA/SEA monitoring process, which concludes that an overall positive effect has been realised. The only note of caution is that the findings of the SA/SEA monitoring reflect a

short term position and a longer period will need to be considered for a real pattern to be confirmed.

6.14 During the year 3 SPGs were consulted upon (Special Landscape Areas, Open Spaces and Affordable Housing). Work on preparing another 5 has also progressed (The Built Environment, Nature conservation, Renewable Energy, Parking Standards and Transport Assessments). Work on the Welsh Language SPG is on hold until the Council concludes its consideration of TAN 20 and its accompanying guidance note. The nature of the Energy SPG has changed from that originally envisaged as a result of the Renewable Energy Audit not yet having completed and the need for an SPG in the interim to guide development in relation to wind and solar schemes due to the proliferation of applications currently being received. The need for an SPG on Planning Obligations is currently thought to no longer be necessary as Policy DM05 Sustainable Development and Planning Gain was significantly changed during the examination rendering the need for the SPG as unnecessary at present. For a full list of SPGs and status see Appendix 5.

Where progress has not been made, what are the reasons for this and what knock on effects does this have?

6.15 This is the first AMR to be prepared in respect of the Ceredigion LDP and marks the halfway point in the plan period.

6.16 Section 4 provides a detailed analysis of the success of the plan to date against the monitoring indicators and factors in terms of delivering the Strategy during 2013/14. The findings are summarised in the following table and in Appendix 2:

LDP Monitoring Summary Table	
Policy*	Status
S01, S02, S03, S04, S05, LU05, LU13, LU18, LU19, LU20, LU21, LU22, DM15, DM20 DM22,	Policy is being met or exceeded. No intervention required.
S01, S02, S03, S04, S05, LU02, LU05, LU06, LU11, LU12, LU13, LU19, LU21, LU22, LU24, DM11,	Policy is not delivering as anticipated but is delivering sufficiently and does not require intervention measures
DM11, DM14, DM15	Policy is failing to deliver as anticipated and intervention measures should be considered.
S01, S04, S05, LU12, LU13, LU18, LU19, LU20, LU21, LU22 LU27, LU31, DM12	No conclusion can be drawn at this stage.

*Policies may appear in multiple categories if they are subject to more than one LDP monitoring indicator,

6.17 Three policies have been triggered for consideration, These policies are:

Conclusions and Recommendations

- DM11 Designing for Climate change. Triggered because development has been permitted, that although not objected to by NRW, hasn't been accompanied by a full justification in relation to each of the TAN 15 tests as required by National Guidance. Action for 2014/15 in order to ensure compliance with AMR target therefore must be to ensure that all applications granted in the flood plain have a minuted justification in relation to each of the individual tests set out in TAN 15.
- DM14 Nature Conservation and ecological connectivity. Triggered because not all relevant applications have been considered by the LA Ecologist to ensure that applications granted did not have a potential significant effect on nature conservation. Action for 2014/15 in order to ensure compliance with AMR target therefore must be to ensure that the LA Ecologist is involved in all relevant planning applications and that necessary mitigation conditions are attached as advised.
- DM15 Local Biodiversity Conservation. Triggered because not all relevant applications have been considered by the LA Ecologist to ensure that applications granted did not have a potential significant effect on nature conservation. Action for 2014/15 in order to ensure compliance with AMR target therefore must be to ensure that the LA Ecologist is involved in all relevant planning applications, that further training is undertaken internally to improve general understanding as to the necessity of enhancements and that the necessary enhancements are attached to planning permissions where advised.

6.18 The findings of the SA/SEA monitoring exercise are outlined in Section 5 of the AMR. The results indicate that overall, the plan is travelling in a positive direction.

Do any aspects of the LDP need adjusting or replacing because they are not working as intended or are not achieving the Objectives of the Strategy and/or Sustainable Development Objectives?

6.19 Whilst the LDP Strategy remains sound, the downturn in the economy has had a marked effect on house building rates. Looking at other AMRs all LA areas appear to be experiencing the same downturn in delivery. There is a considerable amount of land allocated in the LDP and also a considerable amount of planning permissions already in place (over 1700 at March 2014 – some of which would relate to allocated sites). The issue does not therefore appear to be as a result of lack of land availability or opportunities but more as a result of lack of demand. The lack of demand is unlikely to be as a result of a lack in need for housing, the need exists as evidenced in the Local Housing Market Assessment. The lack of delivery is therefore mainly due to the lack of ability to borrow/raise capital not only for the buyer but also for the developer to finance the scheme in the first place. There is also likely to be some element attributed to the fact that Ceredigion is reliant on small scale

developers/builders to deliver its sites –often working on one site at a time and over a long period, with no interest expressed in the county from volume builders, therefore the rate of delivery will be slower. Through actively discussing with allocated site owners/developer and those with planning permissions already granted to find out what the barriers are in more detail the LPA aim to determine whether it is possible to improve the delivery rates in Ceredigion. There is very little it can do however in relation to the barrier relating to capital and borrowing, this is a national issue and requires intervention at that level if delivery is to improve not only in Ceredigion but across Wales and the UK.

6.20 The delivery of SSA D is reliant on the relevant infrastructure being in place or to have been secured. The delivery of infrastructure is largely reliant on other schemes in the adjoining County of Powys being permitted. To date there have been a number of schemes refused in Powys which would have facilitated the delivery of this infrastructure – the outcome of appeals is awaited on a number of those schemes. The delivery of SSA D is therefore currently uncertain however it cannot be rectified by Ceredigion County Council.

6.21 The Council's programme of improving its education provision will include the requirement for new schools in some cases. It is acknowledged that some sites put forward may not meet the policies and Strategy of the LDP. Whilst a decision in respect of one site contrary to policy may be justified, that cannot be the case for the whole school programme. Therefore there needs to be a sustainable approach to education provision in the whole that is in line with the LDP. Ideally sites for new provision should be identified through the LDP review process, where this is not possible then the LDP review will need to consider any recent education developments or commitments and assess whether any elements of the Strategy need to be changed to facilitate and improve the economic and social sustainability of those locations.

If policies or proposals need changing, the suggested actions required to archive them.

6.22 No policies or proposals require changing at this stage in the plan process.

Conclusion

6.23 No policies or proposals require changing at this stage in the plan process.

Appendix 1: Changes to the Monitoring Framework

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
AMRH12: Type of Affordable Housing	Completions and Commitments by type	<p>Change wording of target to:</p> <p>59% of affordable units are conveyed at 35% market value to Registered Social Landlords for social rent.</p> <p>59% of affordable housing units for social rents, delivered by the private sector and Registered Social Landlords (RSLs).</p>	<p>The rules governing the types of housing provided by Registered Social Landlords are subject to change as are the financial and funding constraints within which they operate. The assumption made in the LDP was that any 'affordable' property transferred to a RSL should be deemed to be social housing and that completed dwellings made available at 35% market value would notionally be attractive to RSLs to rent at social rent. There are in fact many housing management options available to RSLs by which they might optimise the provision of affordable housing and the planning system cannot 'second guess' these nor should it constrain the RSLs. It is the LHA function and the RSLs' own governance rules that ensure that RSLs are making appropriate provision to meet social housing needs. The role of planning is to negotiate a contribution to social</p>	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
			housing from the private sector and to clarify how many units are transferred to RSLs from private developers at a value that makes them attractive to the RSLs, making a contribution to provision to meet 59% of affordable need which is social housing need.	
AMRH14: Delivery of Housing	The ratio of permissions granted to completions for residential development.	Change indicator wording to: The ratio of permissions granted outstanding permitted residential units for to residential completions.”	The change in the wording was needed to match the indicator's target.	2013-2014
AMRE02: Employment Land Supply	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units): 75%	Change indicator wording to: 1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units): 75%	It is not possible to monitor the number of existing individual units on employment sites with a high enough degree of confidence to make this measurement possible.	2013-2014
AMRE06: Vitality of Rural Service Centres	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre	Change indicator to: Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary	The indicator is designed to measure the services provided in the Rural Service Centre. This amendment to wording clarifies that this is the case.	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
		school) in a Rural Service Centre		
Sustainability Objective 1c: To reduce flood risk	Amount of new non-residential development (floorspace and proportion) permitted with SuDS.	Change indicator wording to: Amount of new non-residential development (units) over 500m ² (floorspace and proportion) permitted with SuDS.	Change was needed in order to make the indicator better reflect the LDP's policies.	2013-2014
Sustainability Objective 2b: To maintain and improve air quality across Ceredigion.	Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , SO ₂) by sector.	Change indicator wording to: Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , SO₂ ozone) by sector.	The change was required because data was no longer available in a format that would allow the original indicator to be measured.	2013-2014
Sustainability Objective 2b: To maintain and improve air quality across Ceredigion.	Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , SO ₂) by sector.	Change source of data to; Ceredigion County Council Air Quality Progress Report	Change reflects the change of wording to the indicator.	2013-2014
Sustainability Objective 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Ecological status of waterbodies (WFD monitoring).	Delete indicator	The data is no longer reliably collected for Ceredigion. An alternative indicator is included, see below.	2013-2014
Sustainability Objective 2c Minimise the adverse effects of land-use on	Number of substantiated water pollution incidents.	Delete indicator	The data is no longer reliably collected for Ceredigion.	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
inland and coastal water resources quantity and quality.			An alternative indicator is included, see below.	
Sustainability Objective 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Number/Percentage of water resource zones meeting target headroom requirements.	Delete indicator	The data is no longer reliably collected for Ceredigion. An alternative indicator is included, see below.	2013-2014
Sustainability Objective 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Bathing water quality	Add new indicator: Bathing water quality	Owing to the deletion of this objective's indicators it was necessary to find an alternative means of monitoring.	2013-2014
Sustainability Objective 3a: Make sustainable use of natural resources	Municipal waste produced/recycled/landfilled per annum	Replaced with (1): Total tonnage of Municipal waste and Performance against: Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste	To align the indicator with National performance targets	2013 -2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
		(expressed as a percentage). Target currently set at 52% And (2): Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13 & 11,140 tonnes for 2013/14		
Sustainability Objective Sustainability Objective 3a: Make sustainable use of natural resources	Industrial and commercial waste produced /recycled/landfilled per annum.	Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.	The change was necessary as there is a paucity of data for commercial and industrial, but data is available via the Waste Interrogator for household/industrial and commercial waste (albeit for 2012)	2013-2014
Sustainability Objective 4a: To value, conserve and enhance biodiversity.	Loss of priority habitat (ha) due to new development.	Change indicator wording to: Net Loss of priority habitat (ha) due to new development.	The important figure is the net loss as compensation should counteract some (or all) of the total loss	2013-2014
Sustainability Objective 4a: To value, conserve and enhance biodiversity.	Loss of sites (ha) that meet SINC criteria due to new development.	Change indicator wording to: Net Loss of sites (ha) that meet SINC criteria due to new development.	The important figure is the net loss as compensation should counteract some (or all) of the total loss	2013-2014
Sustainability Objective	Status of LBAP priority species and	Delete indicator	Data no longer available for	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
4a: To value, conserve and enhance biodiversity.	habitats.		Ceredigion. The report system (Biodiversity Action Reporting System) has changed and only records action being done for biodiversity not loss and gain. Formal reporting rounds are no longer carried out.	
Sustainability Objective 4a: To value, conserve and enhance biodiversity.	Achievement against national and LBAP targets.	Delete indicator	Data no longer available for Ceredigion. The report system (Biodiversity Action Reporting System) has changed and only records action being done for biodiversity not loss and gain. Formal reporting rounds are no longer carried out. In addition, the UK government no longer requires reporting to the targets.	2013-2014
Sustainability Objective 4a: To value, conserve and enhance biodiversity.	Levels of Atmospheric Deposition at European Sites	Delete indicator	Data no longer available for Ceredigion.	2013-2014
Sustainability Objective 5a: To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness,	Amount of development (ha, units and proportion) permitted and completed within LANDMAP Aspect Areas with an overall evaluation of Outstanding.	Change indicator wording to: Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Areas with an	It was found that considering all methodological chapters with an overall evaluation of Outstanding covered over 70% of the County and included a number of Service Centres including Aberystwyth, Cardigan, Lampeter and Aberaeron. This was	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
historic and cultural heritage		overall evaluation of Outstanding.	therefore considered too large an area, incorporating too much urban land, to be a useful indicator. Therefore, narrowing the indicator down to the Visual and Sensory Methodological Chapter was considered the most appropriate alternative, particularly given the wide ranging factors that contribute to its evaluations.	
Sustainability Objectives 6a: Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected and 6b: Build vibrant, safe and cohesive communities.	Amount of affordable homes (units and proportion) built under Ceredigion County Council's Affordable Homes planning policy.	Amount of affordable homes (units and proportion) permitted and completed built under Ceredigion County Council's Affordable Homes planning policy.	The change makes the indicator a better measure of the LDP's affordable housing policy (S05).	2013-2014
Sustainability Objectives 6a: Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected and 6b: Build vibrant, safe and cohesive communities.	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	Change indicator to: Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	The indicator is designed to measure the services provided in the Rural Service Centre. This amendment to wording clarifies that this is the case.	2013-2014
Sustainability Objective	Proportion of dwellings within agreed	Change indicator wording to:	It is necessary to be clear about what	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
7a: Promote and provide opportunities and services to maintain healthy communities.	walking/cycling distance of key health services.	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	the agreed walking/cycling distance is.	
Sustainability Objective 7a: Promote and provide opportunities and services to maintain healthy communities.	Proportion of dwellings not within 300m of their nearest natural green space.	Change indicator wording to: Proportion of new dwellings not within 300m of their nearest natural green space.	The wording of the original indicator meant that it was not possible to draw meaningful conclusions from the data collected. The new wording means that the indicator is now focused on measuring plan implementation and is therefore far more relevant to the aims and objectives of the AMR.	2013-2014
Sustainability Objective 9a: Increase opportunities to build the Ceredigion education and skills base.	Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.	Amend frequency of monitoring of indicator from "Annually" to "2011-13 and 2021-23"	Reflects the fact that the indicator is reliant of population data which is not collected on an annual basis.	2013-2014
Sustainability Objective: 10a: Promote the use of the Welsh language.	Number and % of families with school children where the Welsh language is the language of the home.	Change indicator wording to: Number and % of Ceredigion pupils who speak Welsh at families with school children where the Welsh language is the language of the home.	Change needed to better reflect the question contained within the school census.	2013-2014
Sustainability Objective 10a: Promote the use of	N/A	Add new indicator:	The Welsh Government's National Strategic Indicators now record this	2013-2014

Policy/Sustainability Objective	Indicator	Change	Reason	Monitoring period in which change occurred
the Welsh language.		The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	information and it is deemed useful for the purposes of the LDP's SA/SEA monitoring to observe it.	
Sustainability Objective 12a: Encourage a vibrant and diversified economy	Number and % of employees by sector.	Change indicator wording to: Number and % of employees by Agriculture, forestry and fishing broad economic sector. Change source to: https://statswales.wales.gov.uk	The Stats Wales data is kept up to date more regularly than the NOMIS data. Stats Wales data does not include %.	2013-2014
Sustainability Objective 12a: Encourage a vibrant and diversified economy	Footfall levels in Aberystwyth and Cardigan.	Change indicator wording to: Footfall levels in Aberystwyth and Cardigan.	Staffing constraints mean that a footfall survey in Cardigan has not been possible for this monitoring year and the situation is unlikely to change in near future.	2013-2014

Appendix 2 Summary of LDP Indicators

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH01	<ul style="list-style-type: none"> Overall population; HE and non-HE population; and Average net migration. 	Local	N/A								
AMRH02	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.	Local	0								
AMRH03	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.	Local	0								
AMRH04	From 1st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	Local	0								
AMRH05	From the date of adoption, the type of development permitted.	Local	?								
AMRH06	Housing Land Supply as of 1 st April per annum.	Mandatory	+								
AMRH07	1. Amount of housing development granted planning permission on	Core	0								

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	<p>allocated sites as a % of LDP allocations (units and ha) as follows:</p> <p>i. At 31st of March 2015, 40%</p> <p>ii. At 31st of March 2017, 60%</p> <p>iii. At 31st of March 2019, 84%</p> <p>iv. At 31st of March 2021, 100%</p> <p>2. Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows:</p> <p>i. At 31st of March 2015, 20%</p> <p>ii. At 31st of March 2017, 40%</p> <p>iii. At 31st of March 2019, 64%</p> <p>At 31st of March 2021, 88%</p>										
AMRH08	<p>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).</p> <p>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).</p>	Core	0								
AMRH09	1. Amount of new development (ha) permitted on previously developed	Core	+								

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.										
AMRH10	1. The number of net additional affordable and general market dwellings permitted since (1 st April) 2007. 2. The number of net additional affordable and general market dwellings completed since (1 st April) 2007.	Mandatory	0								
AMRH11	1. The proportion of residential applications where a viability challenge is mounted. 2. The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges.	Local	+								
AMRH12	Completions and Commitments by type	Local	?								
AMRH13	Average density of housing development permitted on allocated development plan sites	Core	0								

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH14	The ratio of outstanding permitted residential units to residential completions.	Local	0								
AMRH15	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.	Local	0								
AMRE01	Net economic land supply/development (ha/sq m)	Core	+								
AMRE02	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units). 2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	Core	+								
AMRE03	1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units). 2. Amount of economic development completed on allocated sites as a % of total development completed (ha and units).	Core	+								
AMRE04	1. Amount of new development (ha) permitted on previously developed	Core	0								

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	land (brownfield redevelopment and conversions) expressed as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.										
AMRE05	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.	Core	+								
AMRE06	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	Local	?								
AMRE07	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.	Local	0								
AMRQ01	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land	Core	0								

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRQ02	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land	Core	0								
AMRQ03	Relevant planning applications as captured by Policy LU24.	Local	0								
AMRQ04	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINCs and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or Ecosystem services and natural processes	Local	+								
AMRQ05	% of applications where enhancements for: <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINCs and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes as required in accordance with Policies DM14, DM15, DM20 and	Local	-								

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	DM22										
AMRQ06	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Local	?								
AMRQ07	% 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.	Core	-								
AMRQ08	The installed MW capacity of renewable energy development approved within SSA D	Core	0								
AMRQ09	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.	Core	?								
AMRQ10	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.	Core	0								

Appendix 3 Summary of Sustainability Indicators

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
1a Reduce greenhouse gas emissions in both existing and new development.	Annual emissions of basket greenhouse gases (by sector).	?								
	Ceredigion's global ecological footprint.	-								
	The installed MW capacity of renewable energy development approved.	+								
	Average consumption of (i) Ordinary Domestic Electricity, (ii) Economy 7 Domestic Electricity, and (iii) Domestic Gas.	?								
1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.	Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	0								
	Number of commercial or other relevant developments (units and proportion) of 1,000m ² / 1ha or over that achieve BREEAM standard excellent.	+								
1c To reduce flood risk	Amount of development (units and ha) permitted in C1 and C2 floodplain areas as defined by TAN 15.	0								
	Amount of new residential development (units and proportion) permitted with SuDS.	+								
	Amount of new non-residential (units) development over 500m ² permitted with SuDS	+								
2a Minimise contamination and safeguard soil quality and quantity	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	+								
	Amount of new development (ha) completed on previously developed land	+								

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	(brownfield redevelopment and conversions) expressed as a % of all development completed.									
	Average density of housing development permitted on allocated development plan sites.	+								
2b To maintain and improve air quality across Ceredigion	Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , Benze, ozone)	0								
2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Bathing water quality	+								
3a Make sustainable use of natural resources	Total tonnage of Municipal waste and Performance against: Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). Target currently set at 52%	+								
	Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13 & 11,140 tonnes for 2013/14	+								
	Total Household/Industrial and Commercial waste produced /recycled/landfilled per	+								

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	annum.									
3b Build and maintain environmentally friendly, high quality services and infrastructure	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	0								
4a To value, conserve and enhance biodiversity.	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINC's and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or • Ecosystem services and natural processes 	+								
	% of applications where there are enhancements for: <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes 	-								
	Loss of priority habitat (ha) due to new development.	-								
	Loss of sites (ha) that meet SINC criteria	0								

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	due to new development.									
5a To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage	Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	+								
	Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area with an overall evaluation of Outstanding.	+								
6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and 6b Build vibrant, safe and cohesive communities.	Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	+								
	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	?								
	Number of LSOAs in the most deprived 30%.	?								
	Notifiable offences recorded by police by type.	?								
7a Promote and provide opportunities and services to maintain healthy communities.	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.*	N/A								
	Proportion of new dwellings within 300m of their nearest natural green space.	+								
	Amount of new open space facilities (ha) provided.	+								
8a Promote, develop	Tourist days and Tourist numbers by (i)	0								

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.	Serviced Accommodation, (ii) Non-Serviced Accommodation, (iii) Staying with friends or relatives and (iv) Day Visitors.									
9a Increase opportunities to build the Ceredigion education and skills base.	Number and % of people aged 16-64 with at least an NVQ level 2 qualification or equivalent.	?								
	Number and % of people aged 16-64 with at least an NVQ level 4 qualification or equivalent.	+								
	Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.	+								
10a Promote the use of the Welsh language.	Number and % of persons age 3 and over who say they can speak Welsh by Census year.	0								
	% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	?								
	Number and % of Ceredigion pupils who speak Welsh at home.	?								
	The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	?								
11a Reduce the need to travel/transport	Proportion of households within 30, 60 and 90 minute travel time thresholds of	?								

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
and promote sustainable modes of transportation; and 11b Improve accessibility to services for communities, and connectivity for the sake of economy.	amenities, including (i) supermarket, (ii) post office and (iii) doctor surgery and/or hospital; by walking, car and public transport.									
	Volume of road traffic.	?								
	The main mode of transport for traveling to work.	?								
	Number of car or vans per household.	?								
12a Encourage a vibrant and diversified economy.	Number and % of economically active people in employment	+								
	Median gross weekly pay for residents within Ceredigion.	?								
	Number of employees by broad economic sector.	?								
	Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).	+								
	Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	+								
	Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	+								
	% of retail uses on primary retail frontage.	0								
	% of retail uses on secondary retail frontage.	0								
	Footfall levels in Aberystwyth.	?								

* Owing to IT issues it has not been possible to measure this indicator during this period. It will be taken up in the next monitoring period.

Appendix 4: Status of Allocated Sites

Housing

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0101	Cae Rhiwgoch, Aberaeron	1.78	19	Aberaeron (Llwynceilyn)	Discussion has commenced with regard to bringing this site forward.
H0102	Site adj to Llwynceilyn Primary Llwynceilyn	2.49	39	Aberaeron (Llwynceilyn)	LDP trajectory: 2013-17. Issues in regard to the WWTW. LPA have identified this as priority for the AMP 6 bid, which provided successful would see improvements scheduled during 2015-2020.
H0103	Land behind Ivy Dean Llwynceilyn	2.26	41	Aberaeron (Llwynceilyn)	Discussion has commenced with regard to bringing this site forward.
H0104	Land south of Maesypentre Llwynceilyn	0.44	9	Aberaeron (Llwynceilyn)	Part of site granted Full permission for 7 units.
H0201	Land at Stepside Farm, Gwbert Road (1)	2.76	78	Cardigan	LDP trajectory: 2013-2017. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market.
H0202	Land at Stepside Farm, Gwbert Road (2)	1.16	33	Cardigan	LDP trajectory: 2018-2022. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market.
H0203	Pentop Fields	0.64	19	Cardigan	LDP trajectory: 2013-2017. Site is part of an ongoing scheme. No other identified problems in terms of deliverability overall. Discussions with the site owner have indicated that development of the site will be

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
					forthcoming. Potential RSL interest.
H0204	Adj. to Roby Villa, St Dogmls	0.63	16	Cardigan	Discussion has commenced with regard to bringing this site forward.
H0301	Maes Crugiau, Penparcau	1.50	53	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Full permission granted for 30 units. Construction underway.
H0302	Piercefield Lane, Penparcau	3.90	118	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Full permission granted for 49 units.
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2013-2017. No known issues with regard to deliverability. This site is owned by the Council and will come forward as soon as viable to do so.
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Planning application received September 2014 and currently awaiting determination.
H0305	Maesceinion, Waun Fawr	9.49	266	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Discussion has commenced with regard to bringing this site forward.
M0305 (part)	Llanbadarn Campus, Llanbadarn Fawr	10	450 Housing (See main entry in Mixed Use table below)	Aberystwyth/ Llanbadarn Fawr/ Waun Fawr/ Penparcau	LDP trajectory: 2018 - 2022. This is part of a mixed use development with the housing element of the site to come forward after the employment uses on site have been secured.
H0306	Land at Southgate, Penparcau	5.40	189	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: Development to occur in 2 phases over last part of the plan period (2018-2022). Hydraulic restrictions exist in relation to sewage - can be addressed by private contributions. Major highway improvements required.
H0401	Land opposite Parc y Trap	2.69	35	Adpar	Discussion has commenced with regard to bringing this site forward.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0501	Former Lampeter Primary School	0.65	12	Lampeter	Discussion has commenced with regard to bringing this site forward.
H0502	Site rear of Ffynon Bedr	0.81	20	Lampeter	LDP trajectory: 2013-22: No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
H0503	Site on corner of Forest Road	0.57	9	Lampeter	No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
H0504	Forest Road	4.52	90	Lampeter	Discussion has commenced with regard to bringing this site forward.
H0505	Land adj Maes-yr-deri	4.20	105	Lampeter	LDP trajectory: 2013-2017 (52 units) 2018-2022 (53 units) No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
H0601	Rear of the Beeches	4.85	126	Llandysul	Discussion has commenced with regard to bringing this site forward.
H0701	Land off Dewi Road	1.80	36	Tregaron	Permission agreed subject to signing of Section 106 agreement.
H0702	Land rear to Rhyd Y Fawnog	1.52	38	Tregaron	LDP trajectory: 2018-2022. No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
M0701 (part)	Cylch Caron Project, rear of Talbot	2.1	20 Housing	Tregaron	LDP trajectory: 2013-17 Discussions are ongoing as to the delivery of the project. Permission agreed subject to signing of Section

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
					106 agreement.
H0801	Trenchard Estate south	0.25	10	Aberporth / Parcllyn	LDP trajectory: 2013-2017. Hydraulic restrictions and issues in relation to sewage and WWTW have been resolved by Foul Sewer upgrade completed as part of the AMP programme. Access adequate for the site: no longer needed to serve H0802 which is now subject to an alternative access.
H0802	Trenchard Estate west	1.15	21	Aberporth / Parcllyn	Permission granted for 21 units with detailed work on Reserved Matters underway.
H0803	Maeswerdd, Lon Ysgolig	0.79	15	Aberporth / Parcllyn	LDP trajectory: 2013-2017. The planning permission granted under the UDP which covered part of the allocation has expired. Landowner contacted by LPA to encourage release of the site.
H0804	Field next to Brynglas Estate	1.57	52	Aberporth / Parcllyn	LDP trajectory: 2018-2022. Issues in regard to the WWTW which will need to be addressed via private contributions. No clear indication that the developer is committed to early development of this site, therefore delivery is expected later the plan period.
H0805	Land at Plas Newydd South east off Parc Y Delyn	0.99	25	Aberporth / Parcllyn	LDP trajectory: 2018-2022 Issues in regard to the WWTW which will need to be addressed by private contributions. Access would require demolitions and site is actively farmed at present.
M0802	Sports and social club and playing fields	3.90	48 Housing (See main entry in	Aberporth / Parcllyn	LDP trajectory: 2018 - 2022 Issues in regard to the WWTW which will need to be addressed by private contributions. Proposal involves a relatively complex negotiation to provide alternative

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
			Mixed Use table below)		sports/club facilities for which negotiations well advanced.
H0901	Land adjacent to Erw Las	1.85	56	Bow Street	LDP trajectory: 2018-2022. Hydraulic restrictions relating to sewage exited until improvements were made in the summer of 2014 allowing development to occur.
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street	LDP trajectory: 2013-2017. Hydraulic restrictions relating to sewage exited until improvements were made in the summer of 2014 allowing development to occur.
H1001	Land rear of Towyn Farm	6.98	134	New Quay	Discussion has commenced with regard to bringing this site forward.
H1101	Land off Spring Meadow Estate	0.37	7	Cenarth	Discussion has commenced with regard to bringing this site forward.
H1102	Land at and n/ east of Tegfan	0.86	14	Cenarth	Discussion has commenced with regard to bringing this site forward.
H1103	North east Cenarth School	0.79	17	Cenarth	LDP trajectory: 2013-17. Site forms an extension to an existing development site. The landowner/developer has released the previous site on a piecemeal basis gradually over recent years, but policy now seeking better progress.
H1201	Site rear to Bryn Salem	0.54	10	Felinfach/Ystrad Aeron	Full permission for 23 dwellings granted.
H1202	Cae'r Bont	8.22	90	Felinfach/Ystrad Aeron	Discussion has commenced with regard to bringing this site forward.
H1203	Land off B4342	1.57	24	Felinfach/Ystrad Aeron	trajectory: 2013-2017 Due to the size of the development coming forward in

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
					the Settlement as a whole issues with the network may have to be addressed through an AMP 6 bid, which if successful would occur during 2015-2020
H1301	Land rear of Brynawen	1.08	22	Llanarth	Outline permission granted for whole site.
H1302	Land adj to Vicarage	0.83	9	Llanarth	Full permission for 9 dwellings granted.
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth	LDP trajectory: 2007-2013 No known issues regarding deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
H1304	Alma Street	2.64	32	Llanarth	Discussion has commenced with regard to bringing this site forward.
H1401	Land Opposite Y Gorlan	3.34	84	Llanilar	LDP trajectory: 2013-2017 (42 units) &2018-2022 (42 units) Rate of development of existing consents in the settlement to be acceptable in terms of timing before this site is released.
H1501	Land rear or Pont Pen-lon	1.30	20	Llanon	LDP trajectory: 2013-2017 (10 units) &2018-2022 (10 units) Hydraulic restrictions exist in relation to WwTW at Llanrhystud - improvements to Sewage Pumping Stn Llanon would ensure same pass forward flow rate is maintained.
H1502	Stad craig Ddu.	2.46	37	Llanon	0.82 ha of site granted full permission for 24 units. Construction underway.
H1503	Land rear of Cylch	1.39	28	Llanon	LDP trajectory: 2018-2022

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
	Peris				Hydraulic restrictions exist in relation to WwTW at Llanrhystud. Improvements to the Sewage Pumping Station at Llanon could be implemented to ensure the same pass forward flow rate is maintained.
H1601	Clos Alltfach	1.48	37	Llanrhystud	LDP trajectory: 2013-2017 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.
H1602	Pentref Uchaf	0.86	22	Llanrhystud	LDP trajectory: 2018-2022 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.
H1801	Land adjacent to Y Gelli	2.95	64	Penrhyncoch`	Outline permission granted subject to signing of Section 106 agreement.
H1901	Land adjacent to Heol Elennydd	2.87	37	Devil's Bridge	LDP trajectory:2013-2017 & 2018-2022 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.
H1902	Land adjacent to Pendre	0.67	9	Devil's Bridge	DP trajectory:2013-2017 & 018-2022 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid	Discussion has commenced with regard to bringing this site forward.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H2002	Land Adjacent to Rock House	0.77	19	Pontrhydfendigaid	LDP trajectory:2013-2017 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-20.
H2101	Y Dderwen	0.84	10	Talybont	Outline permission granted subject to signing of Section 106 agreement.
H2102	Maes y Deri	1.21	13	Talybont	LDP trajectory: 2013-2017 Part of Talybont's water system will need upgrading, funded via AMP6 or via developer contributions if appropriate. Ceredigion CC will continue to work with DCWW to secure funding for this work in AMP6.
H2103	Glan Ceulan	1.07	20	Talybont	Discussion has commenced with regard to bringing this site forward.
H2104	Maes-y-Llan	1.4	42	Talybont	Discussion has commenced with regard to bringing this site forward.
H2201	Land adjoining Min-y-Graig	0.80	20	Borth	LDP trajectory:2013-2017 Part of Borth's water system will need upgrading, funded via AMP6. Ceredigion CC will continue to work with DCWW to secure funding for this work in AMP6 so development can progress post 2015. No other delivery issues known.
H2202	Land adjoining Borth County Primary School	2.04	51	Borth	LDP trajectory:2013-2017 Part of Borth's water system will need upgrading, funded via AMP6. Ceredigion CC will continue to work with DCWW to secure funding for this work in AMP6 so development can progress post 2015. No other delivery

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
					issues known.

Employment (including waste facilities)

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
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	Site complete.
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	Permission granted for around 50% of 1.75ha of additional available land.
E0303	Llanbadarn	2.34	N/A	Neighbourhood	B1, B2	Aberystwyth/ Llanbadarn Fawr/	Site complete.

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
	Industrial Estate, Llanbadarn Fawr				and B8	Penparcau/ Waun Fawr	
E0304	Cefn Llan Science Park, Llanbadarn Fawr	2.70	N/A	High Quality	B1	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	Site complete.
E0305	Capel Bangor Business Park, Capel Bangor	16.88	9.7	Prestige	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	Whole site currently benefits from planning permission for a business park.
E0501	Llambed Business Park	7.97	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	Site complete.

Mixed Use Allocations:

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
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	Permission granted for retail and 10 residential units.
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	Site has been sold to a developer by Ceredigion County Council.
M0305	Llanbadarn Campus, Llanbadarn Fawr	20.87	Employment (4.54ha of B1a and B1b), Education and Housing (See entry in housing table above)	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	
M0306	Penglais Farm, Waunfawr	12.57	Student Accommodation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	Permission granted. Development nearing completion.
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron	Permission agreed subject to signing of Section 106 agreement.
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parcllyn	Permission granted.
M0802	Social Club and playing fields	3.90	Community and Housing (See entry in Housing table above)	Aberporth / Parcllyn	

Transport Infrastructure:

Site Reference	Name	Gross Area (ha)	RTP programme heading:	Settlement Group	Status
T0301	Rhydyfelin Park & Ride	1.94	Development of Park and Ride Initiatives	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	The transport land allocations for park and ride at Rhydyfelin and Bow Street reflect their ongoing inclusion in the 'refresh' of the Tracc RTP in the form of the Ceredigion LTP (draft due to be submitted to WG in January 2015)– for the Strategic Bus Corridor Infrastructure Improvements Capital Programme.
T0901	Bow Street Railway Station and Parking	3.12	Public Transport Interchanges (Bus and Rail)	Bow Street	The transport land allocations for park and ride at Rhydyfelin and Bow Street reflect their ongoing inclusion in the 'refresh' of the Tracc RTP in the form of the Ceredigion LTP (draft due to be submitted to WG in January 2015)– for the Strategic Bus Corridor Infrastructure Improvements Capital Programme.
T2101	Dovey Junction Improvement access road	N/A Linear Allocation	Railway Station Improvements	Talybont	Development completed.

Mineral Resource:

Site Reference	Name	Area (ha)	Settlement Group	Status
MNA0201	Cardigan Sand and Gravel, Penyparc	12.79	Cardigan	
MNA0701	Pant Quarry, Llanddewi Brefi	3.18	Tregaron	

Appendix 5: List of Supplementary Planning Guidance

Name	Status
Aberystwyth Shopfront and Commercial Façade Design Guide	Adopted May 2013.
Open Space	Agreed for adoption .
Special Landscape Areas	Agreed for adoption.
Affordable Housing	Consulted upon. Agreed by Cabinet, Agreed by Council in September 2014 for adoption.
Renewable Energy	Draft. Public consultation ended 26 th September 2014.
The Built Environment & Design	Draft. Public consultation ended 26 th September 2014.
Transport Assessment	Draft. Public consultation ended 26 th September 2014.
Car Parking Standard	Draft. Public consultation ended 26 th September 2014.
Nature Conservation	Draft. Public consultation ended 26 th September 2014.

Appendix 6 AMRH03: Settlement Strategy, Settlement Groups

Settlement Group		LDP Requirement by 2022	Required LDP % Spit by 2022	Completions (01/04/2007 - 31/03/2014)	Outstanding Consent at 31/03/2014	Total Commitments at 31/03/2014	Total Commitments % Split at 31/03/2014*	Completions % Split at 31/03/2014*
1	Aberaeron (Llwynceilyn)	Settlement Group	197	100%	64	60	124	100%
		Service Centre	131	66.5%	33	18	51	41.1%
		Other Locations	66	33.5%	31	42	73	58.9%
2	Cardigan	Settlement Group	564	100%	234	191	425	100%
		Service Centre	420	74.5%	177	124	301	70.8%
		Other Locations	144	25.5%	57	67	124	29.2%
3	Aberystwyth, Llanbadarn Fawr, Penparcau, Waun Fawr	Settlement Group	2058	100%	408	307	715	100%
		Service Centre	1877	91.2%	340	243	583	81.5%
		Other Locations	181	8.8%	68	64	132	18.5%
4	Newcastle Emlyn (Adpar)	Settlement Group	142	100%	52	61	113	100%
		Service Centre	54	38.0%	13	10	23	20.4%
		Other Locations	88	62.0%	39	51	90	79.6%
5	Lampeter	Settlement Group	352	100%	91	155	246	100%
		Service Centre	231	65.6%	36	117	153	62.2%
		Other Locations	121	34.4%	55	38	93	37.8%
6	Llandysul	Settlement Group	442	100%	80	197	277	100%
		Service Centre	226	51.1%	3	92	95	34.3%
		Other Locations	216	48.9%	77	105	182	65.7%
7	Tregaron	Settlement Group	176	100%	51	38	89	100%
		Service Centre	102	58.0%	22	8	30	33.7%

Settlement Group		LDP Requirement by 2022	Required LDP % Split by 2022	Completions (01/04/2007 - 31/03/2014)	Outstanding Consent at 31/03/2014	Total Commitments at 31/03/2014	Total Commitments % Split at 31/03/2014*	Completions % Split at 31/03/2014*	
	Other Locations	74	42.0%	29	30	59	66.3%	56.9%	
8	Aberporth / Parclyn	Settlement Group	332	100%	78	80	158	100%	100%
		Service Centre	220	66.3%	31	31	62	39.2%	39.7%
		Other Locations	112	33.7%	47	49	96	60.8%	60.3%
9	Bow Street	Settlement Group	119	100%	10	53	63	100%	100%
		Service Centre	100	84.0%	6	30	36	57.1%	60.0%
		Other Locations	19	16.0%	4	23	27	42.9%	40.0%
10	New Quay	Settlement Group	233	100%	69	47	116	100%	100%
		Service Centre	151	64.8%	32	16	48	41.4%	46.4%
		Other Locations	82	35.2%	37	31	68	58.6%	53.6%
11	Cenarth	Settlement Group	65	100%	12	12	24	100%	100%
		Service Centre	49	75.4%	4	7	11	45.8%	33.3%
		Other Locations	16	24.6%	8	5	13	54.2%	66.7%
12	Felinfach / Ystrad Aeron	Settlement Group	177	100%	41	33	74	100%	100%
		Service Centre	112	63.3%	3	10	13	17.6%	7.3%
		Other Locations	65	36.7%	38	23	61	82.4%	92.7%
13	Llanarth	Settlement Group	115	100%	29	45	74	100%	100%
		Service Centre	77	67.0%	5	30	35	47.3%	17.2%
		Other Locations	38	33.0%	24	15	39	52.7%	82.8%
14	Llanilar	Settlement Group	179	100%	21	71	92	100%	100%
		Service Centre	125	69.8%	5	43	48	52.2%	23.8%
		Other Locations	54	30.2%	16	28	44	47.8%	76.2%

Settlement Group		LDP Requirement by 2022	Required LDP % Split by 2022	Completions (01/04/2007 - 31/03/2014)	Outstanding Consent at 31/03/2014	Total Commitments at 31/03/2014	Total Commitments % Split at 31/03/2014*	Completions % Split at 31/03/2014*	
15	Llanon	Settlement Group	147	100%	58	40	98	100%	100%
		Service Centre	108	73.5%	39	19	58	59.2%	67.2%
		Other Locations	39	26.5%	19	21	40	40.8%	32.8%
16	Llanrhystud	Settlement Group	123	100%	38	29	67	100%	100%
		Service Centre	97	78.9%	27	15	42	62.7%	71.1%
		Other Locations	26	21.1%	11	14	25	37.3%	28.9%
17	Llanybydder	Settlement Group	23	100%	5	5	10	100%	100%
		Service Centre	14	60.9%	0	0	0	0.0%	0.0%
		Other Locations	9	39.1%	5	5	10	100.0%	100.0%
18	Penrhyncoch	Settlement Group	120	100%	13	26	39	100%	100%
		Service Centre	105	87.5%	11	21	32	82.1%	84.6%
		Other Locations	15	12.5%	2	5	7	17.9%	15.4%
19	Devil's Bridge	Settlement Group	102	100%	24	21	45	100%	100%
		Service Centre	47	46.1%	0	0	0	0.0%	0.0%
		Other Locations	55	53.9%	24	21	45	100.0%	100.0%
20	Pontrhydfendigaid	Settlement Group	114	100%	22	23	45	100%	100%
		Service Centre	73	64.0%	9	5	14	31.1%	40.9%
		Other Locations	41	36.0%	13	18	31	68.9%	59.1%
21	Talybont	Settlement Group	131	100%	18	24	42	100%	100%
		Service Centre	84	64.1%	6	11	17	40.5%	33.3%
		Other Locations	47	35.9%	12	13	25	59.5%	66.7%
22	Borth	Settlement Group	89	100%	10	6	16	100%	100%

Settlement Group		LDP Requirement by 2022	Required LDP % Split by 2022	Completions (01/04/2007 - 31/03/2014)	Outstanding Consent at 31/03/2014	Total Commitments at 31/03/2014	Total Commitments % Split at 31/03/2014*	Completions % Split at 31/03/2014*
	Service Centre	75	84.3%	7	0	7	43.8%	70.0%
	Other Locations	14	15.7%	3	6	9	56.3%	30.0%

*Figures may not sum due to rounding.

Appendix 7: AMRH04 Settlement Strategy – Development in ‘Linked Settlements’

SG Number	Linked Settlement	Housing stock April 07	12% of 2007 housing stock	Outstanding Consents as of 30/05/2014	Completions at of April 2014	Demolitions and Conversions leading to extra need for housing (01/04/2007 - 31/03/2014)	Commitments	Remaining Units*
1	Aberarth	118	14	9	0	0	9	5
1	Ciliau Aeron	91	11	6	8	0	14	-3
1	Ffos-y-Ffin	221	27	7	10	0	17	10
1	Pennant	71	9	6	5	0	11	-2
1 Total		501	60	28	23	0	51	9
2	Ferwig	56	7	3	10	0	13	-6
2	Gwbart	74	9	5	4	-1	8	1
2	Llangoedmor	48	6	6	1	0	7	-1
2	Llechryd	296	36	19	30	-1	48	-12
2	Penparc	226	27	17	5	0	22	5
2 Total		700	84	50	50	-2	98	-14
3	Blaenplwyf	78	9	2	5	0	7	2
3	Capel Bangor	155	19	3	4	0	7	12
3	Capel Seion	60	7	2	4	0	6	1
3	Commins Coch	178	21	0	2	-1	1	20
3	Goginan	89	11	1	0	0	1	10
3	Llanfarian	173	21	31	8	-1	38	-17
3	Llangorwen	60	7	0	0	0	0	7
3	Rhydyfelin	126	15	2	8	-1	9	6

SG Number	Linked Settlement	Housing stock April 07	12% of 2007 housing stock	Outstanding Consents as of 30/05/2014	Completions at of April 2014	Demolitions and Conversions leading to extra need for housing (01/04/2007 - 31/03/2014)	Commitments	Remaining Units*
3 Total		919	110	42	31	-3	70	40
4	Betws Ifan	35	4	2	5	0	7	-3
4	Beulah	78	9	8	6	0	14	-5
4	Brongest	33	4	1	4	0	5	-1
4	Bryngwyn	77	9	3	4	0	7	2
4	Cwm Cou	48	6	5	4	0	9	-3
4	Llandyfriog	57	7	1	0	0	1	6
4 Total		328	39	20	23	0	43	-4
5	Betws Bledws	31	4	0	0	0	0	4
5	Cellan/Fishers Arms	81	10	2	5	0	7	3
5	Cwrtnewydd	79	9	0	8	0	8	1
5	Drefach	53	6	0	3	0	3	3
5	Gorsgoch	33	4	3	5	-1	7	-3
5	Llangybi	57	7	1	1	0	2	5
5	Llanwnnen	85	10	17	7	0	24	-14
5	Llwyn-y-groes	29	3	0	0	0	0	3
5	Silian	34	4	0	1	0	1	3
5 Total		482	58	23	30	-1	52	6
6	Aberbanc	35	4	13	0	0	13	-9
6	Capel Dewi(SOUTH)	47	6	0	0	0	0	6
6	Coed y Bryn	36	4	2	3	0	5	-1

SG Number	Linked Settlement	Housing stock April 07	12% of 2007 housing stock	Outstanding Consents as of 30/05/2014	Completions at of April 2014	Demolitions and Conversions leading to extra need for housing (01/04/2007 - 31/03/2014)	Commitments	Remaining Units*
6	Croeslan	78	9	6	6	0	12	-3
6	Ffostrasol	74	9	7	7	0	14	-5
6	Henllan/Trebedw	95	11	16	2	0	18	-7
6	Horeb	27	3	1	2	0	3	0
6	Maesymeillion	29	3	2	2	0	4	-1
6	Penrhiwllan	109	13	4	8	0	12	1
6	Pentrellwyn	38	5	0	1	0	1	4
6	Prengwyn	31	4	3	2	0	5	-1
6	Rhydlewis/ Hawen	69	8	0	0	0	0	8
6	Rhydowen	52	6	7	3	0	10	-4
6	Talgarreg	58	7	8	7	0	15	-8
6 Total		778	93	69	43	0	112	-19
7	Bronnant	48	6	0	4	0	4	2
7	Llanddewi Brefi	165	20	11	9	0	20	0
7	Llangeitho	64	8	5	0	0	5	3
7 Total		277	33	16	13	0	29	4
8	Blaenannerch	69	8	1	3	0	4	4
8	Blaenporth	97	12	7	1	0	8	4
8	Brynhoffnant	48	6	0	0	0	0	6
8	Llangrannog	92	11	0	2	0	2	9
8	Pontgarreg	83	10	9	5	0	14	-4

SG Number	Linked Settlement	Housing stock April 07	12% of 2007 housing stock	Outstanding Consents as of 30/05/2014	Completions at of April 2014	Demolitions and Conversions leading to extra need for housing (01/04/2007 - 31/03/2014)	Commitments	Remaining Units*
8	Sarnau	56	7	3	4	0	7	0
8	Tanygroes	76	9	4	6	0	10	-1
8	Tresaith	93	11	7	6	0	13	-2
8 Total		614	74	31	27	0	58	16
9	Llandre	184	22	21	4	0	25	-3
9 Total		184	22	21	4	0	25	-3
10	Caerwedros	61	7	5	3	0	8	-1
10	Cross Inn (Ceinewydd/New Quay)	112	13	12	20	0	32	-19
10	Maen-y-groes	59	7	0	1	0	1	6
10	Pentre'r Bryn	34	4	2	4	0	6	-2
10	Plwmp	41	5	0	3	0	3	2
10 Total		307	37	19	31	0	50	-13
11	Llandygydd	43	5	0	2	0	2	3
11 Total		43	5	0	2	0	2	3
12	Cilcennin	86	10	5	4	0	9	1
12	Cribyn	104	12	2	15	0	17	-5
12	Dihewyd	56	7	0	0	0	0	7
12	Talsarn	43	5	6	0	0	6	-1
12 Total		289	35	13	19	0	32	3
13	Derwen Gam/Oakford	33	4	0	2	0	2	2
13	Gilfachreda	88	11	0	2	0	2	9

SG Number	Linked Settlement	Housing stock April 07	12% of 2007 housing stock	Outstanding Consents as of 30/05/2014	Completions at of April 2014	Demolitions and Conversions leading to extra need for housing (01/04/2007 - 31/03/2014)	Commitments	Remaining Units*
13	Mydroilyn	66	8	4	5	0	9	-1
13 Total		187	22	4	9	0	13	9
14	Cnwch Coch	31	4	3	0	0	3	1
14	Llanafan	82	10	3	3	0	6	4
14	Llanfihangel y Creuddyn	33	4	1	0	0	1	3
14	Lledrod	53	6	0	0	0	0	6
14 Total		199	24	12	3	0	15	9
15	Bethania	39	5	0	2	0	2	3
15	Cross Inn (Llanon)	34	4	12	7	0	19	-15
15	Nebo	37	4	0	5	0	5	-1
15 Total		110	13	12	14	0	26	-13
16	Llangwyrfon	40	5	7	3	0	10	-5
16 Total		40	5	7	3	0	10	-5
17	Alltyblacca	60	7	5	2	0	7	0
17	Highmead	37	4	0	1	0	1	3
17 Total		97	12	5	3	0	8	4
18 Total		0	0	0	0	0	0	0
19	Ponterwyd	82	10	18	17	0	35	-25
19 Total		82	10	18	17	0	35	-25
20	Pont-rhyd-y-groes	77	9	5	0	0	5	4
20	Ysbyty Ystwyth	58	7	6	2	0	8	-1

SG Number	Linked Settlement	Housing stock April 07	12% of 2007 housing stock	Outstanding Consents as of 30/05/2014	Completions at of April 2014	Demolitions and Conversions leading to extra need for housing (01/04/2007 - 31/03/2014)	Commitments	Remaining Units*
20	Ystrad Meurig	28	3	3	2	-1	4	-1
20 Total		163	20	14	4	-1	17	3
21	Eglwysfach	37	4	0	2	0	2	2
21	Tre Taliesin	110	13	3	3	0	6	7
21	Tre'r Ddol	68	8	8	0	0	8	0
21 Total		215	26	11	5	0	16	10
22	Dol-y-bont	32	4	1	0	0	1	3
22	Ynyslas	54	6	0	2	0	2	4
22 Total		86	10	1	2	0	3	7
	Total	6601	792	416	356	-7	765	27

* A negative value shows the number of units where the allowance has already been exceeded by.

Appendix 8: AMRH15 Range of Housing – Performance

Number of Full or RM consents by housing type and bedroom number since adoption (March 2007 – March 2014).

No. of Bedrooms	Housing Type				Total	%	Need according to LHNA %
	Change of use to dwelling	Change of use to flat	Dwelling	Flat			
1	2	12	1	45	60	25.5%	22%
2	2	3	35	10	50	21.3%	23%
3	3	4	68	0	75	31.9%	11%
4	3	0	37	0	40	17.0%	29%
5+	1	0	7	1	9	3.8%	15%
Unknown	1	0	0	0	1	0.4%	N/A
Total	12	19	148	56	235	100%	100%

Number of completions by housing type and bedroom number since adoption (March 2007 – March 2014).

No. of Bedrooms	Housing Type				Total	%	Need according to LHNA %
	Change of use to dwelling	Change of use to flat	Dwelling	Flat			
1	0	25	1	5	31	19.1%	22%
2	3	19	15	2	39	24.1%	23%
3	8	7	42	0	57	35.2%	11%
4	4	0	17	0	21	13.0%	29%
5+	2	0	7	0	9	5.6%	15%
Unknown	1	1	3	0	5	3.1%	N/A
Total	18	52	85	7	162	100%	100%

* Please note that there are 6 applications where, due to the age of the application, detail such as bedroom numbers is missing. These have therefore been recorded for monitoring purposes as “unknown”.

Appendix 9: AMRE06 Vitality of Rural Service Centres 2013

SG Number	RSC Settlement Name	Food Shop	Post Office	Petrol Station	Public house	Village Hall	Primary school
8	Aberporth / Parclyn	2	2	0	1	3	1
9	Bow Street	2	1	0	1	1	1
10	Ceinywydd	3	1	0	7	2	1
11	Cenarth	1	0	1	0	0	1
12	Felin-fach / Ystrad Aeron	3	1	1	1	1	1
13	Llanarth	2	0	1	1	3	1
14	Llanilar	1	0	0	1	0	1
15	Llan-non	3	1	0	2	1	1
16	Llanrhystud	1	1	1	1	2	1
18	Penrhyn-coch	2	1	1	1	3	1
19	Pontarfynach	1	0	0	1	0	1
20	Pontrhydfendigaid	0	1	0	2	2	1
21	Tal-y-bont	2	0	1	2	1	1
22	Y Borth	3	2	0	3	1	1