

**Cyngor Sir CEREDIGION**



**CEREDIGION County Council**

# **Ceredigion Local Development Plan 2007 – 2022**

## **Final Sustainability Appraisal Report**

**April 2013**

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## Contents

<b>1.</b>	<b>Background</b>	<b>1</b>
1.1	Introduction	1
1.2	Local Development Plan	2
1.3	Sustainability Appraisal	5
1.4	Sustainability Appraisal Report	6
1.5	Habitats Regulations Assessment	6
<b>2.</b>	<b>Consultation</b>	<b>7</b>
2.1	Sustainability Working Group	7
2.2	Scoping Consultation	7
2.3	Other Consultations	8
<b>3.</b>	<b>Appraisal Methodology</b>	<b>9</b>
3.1	Legislative Requirements	9
3.2	Requirements for a Sustainability Appraisal	9
3.3	Requirements for a Strategic Environmental Assessment	9
3.4	Compliance with the Strategic Environmental Assessment Regulations	10
3.5	Sustainability Appraisal Stages and Tasks	12
3.6	Scope of the Appraisal	14
<b>4.</b>	<b>Sustainability Context, Baseline and Objectives</b>	<b>15</b>
4.1	Relevant Plans and Policies/Policy Context	15
4.2	Wales Spatial Plan	15
4.3	Neighbouring Authorities' Development and Community Plans	19
<b>5.</b>	<b>Social, Environmental and Economic Baseline</b>	<b>23</b>
5.2	Main social, environmental and economic issues and problems identified	24
5.3	Sustainability Objectives	24
5.4	Likely changes in the environmental, social and economic context in the absence of any Plan	26
5.5	Compatibility of Objectives	32
<b>6.</b>	<b>Sustainability Appraisal of the Plan's Vision and Objectives</b>	<b>35</b>
6.1	Development of the Vision and Objectives	35
6.2	Compatibility of Vision with SA/SEA Objectives	38
6.3	Compatibility of Plan Objectives with SA/SEA Objectives	40
6.4	Key messages from the appraisal	42
<b>7.</b>	<b>Sustainability Appraisal of the Plan's Deposit Policies</b>	<b>45</b>
7.1	Development of Deposit Policies	45
7.2	Sustainability Appraisal of LDP Policies	51
7.3	Evaluation of the LDP Policies Uncertainties and Risks	55
7.4	Key messages from the appraisal	57
7.5	Assessing Cumulative Effects of the Plan's Objectives, Policies and Allocated Sites	62
7.6	The Strategy	62

7.7	Specific Types of Land Use Proposals	64
7.8	Development Management Policies	64
7.9	Cumulative Effects by SA/SEA Objective	65
7.10	Conclusions	73
7.11	Difficulties Encountered in Assessing the Effects of the LDP	73
<b>8.</b>	<b>Sustainability Appraisal of Local Development Plan Allocations</b>	<b>75</b>
8.2	Summary of Allocated Site Assessments	81
<b>9.</b>	<b>Next Steps</b>	<b>83</b>
9.2	Adoption of the Plan	83
9.3	Stage E: Monitor the significant effects of the plan	83
<b>10.</b>	<b>Implementation/Monitoring</b>	<b>85</b>
10.1	Implementation of the Plan	85
10.2	Monitoring the Effects of the Plan	85
<b>11.</b>	<b>References</b>	<b>93</b>

## Appendices

<b>Contents</b>	Error! Bookmark not defined.
<b>Appraisal Key</b>	Error! Bookmark not defined.
<b>Appendix 1 – Framework</b>	Error! Bookmark not defined.
<b>Appendix 2 – List of Reviewed Policies, Plans and Programmes</b>	Error! Bookmark not defined.
<b>Appendix 3 – Outline of the LDP’s Policies</b>	Error! Bookmark not defined.
<b>Appendix 4 – Policy Assessments</b>	Error! Bookmark not defined.
<b>Appendix 5 – Candidate Site Assessments</b>	Error! Bookmark not defined.
<b>Appendix 6 – Allocated Site Assessments</b>	Error! Bookmark not defined.
<b>Appendix 7 – Baseline Information</b>	Error! Bookmark not defined.
Topic Area 1: Climate Change and Flooding	Error! Bookmark not defined.
Topic Area 2: Soil, Air and Water	Error! Bookmark not defined.
Topic Area 3: Material Assets	Error! Bookmark not defined.
Topic Area 4: Biodiversity	Error! Bookmark not defined.
Topic Area 5: Landscape and Historic Environment	Error! Bookmark not defined.
Topic Area 6: Population and Housing	Error! Bookmark not defined.
Topic Area 7: Human Health and Well Being	Error! Bookmark not defined.
Topic Area 8: Leisure, Recreation and Tourism	Error! Bookmark not defined.
Topic Area 9: Education and Skills	Error! Bookmark not defined.
Topic Area 10: Welsh Language	Error! Bookmark not defined.
Topic Area 11: Transport	Error! Bookmark not defined.
Topic Area 12: Employment	Error! Bookmark not defined.
<b>Appendix 8 - How Opinions Expressed In Response To Statutory Public Consultations Have Been Taken Into Account</b>	Error! Bookmark not defined.
<b>Appendix 9 – Screening of Changes to the LDP Arising from the Examination in Public</b>	Error! Bookmark not defined.
<b>Appendix 10 – Members of Ceredigion Sustainability Working Group</b>	Error! Bookmark not defined.
<b>Appendix 11 – Glossary</b>	Error! Bookmark not defined.

Appendices are available on Ceredigion County Council's website <http://www.ceredigion.gov.uk> and the Council's office at Penmorfa, Aberaeron.

## List of Abbreviations

AA	Appropriate Assessment
ADSL	Asymmetric Digital Subscriber Line
AMR	Annual Monitoring Report
AONB	Area of Outstanding Natural Beauty
AQMA	Air Quality Management Assessment
ASS	Allocated Sites Schedule
BAP	Biodiversity Action Plan
BGS	British Geological Survey
BME	Black Minority Ethnic
BPEO	Best Possible Environmental Option
BREEAM	British Research Establishment Environmental Assessment Methods
BRMA	Broad Rental Market Area
C02	Carbon Dioxide
C2020	Ceredigion 2020
C4S	Centre for Sustainability
CAMS	Catchment Area Management Strategy
CCC	Ceredigion County Council
CCW	Countryside Council Wales
CE	Chief Executive
CD&E	Construction, Demolition and Excavation
CFSH	Code for Sustainable Homes
CHD	Coronary Heart Disease
CIA	Community Impact Assessment
CROW	Countryside and Rights of Way Act
cSAC	Candidate Special Area of Conservation
CYPP	Ceredigion Young Persons Plan
DCWW	Dŵr Cymru Welsh Water
DDA	Disability Discrimination Act
DECS	Department of Education and Community Services
DEFRA	Department of Environment Food and Rural Affairs
DESH	Department of Environmental Services and Housing
DF	Department of Finance
DHPW	Department of Highways, Properties and Works
DLHE	Destination of Leavers from Higher Education
DMIPPS	Draft Ministerial Interim Planning Policy Statement
DSS	Department of Social Services
DTI	Department of Trade and Industry
EA	Environment Agency
EAW	Environment Agency Wales
EAFRD	European Agricultural Fund for Rural Development
EIA	Environmental Impact Assessment
EASR	European Age Standardised Rates
EC	European Commission
EES	European Employment Strategy
EIA	Environmental Impact Assessment
EQS	European Quality Standard

EU	European Union
FCA	Flood Consequences Assessment
FTE	Full Time Equivalent
GCR	Geological Conservation Review
GDP	Gross Domestic Product
GIS	Geographical Information Systems
GQA	General Quality Assessment
GVA	Gross Value Added
Ha	Hectares
HAP	Habitat Action Plan
HCW	Health Commission Wales
HE	Higher Education
HEES	Home Energy Efficiency Scheme
HHSRS	Housing Health and Safety Rating
HIA	Health Impact Assessment
HM	Her Majesties
HMO	House of Multiple Occupancy
HRA	Habitats Regulations Assessment
IBERS	Institute of Biological, Environmental and Rural Sciences
ICC	Integrated Children Centres
ICOMOS	International Council on Monuments and Sites
ICR	Initial Consultation Report
ICT	Information Communication Technology
IDO	Interim Development Orders
IGER	Institute of Grassland and Environmental Research (now IBERS)
IHD	Ischaemic Heart Disease
IPCC	Interdepartmental Panel on Climate Change
ISAR	Initial Sustainability Appraisal Report
JHLA	Joint Housing Land Availability
JNCC	Joint Nature Conservation Committee
JREC	Johannesburg Renewable Energy Coalition
KI	Key Issues
KSG	Key Stakeholder Group
KSI	Killed or Seriously Injured
LA	Local Authority
LBAP	Local Biodiversity Action Plan
LDA	Local Development Agency
LDP	Local Development Plan
LDPW	Local Development Plan Wales
LGAP	Local Geodiversity Action Plan
LHMA	Local Housing Market Assessment
LHS	Local Housing Strategy
LLTI	Limiting Long Term Illness
LNR	Local Nature Reserve
LPA	Local Planning Authority
LS	Linked Settlements
MMO	Marine Management Organisation
MPPW	Minerals Planning Policy Wales

MTAN	Minerals Technical Advice Note
MW	Mega Watt
NCN	National Cycle Network
NH3	Ammonia
NHAS	National Air Quality Strategy
NHS	National Health Service
NNR	National Nature Reserve
N02	Nitrogen Dioxide
N0x	Nitrogen Oxide
NPA	National Park Authority
NTS	Non Technical Summary
ODPM	Office of Deputy Prime Minister
ONS	Office of National Statistics
ORS	Opinion Research Services
PLASC	Pupil Level Annual School Census
PM10	Particulates of less than 10 micro metres diameter
PPM	Parts Per Million
PPP	Plans, Policies and Programmes
PPW	Planning Policy Wales
RAWP	Regional Aggregated Working Party
RBMP	River Basin Management Plan
RIGS	Regionally Important Geodiversity Sites
ROMP	Review of Old Mineral Planning Permission
RQO	River Quality Objective
RRAA	Race Relations Amendments Act
RSC	Rural Service Centre
RSL	Registered Social Landlord
RTP	Regional Transport Plan
RTS	Regional Technical Statement
RWP	Regional Waste Plan
SA	Sustainability Appraisal
SAC	Special Area Conservation
SAR	Sustainability Appraisal Report
SEA	Strategic Environmental Assessment
SEN	Special Educational Needs
SINC	Sites of Important Nature Conservation
SLA	Special Landscape Area
SME	Small or Medium Sized Enterprise
S02	Sulphur Dioxide
SLA	Special Landscape Area
SPA	Special Protection Area
SPZ	Source Protection Zone
SPG	Supplementary Planning Guidance
SRA	Strategic Regeneration Area
SSA	Strategic Search Area
SSSI	Site of Special Scientific Interest
STEAM	Scarborough Tourism Economic Assessment Model
SUDS	Sustainable Drainage System

SWRAWP	The South Wales Regional Aggregates Working Party
SWG	Sustainability Working Group
TAN	Technical Advise Note
TGA	Tourism Growth Area
TPO	Tree Preservation Order
TraCC	Trafnidiaeth Canolbarth Cymru Mid Wales Transportation
TWH	Terra Watt Hour
UDP	Unitary Development Plan
UKCIP	UK Climate Impacts Programme
UNESCO	United Nations Educational, Scientific and Cultural Organisation
USC	Urban Service Centre
UA	University of Aberystwyth
UWTD	University of Wales Trinity St. David
WAG	Welsh Assembly Government
W&CA	Wildlife and Countryside Act
WCED	World Commission on Environment and Development
WDA	Welsh Development Agency
WHQS	Welsh Housing Quality Standards
WISE	Wales Institute for Sustainable Environment
WSP	Wales Spatial Plan



## 1. Background

### 1.1 Introduction

1.1.1 Since 2007, Ceredigion County Council has been preparing its Local Development Plan (LDP). On adoption, this will replace the Dyfed Structure Plan (alteration 1991) and Ceredigion Unitary Development Plan (UDP) Proposed Modifications Version (2006). This Sustainability Appraisal Report forms part of the Council's final documents for the Ceredigion LDP and its duty to undertake a sustainability appraisal (incorporating strategic environmental assessment) of the plan.

1.1.2 In January 2008 the Council produced its Scoping Report (Ceredigion County Council 2008). That report consisted of a policy review, an evaluation of the economic, environmental and social issues affecting Ceredigion and a set of objectives (the appraisal framework). During the LDP process, the Council consulted on the following documents, which set out the strategic and policy approach of the LDP:

- Ceredigion LDP: Preferred Strategy (Ceredigion County Council, 2009a)
- Ceredigion LDP: Deposit (Ceredigion County Council, 2010a)
- Ceredigion LDP: Proposed Focused Changes (Ceredigion County Council, 2011a)
- Ceredigion LDP: Changes resulting from some of the Matters Arising during Hearing Sessions 1-3 of the Ceredigion Local Development Plan Examination (Ceredigion County Council, 2012a)

1.1.3 The Strategic and policy content of each of these documents was assessed using the framework set out in the Scoping Report. The findings of which were published and consulted on in:

- Initial Sustainability Appraisal Report (Ceredigion County Council, 2009b)
- Deposit Sustainability Report (Ceredigion County Council, 2010b)
- Addendum to the Deposit LDP: Submission Version (CCC, 2011b)
- Addendum to the Ceredigion LDP: Deposit Sustainability Report: Matters Arising in relation to Section 6 of the Local Development Plan (Ceredigion County Council, 2012b)

This report follows on from the Deposit Sustainability Appraisal Report and its addendums and presents the appraisal of the final version of the LDP as adopted by the Council on 25th April 2013.

1.1.4 The Council is undertaking its own sustainability appraisal of the LDP and has enlisted the Centre for Sustainability (C4S) to help assess

the preferred options, quality assure the process and provide advice at key stages. Appraisal has been assisted by a number of workshops between Council officers and the Sustainability Working Group (SWG).

## **1.2 Local Development Plan**

1.2.1 LDPs were introduced by the Planning and Compulsory Purchase Act 2004 to replace UDPs. The new system is intended to make Development Plans more concise, evidence based and promotes the involvement of local communities. The LDP process is also designed to help deliver sustainable development, as set out by the Welsh Government (WG) policy. The LDP is a statutory plan and sets out policies and specific proposals for the development and use of land in the County for approximately 15 years; up to 2022.

1.2.2 In preparing the LDP, the Council must also take account of:

- A wide range of legislation, policies and other initiatives, at European, national and local levels of government; and
- Relevant social, economic and environmental considerations.

1.2.3 The 2004 Act requires the Council, in preparing the LDP, to have regard to:

- Current national policies;
- The Wales Spatial Plan;
- The Council's own Community Strategy; and
- The resources likely to be available for implementing the plan.

1.2.4 The principal sources of national planning policy and guidance issued by the Welsh Government are:

- Planning Policy Wales (PPW) Edition 5 (November 2012);
- Technical Advice Notes (Wales) (TANs) (various dates);
- Local Development Plans Wales (2005);
- Minerals Planning Policy Wales (MPPW) (2000) and Minerals Technical Advice Note (Wales) 1: Aggregates (2004); and
- Local Development Plan Manual (WAG, 2006).

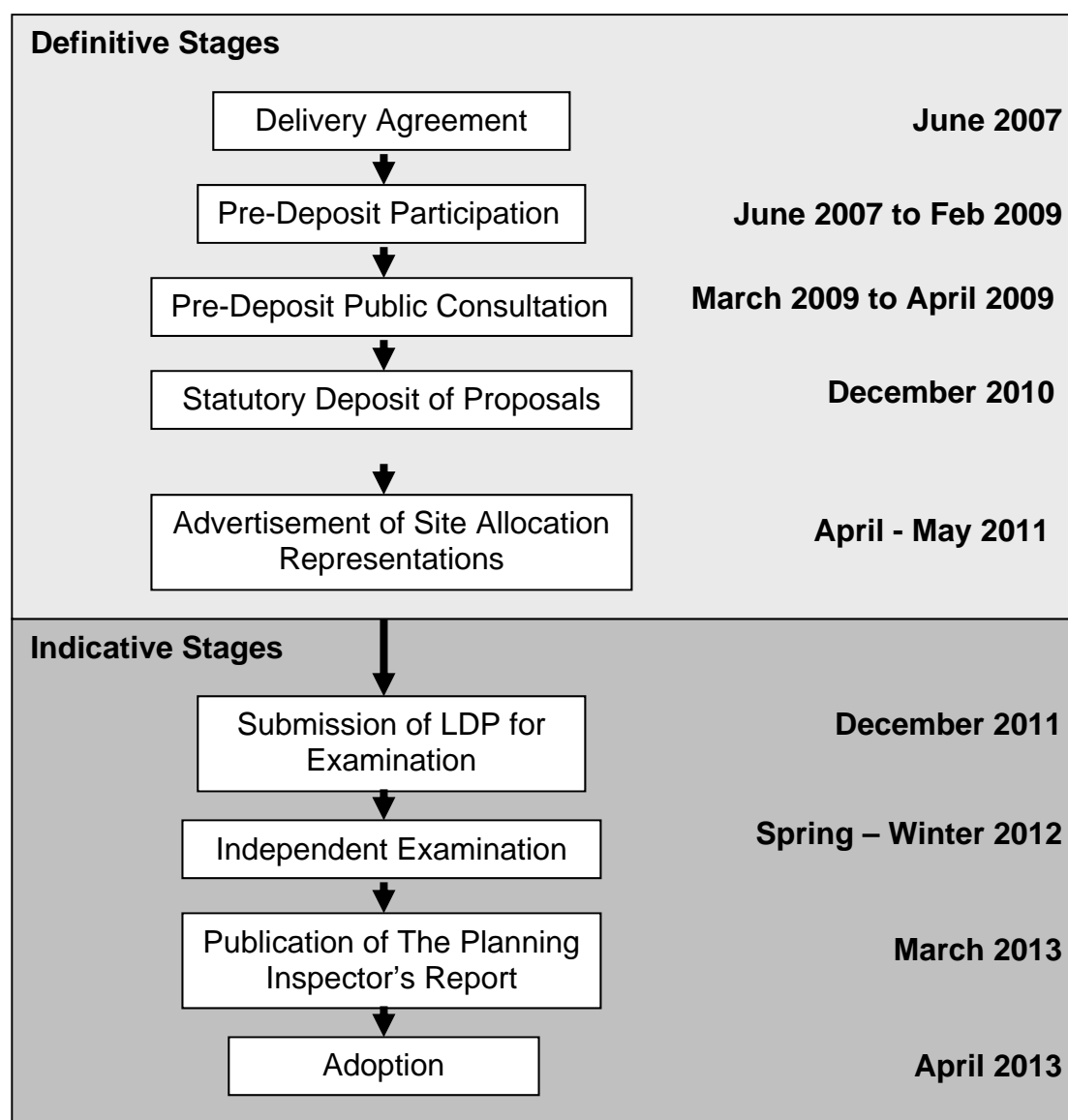
1.2.5 The 2008 update Wales Spatial Plan People, Places, Futures was approved by the National Assembly in July 2008. The LDP Regulations also require the Council to have regard to:

- The Waste Strategy for Wales and Regional Waste Plans;
- The Local Transport Plan and other policies prepared under the Transport Act 2000;
- Local Housing Strategies; and
- Major accident prevention and limitation.

1.2.6 LDPs must be sound in terms of their content and the process by which they are produced and must be founded on a robust and credible evidence base. 'Local Development Plans Wales' (WAG,

2005), sets out the 10 tests an LDP must meet for it to be sound, falling into three categories – procedural, consistence, coherence and effectiveness.

- 1.2.7 When the Council finalised its LDP, it was placed on deposit for public inspection and the submission of representations, and was then submitted to the Welsh Government for examination by an independent inspector. The inspector appointed by the Welsh Government determined that the plan was fundamentally sound having regard to ten test of soundness set out in guidance issued by the Welsh Government and the Planning Inspectorate.
- 1.2.8 Work commenced on the Ceredigion LDP in 2007. The Ceredigion LDP Delivery Agreement (DA), which was approved by WAG on 14th June 2007, provides a detailed description of how the LDP will be progressed in Ceredigion. The DA was amended in April 2010. This document (along with the 2010 amendment) is available on the Council website: [www.ceredigion.gov.uk](http://www.ceredigion.gov.uk)
- 1.2.9 The main stages of the LDP process and the timetable for this work within Ceredigion are shown by Figure 1.1. The processes are divided into 'Definitive Stages', which are considered to be under the control of the Council and 'Indicative Stages'. The indicative stages were subject to change due to the requirements of the process; for example the requirements of the Independent Examination.



**Figure 1.1.** Illustration of the main stages involved in the LDP process and the timetable set out for the completion of this work in Ceredigion.

1.2.10 The LDP is based on the information gathered and the community's response to the 'Pre Deposit and Deposit Local Development Plan Documents'. The LDP Preferred Strategy is a key component of the LDP's Pre Deposit documents.

1.2.11 The LDP Preferred Strategy sets out:

- The key trends and issues that informed the Preferred Strategy - which had been identified through preparation of the SEA/SA Scoping Report and a general review of baseline social, economic and environmental information;
- The national, regional and local policy framework within which the Deposit Plan has been prepared;
- The Council's vision for the future development of Ceredigion and its objectives for delivering sustainable development and for addressing key trends and issues;

- The key strategic growth and spatial options that the Council considered in determining its Preferred Strategy;
- The Preferred Strategy including Key Diagram; and
- The key strategic policies for implementing the strategy.

1.2.12 The Deposit of Ceredigion's LDP comprised:

- A discussion of key strategic issues in Ceredigion;
- A vision and strategic objectives;
- A strategy;
- Strategic, Specific Land Use and Development Management policies;
- Proposals maps;
- Settlement Group Statements; and
- Allocated Sites Schedules.

1.2.13 The final version of the LDP is the document that is to be adopted by the Council. The document comprises of exactly the same elements as the Deposit version of the Plan, although it also includes all the accepted changes proposed at the Focused Change stage, changes relating to Matters Arising during the Examination stage and any additional changes required by the Inspector's report.

### **1.3 Sustainability Appraisal**

1.3.1 Section 121 of the Government of Wales Act 1998 and section 79 of the Government of Wales Act 2006 place a duty on the National Assembly to promote sustainable development (HM Government 1998). Section 39 of the Planning and Compulsory Purchase Act (HM Government 2004) requires that the body producing a LDP (Ceredigion County Council) must contribute to achieving sustainable development.

1.3.2 The purpose of sustainability appraisal is to identify likely significant effects of the plan in terms of economic, environmental and social considerations. By showing what the likely effects will be, suitable mitigation measures can be implemented to minimise the negative impacts and maximise the positive ones.

1.3.3 Sustainability appraisal has helped to foster a more inclusive and transparent process of producing a LDP. All major aspects of the plan have been subject to scrutiny and the reasons for selecting certain options and rejecting others have been justified and explained.

1.3.4 Sustainability appraisal has helped ensure that the LDP is integrated with other policies. The Scoping Report contained a policy review (see Section 2 and appendix 1 of the Scoping Report) showing the aims of the documents and how the LDP can assist in meeting those aims. As the SA has progressed, this review has been updated to

incorporate new policy documents that have informed the SA and LDP development. Furthermore the appraisal of the Plan has involved a range of partners (within the Council and externally) facilitating greater involvement from stakeholders.

- 1.3.5 In the context of LDPs, WG sees the requirement for the Strategic Environmental Assessment (SEA) being met as part of a wider Sustainability Appraisal (SA) that includes economic and social considerations. Therefore a Sustainability Appraisal that incorporates a SEA has been integrated into the development process for the LDP.

#### **1.4 Sustainability Appraisal Report**

- 1.4.1 This document is the Sustainability Appraisal Report (SAR) for the LDP final Plan (2007-2022). It outlines how the statutory requirements of Sustainability Appraisal and Strategic Environmental Assessment have informed the development of the final version. The SA/SEA is an integral part of the LDP process and has been carried out throughout the preparation of the Plan. The SA/SEA clearly identifies the social, economic and environmental implications of the Plan's policies and proposals to ensure that the LDP is based on sound sustainability principles. This report records all the appraisal work undertaken including predicting and evaluating the effects of the strategic options against the SA/SEA Sustainability Objectives.

- 1.4.2 Alongside the SA/SEA process it has also been necessary to undertake a Habitats Regulations Assessment (HRA) of the LDP. See paragraph 1.5.1 for further details.

- 1.4.3 A Non Technical Summary of the SAR has been produced which identifies the likely significant effects of the plan, and an overview of the process, in terms of how the SA/SEA has influenced the LDP Preferred Strategy. This document is available alongside this report.

#### **1.5 Habitats Regulations Assessment**

- 1.5.1 The Council also had to undertake a Habitats Regulations Assessment (HRA) of the LDP. The HRA must determine the likely significant effects of the Plan on European Sites of nature conservation importance and, if applicable, scope what needs "appropriate assessment" (AA) and how it will be undertaken. A HRA Screening Report of the LDP is available as a background document on the County Council's website or on request. In summary this report made a detailed assessment of the likelihood of significant impact of the LDP proposals on 20 international sites in and around Ceredigion. There were several proposals that were either likely to have a significant effect on the International Sites, either alone or in-combination with other plans or projects. However, once considered with mitigation, no policies or allocations were found to have a likely significant effect, alone or in-combination with other plans or projects. This meant that no Appropriate Assessment was required.

## 2. Consultation

### 2.1 Sustainability Working Group

2.1.1 In order to inform and advise in the production of the Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA) a Sustainability Working Group was established.

2.1.2 The objectives of the Group are to:

- i. assist in the development of the methodology for the SA/SEA;
- ii. assist in identifying suitable sustainable (environmental, economic, social, good governance and use of science responsibly) and environmental problems and opportunities;
- iii. assist in the identification and quantification of sustainability objectives and monitoring indicators;
- iv. provide guidance on the assessment of the emerging LDP in relation to the SA/SEA objectives and indicators
- v. contribute as appropriate to the Appropriate Assessment process.

2.1.3 Membership of the Group has been organised to try and balance contributions that reflect three of the five UK shared principles of sustainable development, namely: “living within environmental limits,” “ensuring a strong healthy and just society”, and “achieving a sustainable economy”. The organisations which make up the Group are listed in Appendix 9.

### 2.2 Scoping Consultation

2.2.1 Consultation is a mandatory requirement at various stages of the SA/SEA process. Under the SEA Regulations for Wales, the three consultation bodies (the Countryside Council for Wales, the Environment Agency and Cadw) must be consulted on the scope and level of detail of the information to be included in the Environmental Report. The Scoping Report was sent to the consultation bodies in line with the consultation requirements for this stage of the SEA. In addition other County Council departments (e.g. DHPW) were also provided with an opportunity to comment. In order to make the process as inclusive as possible, the general public were also given an equal opportunity to comment on the scoping document. In accordance with the SEA Regulations for Wales, the consultation period for the scoping stage was set at five weeks. However due to an error in the initial consultation period, the scoping report had to be consulted on for a period of nine weeks in total.

2.2.2 The views expressed during the consultation on the Scoping Report have fed through into the next stages of the SA/SEA. A summary of the comments received along with explanations of how they have been taken into account in the subsequent SA/SEA stages is included in Appendix 8 of the Initial Sustainability Appraisal Report (2009), which is available on the County Council’s website at [www.ceredigion.gov.uk](http://www.ceredigion.gov.uk).

2.2.3 In addition to the mandatory consultation step, there was ongoing informal consultation with the consultation bodies in preparation of the Scoping Report. This involved a scoping workshop, circulation of early drafts of the report, and other workshop events which were attended by a wide range of stakeholders.

### **2.3 Other Consultations**

2.3.1 In March 2009 Ceredigion's LDP Pre Deposit Documents were consulted on for a period of 6 weeks (in line with WG policy). The documents consulted on were the LDP Preferred Strategy, Initial Sustainability Appraisal Report (incorporating Strategic Environmental Assessment) and the Habitats Regulation Assessment Screening Report.

2.3.2 The views expressed during the consultation on the Initial Sustainability Report have fed through into the next stages of the SA/SEA. A summary of the comments received along with explanations of how they have been taken into account in the subsequent SA/SEA stages can be found in Appendix 8 of the Deposit Sustainability Appraisal Report (December 2010).

2.3.3 In December 2010 Ceredigion's Deposit LDP documents were consulted on for a period of 8 weeks (the additional two weeks, allowing for the Christmas period). The documents consulted on were the Deposit LDP (Volumes 1, 2A and 2B), the Deposit Sustainability Appraisal Report (incorporating Strategic Environmental Assessment) and the Deposit Habitats Regulation Assessment Screening Report.

The views expressed during the consultation on the Deposit Sustainability Report have fed through into the next stages of the SA/SEA. A summary of the comments received along with explanations of how they have been taken into account in the subsequent SA/SEA stages can be found in Appendix 1 of the Addendum to the Ceredigion LDP: Deposit Sustainability Report (December 2011).

2.3.4 In December 2011 and July 2012 the Focused Changes to Ceredigion's LDP and Matters Arising Changes documents were consulted on. These included consultations on Sustainability Appraisals (incorporating Strategic Environmental Assessments) for both documents, presented as addendums to the Deposit Sustainability Appraisal Report. No representations were received on either of these two Sustainability Appraisal documents.

2.3.5 A statement showing how the findings of the SAR and the consultation comments received on the SAR have been taken into account has been made available to all consultees.



### 3. Appraisal Methodology

#### 3.1 Legislative Requirements

#### 3.2 Requirements for a Sustainability Appraisal

3.2.1 Section 62(6) of the Planning and Compulsory Purchase Act (UK Government 2004) requires the Council to undertake an appraisal of the sustainability of the LDP and to prepare a report of the findings as an integral part of the process of plan preparation. Sustainability appraisal has been defined as: “a systematic and iterative process undertaken during the preparation (and review) of a plan which identifies and reports on the extent to which implementation of the plan will achieve the environmental, social and economic objectives by which sustainable development can be defined and identifies opportunities for improving plan performance in relation to these” (Welsh Assembly Government 2002: 2).

3.2.2 The purpose of Sustainability Appraisal is to evaluate the environmental, social and economic effects of the strategy, policies and proposals in the LDP from the outset of the process, to ensure that decisions are made that accord with the principles of sustainable development. Sustainability Appraisal has played an important part in demonstrating that the LDP is sound by ensuring that it reflects sustainable development objectives and will contribute to the reasoned justification of policies.

#### 3.3 Requirements for a Strategic Environmental Assessment

3.3.1 Welsh Assembly Government guidance (2005) stipulates that sustainability appraisal must include the requirements of the EU Directive 2001/42/EC, the SEA Directive (2004), which requires formal environmental assessment during production of certain plans and programmes (including LDPs) which are likely to have significant effects on the environment.

3.3.2 The objective of the Directive is: ‘to provide for a high level of protection of the environment and to contribute to the integration of environmental considerations into the preparation and adoptions of plans ... with a view to promoting sustainable development, by ensuring that, in accordance with this Directive, an environmental assessment is carried out of certain plans ...which are likely to have significant effects on the environment’. (Article 1, 2001/42/EC).

3.3.3 The directive is supported by the Strategic Environmental Assessment Regulations (National Assembly for Wales, 2004) in which Schedule 2 of the Regulations requires the Council to assess the likely significant effects of its plans and programmes on: “the environment, including on issues such as biodiversity, population, human health, fauna, flora, soil, water, air, climatic factors, material assets, cultural heritage including architectural and archaeological heritage, landscape and the interrelationship of the above factors

including scale, short, medium, and long-term, permanent and temporary positive and negative effects”.

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

3.3.5 A key requirement of the SEA regulations is that an Environmental Report is prepared and this report should identify, describe and evaluate the likely significant effects on the environment of:

- Implementing the plan or programme (the LDP);
- Reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme

3.3.6 This paper will in effect act as both a Sustainability Appraisal and Environmental Report. On adoption of the LDP, the Council is also required to produce an Environmental Statement; this document has been published as part of the Plan's Adoption Statement (April 2013).

### **3.4 Compliance with the Strategic Environmental Assessment Regulations**

3.4.1 The statutory requirements for the Sustainability Appraisal and Strategic Environmental Assessment of Ceredigion's LDP have been covered by the Scoping Report (Ceredigion County Council 2008), the ISAR and the SAR. All three reports have been prepared in accordance with the guidance set out in the:

- Local Development Plan Manual (Welsh Assembly Government 2006),
- Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents (Office of the Deputy Prime Minister 2005), and
- Practical Guide to the Strategic Environmental Assessment Directive (Office of the Deputy Prime Minister *et al* 2005).

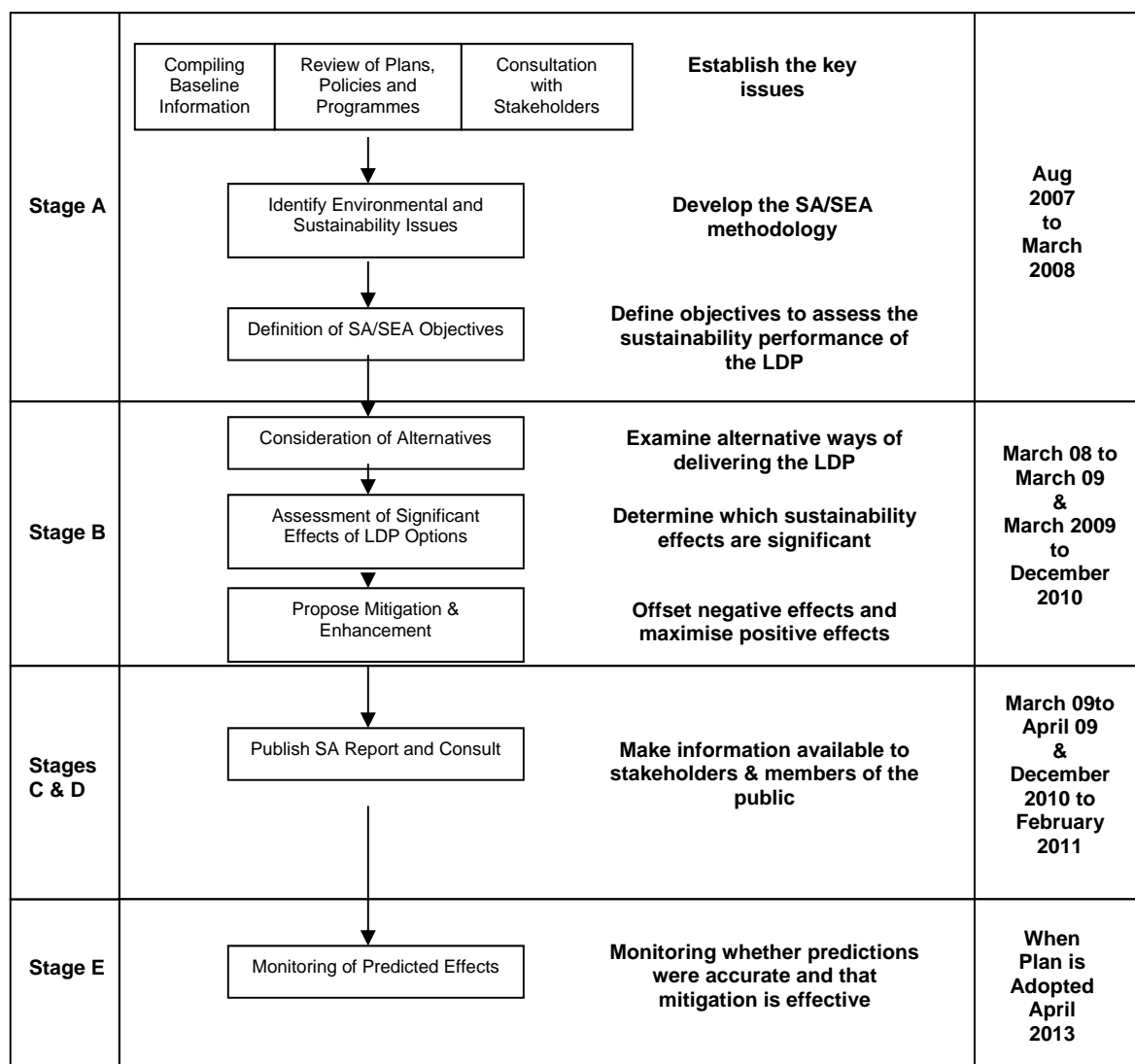
**Table 3.1. Environmental Report Requirements**

Stages of Environmental Report	Where Covered
1. An outline of the contents and main objectives of the plan or programme, and of its relationship (if any) with other relevant plans and programmes.	<p>Sections 1, 2 and Appendix 1 of the Scoping Report.</p> <p>Sections 1, 3, and 4 of the ISAR.</p> <p>Sections 1, 3, 5, 6 and Appendices 2 and 3 of the Deposit SAR and this Report.</p>
2. The relevant aspects of the current state of the environment and the likely evolution there of without implementation of the plan or programme.	<p>Section 3 and Appendices 2 to 13 of the Scoping Report.</p> <p>Section 4 and Appendix 4 of the ISAR.</p> <p>Section 4 and Appendix 7 of the Deposit SAR and this Report.</p>
3. The environmental characteristics of areas likely to be significantly affected.	<p>Section 4 and 5 and Appendices 1 and 4 of the ISAR.</p> <p>Sections 4 and 5 and Appendices 1 and 7 of the Deposit SAR and this Report.</p>
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds and the Habitats Directive.	<p>Sections 3, 4 and Appendices 2 – 13 of the Scoping Report.</p> <p>Section 4 and Appendix 1 and 4 of the ISAR.</p> <p>Section 4 and Appendix 1 and 7 of the Deposit SAR and this Report.</p>
5. The environmental protection objectives, established at International, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	<p>Sections 4 and 5 of the Scoping Report.</p> <p>Section 5 and Appendix 1 of the ISAR.</p> <p>Sections 3, 4 and 5 and Appendices 1, 2 and 3 of the Deposit SAR and this Report.</p>
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues including (a) biodiversity; (b) population; (c) human health; (d) fauna; (e) flora; (f) soil; (g) water; (h) air; (i) climatic factors; (j) material assets; (k) cultural	<p>Sections 4, 5, 6 and 7 and Appendices 2 and 3 of the ISAR.</p> <p>Sections 4, 5, 6 and 7 and Appendices 4, 5 and 6 of the Deposit SAR and this Report.</p>

heritage, including architectural and archaeological heritage; (l) landscape; and (m) the inter-relationship between the issues referred to in sub-paragraphs (a) to (l).	
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	Sections 4, 5, 6 and 7 and Appendices 2 and 3 of the ISAR.  Sections 4, 5, 6 and 7 and Appendices 4, 5 and 6 of the Deposit SAR and this Report.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties encountered in compiling the required information.	Sections 5 and 6 and Appendix 2 of the ISAR.  Sections 5, 6 and 7 and Appendix 5 of the Deposit SAR and this Report.
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	Section 8 and Appendix 1 of the ISAR.  Section 9 and Appendix 1 of the Deposit SAR and Section 10 and Appendix 1 of this Report.
10. A non-technical summary of the information provided under paragraphs 1 to 9.	A non-technical summary has been published alongside this report and is available for viewing on the County Council's website – <a href="http://www.ceredigion.gov.uk">www.ceredigion.gov.uk</a>

### 3.5 Sustainability Appraisal Stages and Tasks

- 3.5.1 Figure 3.2 lists the SA/SEA stages and tasks, which are based on those set out in UK and Welsh Government guidance. This SAR represents the completion of up to stage D of the SA/SEA Process.



**Figure 3.2. Illustration of the main stages of the SA/SEA process with indicative timings for the completion of Ceredigion County Council.**

### 3.6 Scope of the Appraisal

3.6.1 The topic areas considered by Ceredigion's SA/SEA encompass those topics required by The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004. In addition, topics have been included to widen the sustainability scope of the SA/SEA and to ensure greater consistency with the Wales Spatial Plan and also to ensure that topics of particular relevance to Ceredigion have been considered. The scope of topic areas to be addressed in Ceredigion's SA/SEA is shown by Table 3.3; alongside those topics set out in the regulations. Any inter relationships between topics areas are also considered in relation to the relevant topic as recommended by the guidance.

**Table 3.3. Topic areas selected for inclusion in the Ceredigion SA/SEA and comparison with topics listed in the SA/SEA Regulations**

Topic listed by Regulations	Topics Included in Ceredigion SA/SEA	Sustainability Area
Climatic Factors Soil Air Water	Climate Change & Flooding Soil, Air & Water	Environmental
Material Assets	Material Assets to include utilities, waste and minerals	
Biodiversity Fauna Flora	Biodiversity to include Fauna and Flora	
Landscape Cultural Heritage, including Architectural and Archaeological Heritage	Landscape and Historic Environment to include Cultural Heritage, Architectural and Archaeological Heritage	
Population Human Health	Population & Housing Human Health & Wellbeing Leisure Recreation & Tourism Education & Skills Welsh Language Transport	Social
	Employment and Economy	Economic
Inter-relationships	Important cross cutting matters are addressed in relation to each topic	N/A

3.6.2 At the Deposit stage of LDP preparation, the Council was required to consult on the Detailed Policies and Allocated Sites for the LDP. The Deposit SAR, along with its addendums, therefore addresses these aspects. The Vision, Strategic Options, Preferred Strategy and Strategic Policies were assessed in the Initial Sustainability Appraisal Report.

## 4. Sustainability Context, Baseline and Objectives

### 4.1 Relevant Plans and Policies/Policy Context

What the SEA guidance says...

A plan or programme may be influenced in various ways by other plans or programmes, or by external environmental protection objectives such as those laid down in policies or legislation. These relationships enable the Responsible Authority to take advantage of potential synergies and to deal with any inconsistencies and constraints.  
(ODPM, 2005a)

4.1.1 A review of other relevant plans, policies and programmes (PPPs) has been undertaken to identify environmental and wider Sustainability Objectives which may provide constraints or synergies with the LDP. The document review included:

- International legislation, conventions and treaties to which the UK is signatory;
- European legislation;
- National legislation, plans and strategies (UK and Wales specific matters);
- Technical Advice Notes for planning in Wales; and
- Other relevant reports, strategies and guidance documents.

4.1.2 An updated list of all the PPPs that were reviewed is provided in Appendix 2 of this report, and the full original PPP review can be found in Appendix 1 of the Scoping Report. The review has been presented in a topic by topic basis to make it easier to identify the Sustainability Objectives relevant to each topic. However, some of the documents reviewed do not fall easily into any one particular topic area, whilst others are equally important across a number of topics. The division of PPPs between topics should therefore be seen as a best fit, rather than a definitive categorisation process.

### 4.2 Wales Spatial Plan

4.2.1 The preferred policy options for the Ceredigion County Council LDP Preferred Strategy and Deposit Plan were developed to respect the aims of the Wales Spatial Plan Central Wales Area Strategy.

4.2.2 The Sustainability Appraisal of the Wales Spatial Plan identifies a number of overall mitigation measures to ensure that any negative impacts of the Key Settlement Hierarchy are minimised or avoided, and the potential benefits are maximised in the Central Wales Spatial Plan area. These are:

- Ensure that all new housing is built to high standards of resource efficiency, particularly with respect to water conservation and energy use and that measures at the

development scale, such as delivering combined heat and power, are considered as well as measures at the individual/local scale. BREEAM assessments can be undertaken at the community scale, as well as at a finer, individual development scale.

- Encourage new economic developments that are niche-based/ value-added and likely to be more environmentally focussed.
- Ensure that new development is delivered through the use of locally-sourced labour and materials, and that the re-use of materials in new developments is considered, particularly with respect to materials with low embodied energy and recycled materials.
- Ensure that all new development is well-served by local recycling schemes, and that investment is made into increasing public awareness of recycling.
- Biodiversity – Prioritise development of brownfield sites; development close to natural habitats must respect development control restrictions; compensatory habitat creation for any losses.
- Climatic factors (flood risk) – Flood Risk Assessments need to be required for all developments in Type B and C flood zones; development in coastal zones considers Shoreline Management Plans.
- Landscape – development in the vicinity of Conservation Areas to follow design guides, use of local materials, consider local character initiatives for new developments
- Soil – Prioritise development of brownfield sites, encourage in-situ remediation and re-use of soils.
- Water – Buildings in flood risk areas to be flood resilient, care with tourism activities in riverine environments.

4.2.3 The following paragraphs review how the policies in the Ceredigion County Council Local Development Plan may implement the mitigation measures for the Key Settlement Hierarchy adopted from the Wales Spatial Plan.

**Ensure that all new housing is built to high standards of resource efficiency**

4.2.4 National guidance requires all new housing to be built to Code for Sustainable Homes Level 3, which therefore requires it to be of a high environmental standard. Water conservation and energy use



are all part of this. The LDP also has a suite of policies that deal with matters of design, in particular Policy DM06 High Quality Design and Placemaking, Policy DM11 Designing for Climate Change and Policy DM12 Utility Infrastructure are particularly supportive. Policy DM13 Sustainable Drainage Systems is also supportive.

**Encourage new economic developments that are niche-based/ value-added and likely to be more environmentally focussed.**

- 4.2.5 The aim of the LDP's objective relating to the economy is to encourage a progressive, diverse and versatile economy and is therefore supportive of the Wales Spatial Plan's suggested mitigation. Combined, Policy LU11 Proposals on allocated sites: and Policy LU12 Employment proposals on non-allocated sites cater for a wide range of needs identified in Ceredigion's latest economic needs assessment (DTZ, Update 2010).

**Ensure that new development is delivered through the use of locally-sourced labour and materials, and that the re-use of materials in new developments is considered, particularly with respect to materials with low embodied energy and recycled materials.**

- 4.2.6 The LDP encourages the use of locally sourced materials through Policy LU27 Sustainable supply of mineral resources, however, the LDP cannot have a direct influence on where developers choose to source their materials. With respect to the labour market, the Policies of the Strategy section of the LDP are designed to meet the housing and economic needs of the County, which should help retain and encourage the growth of a strong and diverse work force.

**Ensure that all new development is well-served by local recycling schemes, and that investment is made into increasing public awareness of recycling.**

- 4.2.7 The LDP cannot directly raise awareness of recycling, however it can help deliver the facilities that make recycling possible. Policy LU31: Resource recovery and waste management facilities and Policy LU32 Development and the waste hierarchy support this.

**Biodiversity – Prioritise development of brownfield sites; development close to natural habitats must respect development control restrictions; compensatory habitat creation for any losses.**

- 4.2.8 Owing to the nature of the largely rural nature of the county, there is very little brownfield land to develop. However, where allocations have been sought, Candidate Sites that are located on brownfield land have in general received a more favourable assessment than their greenfield counterparts. In many cases this has resulted in allocations, for example, M0302 Mill Street Car Park in Aberystwyth. A study was carried out as part of the Candidate Site assessment process to identify those areas that are of highest biodiversity value. When it came to allocated site selection, the areas of highest value

were generally avoided. Where avoidance was not possible, or where small areas of high biodiversity value were included as part of a site, the information collected by the Local Records Centre was used to inform suggested mitigation measures, which have been outlined in the LDP's Allocated Site Schedules (Volume 2a). In addition Policies DM14 Nature Conservation and Ecological Connectivity and DM15 Local Biodiversity Conservation are to be a material consideration for all developments and contain elements relating to compensatory habitat creation for any losses.

**Climatic factors (flood risk) – Flood Risk Assessments need to be required for all developments in Type B and C flood zones; development in coastal zones considers Shoreline Management Plans.**

- 4.2.9 Policy DM11 Designing for Climate Change requires flood risk to be considered as part of developments, while the requirements of TAN 15 direct the specific types of uses that are permissible on the Type B and C flood zones. Policy DM23 Coastal Management requires all development to have regard for the Cardigan Bay Shoreline Management Plan. Strategic Flood Consequences Assessments were carried out in Aberystwyth and Cardigan to determine those sites most at risk of flooding as well as suggested mitigation measures. Planning applications for allocated sites where flood risk, either fluvial, coastal or from surface water run-off, may be an issue, are required to be accompanied by a Flood Consequences Assessment.

**Landscape – development in the vicinity of Conservation Areas to follow design guides, use of local materials, consider local character initiatives for new developments**

- 4.2.10 Policies DM06: High Quality Design and Placemaking, DM07 Conservation Areas, DM09 Design and Movement and DM10 Design and Landscape all have elements that require the suitable development of sites and buildings in and in the vicinity of Conservation Areas. Policies DM17 General Landscape, DM18 Special Landscape Areas (SLA) and DM19 Historic and Cultural Landscape, which deal with landscapes in more general terms, but of which the historic character of Conservation Areas are a part, also help support this suggested mitigation measure.

**Soil – Prioritise development of brownfield sites, encourage in-situ remediation and re-use of soils.**

- 4.2.11 Owing to the nature of the largely rural nature of the county, there is very little brownfield land to develop. However, where allocations have been sought, Candidate Sites that are located on brownfield land have in general received a more favourable assessment than their greenfield counterparts. In many cases this has resulted in allocations, for example, M0302 Mill Street Car Park in Aberystwyth.

**Water – Buildings in flood risk areas to be flood resilient, care with tourism activities in riverine environments.**

- 4.2.12 Policy DM11 Designing for Climate Change requires flood risk to be considered as part of developments, while the requirements of TAN 15 direct the specific types of uses that are permissible on the Type B and C flood zones. Policy LU17 Tourism Facilities/Attractions seeks to direct the sustainable development of tourist activities, which includes those related to riverine environments.

**4.3 Neighbouring Authorities' Development and Community Plans**

- 4.3.1 The Ceredigion County Council Local Development Plan will interact significantly with the County's other statutory plans – the Community Strategy, Children and Young Persons Plan and the Health and Wellbeing Plan and when it's published, the Single Integrated Plan. It will also interact, to varying degrees, with those of its neighbouring authorities, namely, Carmarthenshire County Council, Gwynedd County Council, Pembrokeshire County Council, Pembrokeshire Coast National Park Authority, Powys County Council and Snowdonia National Park Authority. Additionally, the county's largest town, Aberystwyth, is of national importance and its development is influenced by a number of national strategies, namely, the Wales Spatial Plan and its status as a Strategic Regeneration Area.
- 4.3.2 Therefore, it is the case that when planning for an appropriate scale of growth and allocating sites for development, the outcome in many places will be the result of a combination of the LDP for Ceredigion and those of the surrounding area. Circumstances could have arisen where each authority plans for an appropriate level of growth in a settlement, but together their plans result in an unacceptable level of growth across the whole settlement, or between neighbouring settlements on either side of the county boundary. In order to address this issue, when assessing the suitability of potential development sites (particularly with reference to Sustainability Appraisal and Habitats Regulations Assessment) the location and scale of neighbouring Authorities' development allocations, and the cumulative growth that may occur, has been considered. This has been done by working closely with officers from neighbouring Authorities, discussing policies, objectives and vision, and co-ordinating responses to shared issues.
- 4.3.3 It has become clear through the process of consultation with neighbouring Authorities that the scale and nature of potential effects differs from place to place. For example, owing to local geography, and the location of key centres of growth, there are only very limited cumulative effects arising from housing and economic growth between, Gwynedd County Council, Pembrokeshire National Park Authority, Powys County Council and Snowdonia National Park Authority. In the north Aberystwyth's national status may have an influence, however, given its relative geographical isolation from

Central Wales' other important settlements, its influence is unlikely to be significant.

- 4.3.4 The greatest potential cross-boundary effects relating to housing and economic growth were identified between Ceredigion and Carmarthenshire, as a number of both counties' important settlements are located along the Teifi Valley. In Ceredigion, these are the Urban Service Centres of Lampeter and Llandysul and the Rural Service Centres of Cenarth and Adpar, while in Carmarthenshire, these are the Tier 2 Settlement of Newcastle Emlyn and the Tier 3 Settlement of Llanybydder (Carmarthenshire County Council, 2009). Each of these settlements is adjoining or adjacent to a settlement or centre of population in Carmarthenshire (i.e. Lampeter and Cwmann, Llandysul and Pontwelly, Adpar and Newcastle Emlyn and Llanybydder and Highmead). Cenarth straddles the Teifi and the county boundary and there is a close relationship with populations in both counties. Great care was therefore taken by both Counties when writing their LDP's Settlement Strategies. This is reflected in the status given to the settlements in both counties Preferred Strategies, and in the case of Ceredigion, its Deposit Plan, which are designed to ensure that an appropriate level of growth is provided for in the area, that need be catered for in the most sustainable locations and that any form of over-provision is avoided.
- 4.3.5 Potential cross boundary issues relating to growth were also identified between Ceredigion and Pembrokeshire County Council. Cardigan, which is Ceredigion's second largest settlement is located close to the County's boundary, and while the relationship between Cardigan and Pembrokeshire's larger settlements of St. Dogmaels, Cilgerran, Boncath and Crymych is not as significant as those of the Teifi settlements, care has been taken to provide for the area's need as a whole, that the need be catered for in the most sustainable locations and that any form of over-provision is avoided. This is recognised in Cardigan's status as an Urban Service Centre, and, according to Pembrokeshire County Council's Local Development Plan (2013) settlement hierarchy, Crymych's status as a Service Centre, and St. Dogmaels', Cilgerran's, and Boncath's status' as Primary Service Villages.
- 4.3.6 The potential cumulative cross boundary effects on landscape quality has also been a key consideration, in both the formulation of policy and the SA/SEA assessment of Ceredigion's LDP. Wind farm development has the potential to have significant cross boundary effects, particularly in relation to the location of Strategic Search Areas (SSA). In the Cambrian Mountains, SSA D crosses the Ceredigion/Powys boundary, while SSA G, which lies entirely within Carmarthenshire, is visible from a large number of key receptors in Ceredigion. While the development of SSAs is largely directed by national guidance, Ceredigion's LDP policy approach to development

elsewhere is to limit the cumulative effects of wind farm development on landscape. This is particularly important in the nationally important landscape of the Cambrian Mountains (LANDMAP Information System, 2007 - 2013), which are shared with Powys and are visible from both the Snowdonia and Brecon Beacons National Parks.

- 4.3.7 To limit the effect of all types of development on landscape quality, Ceredigion and Carmarthenshire County Councils have opted to protect their most valued landscapes through the designation of Special Landscape Areas (SLA). This consistent approach has obvious wider cross boundary benefits, and complements the approach to landscape management taken by the surrounding national designations, which in the case of Ceredigion is the Snowdonia and Pembrokeshire Coast National Parks, and in the case of Powys and Carmarthenshire, the Brecon Beacons National Park.
- 4.3.8 There are currently some uncertainties regarding future approaches to landscape management in Gwynedd County Council, which does not have SLAs in its Unitary Development Plan (Gwynedd County Council, 2009). At the time of writing, the Gwynedd County Council has not yet consulted on its Pre-Deposit LDP documents. Pembrokeshire (2013) and Powys (2012) County Councils are perusing criteria based policy approaches to their landscapes in their respective LDPs
- 4.3.9 Additional areas where overlaps exist are with minerals and waste. National planning policy sets out a framework for mineral extraction. These issues are currently being debated through the South West Wales Regional Aggregates Working Group. Through the Regional Waste Plan, the County Council is required to provide space for a potential regional waste facility, a requirement that has been met through the allocation of land at Glanyrafon, Aberystwyth (E0301).



## 5. Social, Environmental and Economic Baseline

### What the Guidance Says

Baseline information provides the basis for predicting and monitoring environmental effects and helps to identify environmental problems and alternative ways of dealing with them. Both qualitative and quantitative information can be used for this purpose.

Identifying environmental problems is an opportunity to define key issues and improve the SEA objectives. Responsible Authorities will be aware of many environmental problems which they currently face. It is important however to look for any potential problems, on the basis of:

- i. Earlier experience with issues identified in other plans and programmes;
- ii. Identification of possible tensions with other plans, programmes and environmental protection objectives;
- iii. Identification of possible tensions between current or future baseline conditions and existing objectives, targets or obligations; and
- iv. Consultation with the Consultation Bodies and the public.

The identification of environmental problems must be based on evidence related to baseline information.

(ODPM, 2005a)

- 5.1.1 The baseline information for the Sustainability Appraisal is quantitative and qualitative information and data that describes the social, economic and environmental state of the County. This data covers the entire county as potentially all areas could be significantly affected by the LDP.
- 5.1.2 Baseline information serves two purposes, it helps to identify the issues on which the Sustainability Appraisal should focus, and provides a benchmark against which the performance of the Plan (and the accuracy of any predictions) can be assessed. As well as showing the current situation the baseline data shows where possible the situation in the past and projections for the future, in order to indicate trends. It is important to recognise that where information on trends is available, the extrapolation of trends into the future can change in response to changes in legislation or other interventions.
- 5.1.3 The SEA Regulations for Wales require that information should be provided on the "... relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme". The likely evolution of the environment without the implementation of the plan (often referred to as the 'without the plan' scenario or future baseline) can be difficult to

describe, as trend data is often not available. However, in this report an attempt has been made wherever possible to describe the future baseline for each of the SA/SEA topics.

- 5.1.4 An environmental, economic and social baseline characterisation for Ceredigion is presented in Appendix 7 of this report. The baseline is presented using the topic paper based approach used in the Scoping Report, and incorporates changes and additional information collected since that report was consulted on.

## 5.2 Main social, environmental and economic issues and problems identified

- 5.2.1 Appendix 1 of this report sets out the key issues affecting Ceredigion and the objectives and potential indicators proposed to assess and monitor these issues. Evidence gathering is ongoing and there remains to be some difficulties in obtaining information and data relating to some topics.

## 5.3 Sustainability Objectives

What the Guidance Says:

While not specifically required by the Directive, SEA objectives are a recognised way of considering the environmental effects of a plan or programme and comparing the effects of alternatives. They serve a different purpose from the objectives of the plan or programme, though they may in some cases overlap with them. SEA objectives are used to help show whether the objectives of the plan or programme are beneficial for the environment, to compare the environmental effects of alternatives, or to suggest improvements. For example, improving biodiversity may be an objective of both a plan or programme and an SEA, but the plan or programme may also have an objective of protecting specific wildlife sites which may be tested against the objective of whether they improve biodiversity.

SEA objectives can often be derived from environmental objectives which are established in law, policy, or other plans or programmes, or from a review of baseline information and environmental problems. They can be used or adapted for SEAs of related plans and programmes, whereas each individual plan or programme has its own specific objectives.

(ODPM, 2005a)

- 5.3.1 The issues identified were used to formulate Sustainability Objectives that together form a Sustainability Assessment Framework. This framework has been used to assess the sustainability of the elements that make up the LDP (e.g. objectives, policies, allocations etc). An updated version of the framework can be found in Appendix 1.



- 5.3.2 The relationship between the sustainability issues identified and the Sustainability Objectives is also demonstrated in Appendix 1. The internal compatibility of the objectives is also assessed. The way in which the Sustainability Objectives meet the requirements of the European Union Directive 2001/42/EC (the SEA Directive) is demonstrated in Section 3 of this report.
- 5.3.3 The SA/SEA Objectives are designed to cover the environmental, social and economic issues that a Plan or programme could potentially affect. The SA/SEA Objectives used in the SA/SEA therefore represent the scope of the assessment that has been undertaken to identify these potential effects.
- 5.3.4 The Sustainability Working Group played an integral role in identifying and agreeing these objectives. In addition they have also been agreed by Ceredigion County Council (13/12/2007).
- 5.3.5 These objectives are intended to indicate directions for change rather than end points. For this reason no targets are set. The goal in the context of Sustainability Appraisal is a full realisation of the objective. Potential indicators for the Sustainability Objectives are presented in Appendix 1 which outlines the proposals for monitoring the Sustainability outcomes of the Plan. The indicators in Appendix 1 have been refined in Table 8.1., which can be found in Section 8 of the SAR.
- 5.3.6 The objectives have been separated into ‘main’ and ‘sub’ objectives to aid the assessment process; only the ‘main objectives’ for the Ceredigion SA/SEA are shown in Table 4.1. In total there are 19 ‘main’ objectives and a combined total of over 100 ‘sub’ objectives (A full list of sub objectives can be found in Appendix 1). All the objectives (‘main’ and ‘sub’) have been taken into account when undertaking assessments. However for purposes of documenting the assessments, only the main objectives have been utilised. This distinction is important to ensure the assessment work is practical and achievable.

**Table 5.1. The Main Sustainability Objectives for Ceredigion SA/SEA**

Objective Number	Sustainability Objective
1a	Reduce greenhouse gas emissions in both existing and new development.
1b	Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.
1c	To reduce flood risk
2a	Minimise contamination and safeguard soil quality and quantity.
2b	To maintain and improve air quality across Ceredigion.

Objective Number	Sustainability Objective
2c	Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.
3a	Make sustainable use of natural resources.
3b	Build and maintain environmentally friendly, high quality services and infrastructure.
4a	To value, conserve and enhance biodiversity.
5a	To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage.
6a	Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected.
6b	Build vibrant, safe and cohesive communities
7a	Promote and provide opportunities and services to maintain healthy communities.
8a	Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion
9a	Increase opportunities to build the Ceredigion education and skills base.
10a	Promote the use of the Welsh language.
11a	Reduce the need to travel/transport and promote sustainable modes of transportation
11b	Improve accessibility to services for communities, and connectivity for the sake of the economy.
12a	Encourage a vibrant and diversified economy.

#### **5.4 Likely changes in the environmental, social and economic context in the absence of any Plan**

5.4.1 In forecasting the business as usual, or 'without the plan' scenario it is first necessary to determine what that means. The absence of a plan has been taken to mean a continuation of the current UDP, though as the Plans moves towards its end date (2016), it is likely to become less relevant and useful, and decisions will need to be made according to national policy, and the knowledge, opinions and priorities of Council Members and Officers (Table 5.2).It should be noted that the UDP is un-adopted, however with the exception of Policies H1.2B and H1.3, all policies carried significant material weight and up until the adoption of the LDP and were used for Development Management purposes.

5.4.2 The sustainability effects of this interpretation are forecast in the table below in the context of the Sustainability Objectives. The Sustainability Objectives have been chosen as a context for this

exercise because: they provide the context against which the likely effects of the Plan have been assessed; and they provide the proposed framework for sustainability monitoring.

**Table 5.2. Likely Environmental, Social and Economic Changes in the Absence of a Plan.**

Sustainability Objective	Ceredigion Unitary Development Plan Proposed Modifications Version (2001-2016)
Reduce greenhouse gas emissions in both existing and new development	<p>The main sources of Carbon Dioxide in Ceredigion are traffic and domestic and commercial heating.</p> <p>Trends in car travel show a steady increase for Great Britain as a whole, and Ceredigion. National policy and other external factors, such as oil prices, may curtail or reverse this trend, but car use has continued to grow in recent years in spite of rising fuel prices.</p> <p>The spatial strategy of the current development plan and national policy seek, like the proposals in the LDP, to concentrate development in main settlements, with an aim to reduce car travel.</p> <p>The UDP attempts to concentrate development in the six main towns of Aberystwyth, Cardigan, Lampeter, Aberaeron, Llandysul and Tregaron, but also allows limited allocations for smaller settlements. This approach places the majority of new development close to existing facilities and services thereby reducing the need of the population to travel in order to access them.</p> <p>When the Plan ends, and if speculative development is permitted in the absence of a key settlement strategy, then car use is likely to continue to increase more than it would in the presence of such a strategy.</p> <p>The current UDP does not actively support the development of building by sustainable design; therefore, its absence would have little impact on reducing domestic and commercially produced greenhouse gasses. However, the implementation of higher standards of sustainable building, such as the Code for Sustainable Homes and BREEAM at a national level may have a limiting effect on emissions.</p>
Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change	<p>Whether in the presence or absence of a Development Plan TAN 15 will provide detailed guidance regarding development and flooding. Other policy documents, such as Ceredigion's Shoreline Management Plan, will also influence the direction of where future growth can be located.</p> <p>The UDP does have policies designed to deal with water drainage and run-off, however, greater detail is required in the policies as there is currently no requirement for the use of SDS infrastructure or any other kind of sustainable water management. In the absence of a plan, ad-hoc development could lead to an unacceptable increase in surface run-off if inappropriate water management issues are used.</p> <p>The Plan's biodiversity and environmental protection policies also have an element of adaptation built into them, which if lost could lead to the extinction of certain species within the county.</p>
To reduce flood risk	Whether in the presence or absence of a Development Plan TAN 15 will provide detailed guidance regarding development and flooding. In coastal areas

Sustainability Objective	Ceredigion Unitary Development Plan Proposed Modifications Version (2001-2016)
	<p>Ceredigion's Shoreline Management Plan will also influence the direction of where future growth can be located.</p> <p>The development plan does have policies designed to deal with water drainage and run-off, however, greater detail is required in policy as there is no requirement for SUDS infrastructure or any other kind of sustainable water management. In the absence of a plan, ad-hoc development could lead to an unacceptable increase in surface run-off if inappropriate water management issues are used.</p>
Minimise contamination and safeguard soil quality and quantity	<p>Any kind of development will inevitably result in some loss of soil. The UDP seeks to minimise this effect by concentrating development in urban centres and on high density sites.</p> <p>The UDP has policies designed to deal with land remediation, land instability, and peat bogs, however these have been of limited use when it comes to general development.</p> <p>In the absence of the plan ad-hoc and speculative development could lead to an increase in the number of developments on greenfield sites and in rural locations which would have a negative implication for soil quantity. This could be particularly significant if large scale development were to be allowed on the best and most versatile agricultural land.</p>
To maintain and improve air quality across Ceredigion	<p>The UDP has policies for reducing air pollution. These are mostly concerned with centring development in appropriate locations and reducing travel times.</p> <p>The UDP attempts to concentrate development in the six main towns of Aberystwyth, Cardigan, Lampeter, Aberaeron, Llandysul and Tregaron, but also allows limited allocations for smaller settlements. This approach places the majority of new development close to existing facilities and services thereby reducing the need of the population to travel in order to access them.</p> <p>When the plan ends and if speculative development is permitted in the absence of a key settlement strategy then, car use is likely to continue to increase more than it would in the presence of such a strategy.</p> <p>The current UDP does not actively support the development of building by sustainable design, therefore, its absence would have little impact on reducing domestic and commercially produced green house gasses. However, the implementation of higher standards of sustainable building, such as the Code for Sustainable Homes and BREEAM at a national level may have a limiting effect on emissions.</p>
Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality	<p>The UDP has policies which are designed to minimise the impact of development on water quality and quantity by permitting development only where resources already exist and where there is no significant adverse impact on water in general.</p> <p>In the absence of a plan ad-hoc development could lead water resources may be damaged by inappropriate placement. To a certain extent, national policy will be able to limit some of the effects by restricting development on established floodplains.</p>
Make sustainable	Natural resources cover a wide variety of elements, some of which the UDP

Sustainability Objective	Ceredigion Unitary Development Plan Proposed Modifications Version (2001-2016)
use of natural resources	<p>has influence over, some of which it doesn't.</p> <p>The Plan encourages the development of renewable energy infrastructure within the county, and a guidance note, which operates alongside the plan, encourages the use of locally sourced materials.</p> <p>In the absence of a Plan TAN 8 will direct the County's development of renewable energy infrastructure. Other guidance, such as the PPW, which requires the implementation of the Code for Sustainable Homes and BREEAM will encourage the use of sustainably sourced materials.</p> <p>In relation to minerals, MTAN 1 would direct the location of development, however, without the allocations and buffer zones proposed in the Plan, some negative effects may become unavoidable.</p>
Build and maintain environmentally friendly, high quality services and infrastructure	<p>Services and infrastructure cover a wide and varied range of topics including transport, water, sewage, waste, ICT, healthcare, and recreation. The UDP has a wide range of policies to deal with it, and in a way that has the least impact on the environment. Utility companies, such as Dŵr Cymru/Welsh Water base their investment programmes on the future direction of growth set out by development plans, therefore the absence of such a plan would mean that these companies lacked local guidance to base their decisions on. Consequently, utility provision would likely be delivered on an ad-hoc basis.</p>
To value, conserve and enhance biodiversity	<p>The UDP has policies that cover biodiversity conservation, protected sites, connectivity and species protection, as well as a number of policies concerning specific habitat types.</p> <p>In the absence of a Plan national policy will continue to restrict development in the open countryside, and national and international legislation for conservation sites will continue to protect them from direct development. However, the overall biodiversity value of the sites, and of the county as a whole could be damaged in the absence of policies concerning connectivity.</p> <p>Biodiversity is likely to decline more than if the Plan was not in place. This is probable because the landscape and biodiversity policies of the plan provide additional policy guidance, which is amplified through the preparation of supplementary planning guidance.</p>
To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, cultural and historic heritage	<p>The UDP contains a number of policies that requires landscape to be taken into account as part of all developments. These include such factors as relationship to the built form, sympathetic design and the protection of features such as trees and hedgerows, Furthermore, the plan also protects Ceredigion's highest value landscapes through the designation of a number of Special Landscape Areas (SLAs).</p> <p>In the absence of UDP's landscape policies the overall integrity of Ceredigion's landscape could be put at risk; although national guidance would limit this risk by restricting development in the open countryside.</p> <p>Landscape quality is likely to decline more than if the Plan was not in place. This is probable because the landscape designations and policies of the Plan provide additional policy guidance, which is amplified through the preparation of supplementary planning guidance.</p>

Sustainability Objective	Ceredigion Unitary Development Plan Proposed Modifications Version (2001-2016)
Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected	<p>The policies of the UDP cover issues in relation to the Welsh language, protection of the historic environment, and the provision of affordable housing. Issues such as the changing demographic area also dealt with, and with the implementation of the LDP will be strengthened. Additionally, the application of Community Impact Assessments is a valuable tool in determining the potential effects of development and how these effects may be addressed.</p> <p>Land use planning can only have a limited impact on this topic. In the absence of the Plan there would still be the protection of the historic environment through the various designations. There may be some decline in the absence of the Plan but this is difficult to quantify.</p> <p>Demographic change could be partially dealt with at a national level and through building control e.g. a requirement for residential homes to meet Lifetime Homes standards.</p>
Build vibrant, safe and cohesive communities	<p>The policies of the UDP cover issues in relation to Welsh language, protection of the historic environment, the provision of affordable housing. Additionally, the application of Community Impact Assessments is a valuable tool in determining the potential effects of development and how these effects may be addressed.</p> <p>Land use planning can only have a limited impact. In the absence on the Plan there would still be the protection of the historic environment through the various designations. There may be some decline in the absence of the Plan but this is difficult to quantify.</p>
Promote and provide opportunities and services to maintain healthy communities	<p>Services may include a wide range facilities and the UDP has policies covering the provision and protection of educational, healthcare, community, leisure and recreational facilities.</p> <p>The UDP attempts to concentrate development in the six main towns of Aberystwyth, Cardigan, Lampeter, Aberaeron, Llandysul and Tregaron, but also allows limited allocations for smaller settlements. This approach places the majority of new development close to existing facilities and services thereby strengthening the resilience of those communities.</p> <p>In the absence of a plan ad-hoc development could lead to housing being located which are unable to sustain such facilities, and would increase the need of the population to travel to reach them.</p> <p>Another outcome may be the disappearance of certain facilities as there will be no policies in place to resist their change of use.</p>
Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion	<p>Tourism is one of Ceredigion's largest economic sectors and is covered by a number of policies designed to deal with different aspects of the industry. Policies emphasise the need for sustainable measures to be incorporated into tourist developments, in particular their accessibility by public transport. There's also a policy that deals specifically with Green and Cultural Tourism.</p> <p>General leisure and recreation facilities are covered by community based polices and attempt to restrict the loss of recreational sites as well as encourage the development of new ones.</p> <p>In the absence of a plan recreation fields and other informal greenspaces may be developed upon, as they are usually located on flat and well drained sites</p>

Sustainability Objective	Ceredigion Unitary Development Plan Proposed Modifications Version (2001-2016)
	<p>favoured by developers.</p> <p>Tourist facilities may be located in inaccessible locations, which will subsequently cause an increase in road traffic and a degradation of air quality.</p>
<p>Increase opportunities to build the Ceredigion education and skills base</p>	<p>Directly providing for education and skills falls outside the remit of the UDP, however, policies that support the development of such facilities are currently in place.</p> <p>In the absence of a Plan, community facilities that may be used for educational purposes could be lost, as there would be no resistance to their change of use. Furthermore, the ad-hoc development of housing across the country could lead to a significant proportion of the population living in areas with little or no educational provision. By encouraging economic growth the UDP, and the forthcoming LDP, will also help facilitate the development of new skills. In a no-plan scenario, these opportunities may be lost.</p>
<p>Protect Welsh communities and promote the use of the Welsh language</p>	<p>Although the Welsh language is a consideration when determining planning applications, the UDP does not have a policy that specifically determines how it should be dealt with. The LDP's seeks to remedy this through the implementation of community and linguistic, assessments with the aim of building an evidence base to inform how future applications should be determined with regard to the language. The effects of having no plan are therefore currently uncertain.</p>
<p>Reduce the need to travel and promote sustainable modes of travel</p>	<p>Trends in car travel show a steady increase for Ceredigion and Great Britain as a whole. National policy and other external factors, such as oil prices, may curtail or reverse this trend, but car use has continued to grow in recent years in spite of rising fuel prices.</p> <p>The spatial strategy of the current development plan and national policy seek, like the proposals in the LDP, to concentrate development in main settlements, with an aim to reduce car travel.</p> <p>The UDP attempts to concentrate development in the six main towns of Aberystwyth, Cardigan, Lampeter, Aberaeron, Llandysul and Tregaron, but also allows limited allocations for smaller settlements. This approach places the majority of new development close to existing facilities and services thereby reducing the need of the population to travel in order to meet them.</p> <p>When the Plan ends and if speculative development is permitted in the absence of a key settlement strategy then, car use is likely to continue to increase.</p>
<p>Improve accessibility to services for communities, and connectivity for the sake of the economy</p>	<p>The UDP attempts to concentrate development in the six main towns of Aberystwyth, Cardigan, Lampeter, Aberaeron, Llandysul and Tregaron, but also allows limited allocations for smaller settlements. This approach places the majority of new development close to existing facilities and services thereby reducing the need of the population to travel in order to meet them. By doing so connectivity between the different parts of the county is more achievable, and by placing employment developments in main centres, the economy is also supported.</p> <p>In the absence of a plan ad-hoc development could lead to connectivity issues whereby a significant proportion of the population will be forced to rely on</p>

Sustainability Objective	Ceredigion Unitary Development Plan Proposed Modifications Version (2001-2016)
	private motor vehicles to access services and facilities. The extent of this may be limited by national guidance preventing development in the open countryside.
Encourage a vibrant and diversified economy	<p>The economy is supported by the UDP through the allocation of sites for employment use in key areas, as well as criteria based policies for developments elsewhere.</p> <p>In the absence of the Plan, economic development could potentially take place anywhere, providing it was not in the open countryside or within a dense residential area. This could have benefits for the economy as certain business would not be required to locate on employment sites where rents and land values may be higher. However, this could lead to significantly adverse effects on the environment, as well as public safety.</p> <p>The unrestricted development tourist facilities such as caravan sites, could allow the sector to grow. However, unrestricted development could lead to a degradation of landscape quality, an aspect of the County which is of high value to visitors. Unrestricted growth may therefore be self-defeating.</p>

## 5.5 Compatibility of Objectives

### What the Guidance Says:

The objectives of the plan or programme will need to be tested against the SEA objectives to identify both potential synergies and inconsistencies. This information may help in developing alternatives during the development of the plan or programme, and may in some cases help to refine the objectives of the plan or programme itself. Where a plan or programme has several objectives it may also be helpful to test them against each other, as inconsistencies may give rise to adverse environmental effects.

ODPM (2005a)

- 5.5.1 The SA/SEA Objectives identified in Section 5.3 have been tested for compatibility in accordance with the guidance as above. A matrix approach has been used which is consistent with the guidance and also the methodology used for the Wales Spatial Plan SA/SEA. The results of the compatibility assessment are summarised in Figure 5.3. It should be noted that only the 'main' objectives have been considered as part of the compatibility test.
- 5.5.2 As can be seen from Figure 5.3, a large number of the SA/SEA Objectives are either compatible with each other, or there is no relationship between them. Where there is no relationship between objectives this means they can be achieved simultaneously without conflict.
- 5.5.3 However, there is uncertainty between the compatibility of some objectives which may exhibit potential conflict. For example



objectives on growth and economy have the potential to have adverse effects on the environmental topics, if implementation is not carefully considered.

5.5.4 Incompatibility between the SA/SEA Objectives can be addressed by:

- Redefining one or both of the objectives to remove or reduce the degree of conflict; or
- Investigating a range of options for achieving one of the objectives so that its effect on the other varies. The variation in effect is assessed in later stages of the SA/SEA leading to selection of policy options that minimises the conflict between the objectives.

5.5.5 No incompatibilities between Ceredigion's SA/SEA Objectives have been identified.



## 6. Sustainability Appraisal of the Plan's Vision and Objectives

### 6.1 Development of the Vision and Objectives

6.1.1 The Community Strategy 2005 - 2020 (Ceredigion County Council 2005) sets out the vision for Ceredigion and provides the overarching strategic framework for the Council's plans and strategies, including the LDP. The strategy is currently under revision, and as part of this revision, two joint Community Strategy/LDP engagement events were held to gain consensus on what the visions and objectives should be for the documents. As the LDP is on a more advanced timetable than the Community Strategy, a vision and objectives have been produced solely for the LDP, but have been based on the same information that will inform the Community Strategy or its replacement.

6.1.2 Following these events, a draft vision and draft objectives were produced for the LDP, which were then consulted on through further engagement with Key Stakeholder and Council Member Working Groups. They were then assessed against the Sustainability Objectives and made available for public consultation in March 2009.

6.1.3 The LDP's vision:

- Has a 15 year horizon,
- Is particular to the County,
- Takes account of the Welsh Government's agenda and policy and regional, and neighbouring authorities' strategies and plans, and
- Captures the essence of the feelings assessed through the public engagement events.

6.1.4 The vision contained within the LDP is included below.

From the Cambrian Mountains to Cardigan Bay, Ceredigion will remain a scenic and biodiversity rich county, committed to maintaining, enhancing and benefiting from its beautiful coastline, uplands and river valleys.

It will be home to a vibrant network of engaged and bilingual communities, both urban and rural, whose residents enjoy good health and wellbeing. These communities will celebrate their cultural heritage, and influence and embrace change to meet 21st Century challenges, including climate change. By supporting and enhancing the County's urban and rural service centres, their inter-relationship will be strengthened, the necessity to travel will be reduced and access to local and sustainable facilities will be enhanced and secured.

Through sustainable development and protection of its resources, Ceredigion will also be recognised for its enhanced environment and will provide and ensure appropriate and high quality housing and a strong, diverse and progressive economy.

- 6.1.5 The LDP identifies 18 objectives that respond to specific issues that the Plan needs to address. These objectives will help in the delivery of the Vision for the LDP and help respond to the issues and trends highlighted through the Scoping Report and a general review of the baseline economic, environmental and social information. The LDP Objectives are presented below in Table 6.1.

**Table 6.1. LDP Objectives**

<b>Level, Distribution and Type of Growth</b>
Objective 1: To provide for a range and mix of housing to meet the urban and rural housing requirements and varied needs of the growing and ageing Ceredigion population between 2007 and 2022.
Objective 2: To promote a sustainable, diverse and progressive rural economy for the benefit of Ceredigion and its local communities; and to encourage the regeneration and evolution of the County's towns so that they are ready to meet the challenges of a modern and dynamic economy
Objective 3: To encourage the growth of a sustainable retail sector to maintain and enhance vibrant town centres and to protect and enhance local and community retail facilities throughout the County.
Objective 4: To encourage and promote a year round sustainable, environmentally friendly tourism sector throughout Ceredigion that is supported by a good accommodation base that caters for a wide range of markets and provides a range of facilities for all seasons.
Objective 5: To promote a pattern of growth that helps to sustain the vitality not only of the towns and their immediate rural hinterlands but also the rural communities of this large county in such a way as to enhance social, cultural, economic and environmental characteristics and to maximise sustainable accessibility and connectivity.
<b>Form of Development</b>
Objective 6: To sustain and enhance a high quality built environment which; allows for innovative design, reflects a sense of place, is easily accessible, useable, safe to live in and helps improve the health and wellbeing of its communities.
<b>Community</b>
Objective 7: To enhance and help ensure the provision and protection of an appropriate level of and access to education, health, cultural, social, recreational, community, sport and leisure facilities and services.
<b>Welsh Language</b>
Objective 8: To support the development of the Welsh language and promote inclusive bilingual communities within Ceredigion.
<b>Environment/Climate Change</b>
Objective 9: To ensure development assists in minimising Ceredigion's greenhouse gas contribution, both singularly and cumulatively. To ensure that all developments are adaptive and resilient to the changing nature of climate and work toward reducing the risk from flooding.
Objective 10: To seek a balance between renewable energy generation and environmental conservation, in particular in relation to wind energy and in determining the role of other renewable energy technologies.

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Objective 11: To conserve and enhance Ceredigion's landscape encompassing the visual, historic, geological, ecological and cultural environments.

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Objective 12: To prevent loss of and enhance biodiversity and its connectivity across Ceredigion, including for local priority species and habitats, whilst improving the enjoyment and understanding of biodiversity by encouraging access to sites of conservation interest, providing their ecological integrity can be safeguarded.

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Objective 13: To encourage a sustainable approach to developments in coastal locations while protecting the integrity of the area's natural and physical heritage.

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Objective 14: To protect and manage Ceredigion's ecosystem services and natural resources, including soil, air, water and geodiversity, in order to maintain and enhance their value today and for future generations.

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Objective 15: To provide an adequate and sustainable supply of mineral resources to meet society's needs, without compromising the environment, amenity, geodiversity or future resource needs.

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### **Infrastructure and Services**

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Objective 16: To assist in improving the potential for sustainable travel; equality of access; and the connectivity of the county for the sake of its economy, its communities and their health and well-being.

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Objective 17: To encourage adequate provision of utilities throughout the county.

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Objective 18: To provide for the sustainable management of wastes and recovery of resources, aiming to minimise adverse environmental, human health, social and economic impacts, maximise social and economic opportunities, and meet the needs of communities and businesses.

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## 6.2 Compatibility of Vision with SA/SEA Objectives

6.2.1 In order to carry out a Sustainability Appraisal of this vision, the three paragraphs of the vision are considered together against the Sustainability Objectives (Figure 6.2). The full appraisal matrix is included in Appendix 4.

**Figure 6.2. The assessment of Ceredigion LDP's Draft Vision**

SA Objective	Vision	
Reduce greenhouse gas emissions in both existing and new development	"These communities will both celebrate their cultural heritage, and influence and embrace change to meet 21st Century challenges including climate change" supports the objective.	+
Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change	"These communities will both celebrate their cultural heritage, and influence and embrace change to meet 21st Century challenges including climate change" supports the objective.	+
To reduce flood risk	"These communities will both celebrate their cultural heritage, and influence and embrace change to meet 21st Century challenges including climate change" will involve considering the need to reduce the risk of flooding.	+
Minimise contamination and safeguard soil quality and quantity	No predicted effects.	0
To maintain and improve air quality across Ceredigion	"These communities will both celebrate their cultural heritage, and influence and embrace change to meet 21st Century challenges including climate change" will involve reducing the county's green house gas emissions.	+
Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality	No predicted effects.	0
Make sustainable use of natural resources	"Through sustainable development and protection of its resources" supports the objective.	+
Build and maintain environmentally friendly, high quality services and infrastructure	The vision aims to provide high quality housing.	+
To value, conserve and enhance biodiversity	"Ceredigion will remain a scenic and biodiversity rich county" supports the objective.	+

To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, cultural and historic heritage	The vision aims to protect landscape and heritage, including its coastline, upland and river valleys.	+
Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected	The vision aims to protect the county's cultural heritage and develop bilingual communities.	+
Build vibrant, safe and cohesive communities	The vision aims to provide high quality housing.	+
Promote and provide opportunities and services to maintain healthy communities	The vision aims to promote "communities both urban and rural whose residents enjoy good health and wellbeing".	+
Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion	No predicted effects.	0
Increase opportunities to build the Ceredigion education and skills base	No predicted effects. However potential educational benefits through the vision of a strong diverse economy.	0
Protect Welsh communities and promote the use of the Welsh language	The vision aims to promote bilingual communities.	+
Reduce the need to travel and promote sustainable modes of travel	Sustainable development may help to reduce the need to travel and promote sustainable modes of transport.	?
Improve accessibility to services for communities, and connectivity for the sake of the economy	The vision aims to ensure that all individuals have good access to services.	+
Encourage a vibrant and diversified economy	The vision should lead to a vibrant and diversified economy.	+

### 6.3 Compatibility of Plan Objectives with SA/SEA Objectives

#### What the Guidance Says:

The objectives of the plan or programme will need to be tested against the SEA objectives to identify both potential synergies and inconsistencies. This information may help in developing alternatives during the development of the plan or programme, and may in some cases help to refine the objectives of the plan or programme itself. Where a plan or programme has several objectives it may also be helpful to test them against each other, as inconsistencies may give rise to adverse environmental effects.

ODPM (2005a)

- 6.3.1 The Objectives for the LDP were assessed for their compatibility with the Sustainability Objectives. That is to say, are the steps necessary to pursue the LDP Objective likely to be the same as those that would arrive at the Sustainability Objective. The detailed Sustainability Appraisal for the options within each LDP Objective informed an overall assessment of the LDP Objective with regard to each of the Sustainability Objectives. Unlike the Sustainability Appraisal, which assesses whether the LDP Objective will contribute (or not) to meeting the Sustainability Objective, this assessment also allows the reverse consideration, i.e. will pursuing the Sustainability Objective help in pursuing the Plan Objective.
- 6.3.2 This compatibility of the Objectives was assessed using the following criteria. For the purposes of legibility, shortened versions of the Objectives have been used in the table. For full versions of the Sustainability Objectives see Appendix 1; for full versions of the LDP Objectives see Table 6.1.

Compatibility	Description
C	Objectives are compatible
	Uncertainty over compatibility
N	Objectives are not compatible
-	No relationship between objectives

- 6.3.3 Generally the LDP Objectives were found to be compatible with the Sustainability Objectives, the few exceptions usually reflect an uncertainty on how the objective might be expressed in particular circumstances. Some question marks as to the compatibility of objectives also arise from the fact that pursuing one LDP or Sustainability Objective, without heed to the others could result in success in one to the detriment of another. For instance goals for meeting housing and economic growth in the County may result in harm to landscape and biodiversity if development is allowed to become too great.
- 6.3.4 The compatibility analysis is displayed in Figure 6.3.



Figure 6.3. Compatibility assessment between SA/SEA Objectives and LDP Objectives (abridged)																				
Objectives	1a. Reduce greenhouse gas emissions	1b. Adapt to climate change	1c. Reduce flood risk	2a. Safeguard soil quality and quantity	2b. Maintain and improve air quality	2c. Protect water resource quantity and quality	3a. Make sustainable use of natural resources	3b. High quality services and infrastructure	4a. Value, conserve and enhance biodiversity	5a. Value, conserve and enhance the holistic landscape heritage	6a. Maintain distinctive cultural identity	6b. Build vibrant, safe and cohesive communities	7a. Maintain healthy communities	8a. Sustainable tourism and leisure and recreation facilities	9. Build the education and skills base	10. Protecting communities through promoting the use of the Welsh Language	11a. Promote sustainable modes of travel	11b. Improve accessibility to services	12. Encourage a vibrant and diversified economy	
1. To provide for a range and mix of housing	?	?	?	?	?	?	?	C	?	?	C	C	C	C	C	C	C	C	C	
2. To promote a sustainable, diverse and progressive rural economy	?	?	?	?	?	?	?	C	?	?	C	C	C	C	C	C	C	C	C	
3. To encourage the growth of a sustainable retail sector	?	?	?	?	?	?	?	C	?	?	C	C	C	C	C	C	C	C	C	
4. To encourage and promote year round sustainable, environmentally friendly tourism	?	?	?	?	?	?	?	C	C	C	C	-	-	C	C	-	C	C	C	
5. To promote a pattern of growth that helps to sustain the vitality of the towns and their immediate rural hinterlands	C	C	C	C	C	C	C	C	-	?	C	C	C	C	C	C	C	C	C	
6. To sustain and enhance a high quality built environment	C	C	C	C	C	C	C	C	C	C	C	C	C	C	-	C	C	C	C	
7. To help ensure the provision of education, health, community, sport and leisure facilities.	-	-	-	-	-	-	-	C	-	C	C	C	C	C	C	C	-	C	C	
8. To support the development of the Welsh language	-	-	-	-	-	-	-	-	-	C	C	C	C	-	C	C	-	-	-	
9. To ensure development assists in minimising Ceredigion's greenhouse gas contribution,	C	C	C	-	C	C	C	C	C	-	-	-	-	C	-	-	C	-	-	
10. To seek a balance between renewable energy generation and environmental conservation	C	C	C	?	C	C	C	C	?	-	-	-	-	C	-	-	-	-	-	
11. To conserve and enhance Ceredigion's landscape	-	C	-	C	C	C	C	-	C	C	C	-	C	C	C	C	-	-	C	
12. To prevent loss of and enhance biodiversity and its connectivity across Ceredigion	-	C	-	C	C	C	C	-	C	C	-	-	C	C	C	-	-	-	C	
13. To encourage a sustainable approach to developments in the coastal zone	-	C	C	C	-	C	C	C	C	C	?	C	-	?	-	-	-	-	?	
14. To protect and manage Ceredigion's natural resources	C	C	-	C	C	C	C	C	C	C	-	-	-	C	C	-	-	-	-	
15. To provide an adequate and sustainable supply of mineral resources	?	C	-	C	C	?	C	C	C	?	-	-	-	-	-	-	C	-	-	
16. To assist in improving the potential for sustainable travel	C	C	-	?	C	-	C	C	C	C	C	C	-	C	-	-	C	C	C	
17. To encourage adequate provision of utilities throughout the county.	?	?	-	?	C	C	C	C	C	-	-	C	C	-	-	-	C	C	-	
18. To provide for the sustainable management of wastes and recovery of resources	C	C	C	?	C	C	C	C	C	C	-	-	-	-	-	-	C	C	C	

## 6.4 Key messages from the appraisal

6.4.1 The LDP Objectives generally scored well in the appraisal and although a number of uncertainties were identified, none of the Objectives were found to be incompatible with the Sustainability Objectives. However, during the appraisal it was decided to change the wording of some of the LDP Objectives, either to make them more compatible, or to make their aims easier to interpret. Table 6.4 highlights the changes made to the LDP Objectives.

**Figure 6.4. Changes to LDP Objectives Resulting from the Appraisal of the LDP's Objectives**

Original Objective	Revised Objective	Reason for change
Objective 6: To promote a pattern of growth that helps to sustain the vitality not only of the towns and their immediate rural hinterlands but also of the deeply rural communities of this large county in such a way as to minimise adverse social, cultural and environmental impacts and to maximise sustainable accessibility and connectivity	Objective 6: To promote a pattern of growth that helps to sustain the vitality not only of the towns and their immediate rural hinterlands but also of the deeply rural communities of this large county in such a way as to enhance social, cultural and environmental characteristics <del>minimise adverse social, cultural and environmental impacts</del> and to maximise sustainable accessibility and connectivity.	The change allows the objective to be used in a positive way, shifting the focus away from minimisation towards enhancement.
Objective 9: To ensure development does not significantly increase Ceredigion's greenhouse gas contribution, both singularly and cumulatively; and to seek a reduction wherever possible. To ensure that all developments are adaptive and resilient to the changing nature of climate and work toward reducing the risk from flooding.	Objective 9: To ensure development assists in minimising <del>does not significantly increase</del> Ceredigion's greenhouse gas contribution, both singularly and cumulatively; <del>and to seek a reduction wherever possible.</del> To ensure that all developments are adaptive and resilient to the changing nature of climate and work toward reducing the risk from flooding.	The change allows the objective to be used in a positive way, requiring the plan to minimise all greenhouse gas emissions, rather than attempting to only manage significant increases.

6.4.2 It was not the aim of the assessment to further modify the SA/SEA Objectives which have been consulted upon and agreed by Full Council. However as the assessment took place it became clear that some minor modifications were necessary for the sake of legibility, consistency and for the objective to be easier to use during the assessment. Therefore, while the aims of the Objectives remain as agreed by Council, some modification have been made, as outlined in Table 6.5.

**Table 6.5. Changes to SA/SEA Objectives Resulting from the Appraisal of the LDP's Objectives**

Topic	Issue raised	Change
Material Assets	Climate change matters should be dealt with under the relevant SA/SEA Objective and should not be repeated here.	Move Climate change sub objective to climate change section.
Landscape and Historic Environment	The words cultural and historic should be swapped for legibility.	The end of the objective should read 'historic and cultural heritage'.
Education and Skills	'Innumeracy' in the sub objective should read as 'numeracy'	Replace 'Innumeracy' in the sub objective with 'numeracy'
Welsh Language	Council agreed that the topic should have two objectives.  However, only the first objective directly relates to the language, the second relates to sustaining communities as a whole. To reflect that this SA/SEA topic is specifically concerned with the Welsh Language and not communities, which are dealt with under the Population and Housing topic, the second objective should therefore be made a sub-objective of the Population and Housing SA/SEA Objective. The first SA/SEA Objective should be reworded so that it relates to the use of the Welsh language by reading as 'Promote the use of the Welsh language'.	Reword 1st objective as :  'Protecting communities through promoting the use of the Welsh Language'.  Move the second objective to become a sub objective under the SA/SEA section on population and housing.
Transport	Amendment to transport SEA Objective to deal with transportation of goods etc as well as travel of people.  Amendment to sub objective (bullet 3) for legibility - add 'use of' before 'public transport'	Reword 1st main objective as follows: 'Reduce the need to travel/transport and promote sustainable modes of travel transportation'.  Amend sub objective (bullet 3) - add 'use of' before 'public transport'
Leisure, Recreation and Tourism	Amend 5th sub objective to clarify that it is referring to leisure and recreation opportunities rather than all community services.	Amend 5th sub objective:  Replace 'community services' with 'leisure and recreation opportunities'



## 7. Sustainability Appraisal of the Plan's Deposit Policies

### What the Guidance Says:

The environmental report shall include information that may reasonably be required taking into account current knowledge and methods of assessment, the contents and level of detail in the plan or programme, [and] its stages in the decision making process.

ODPM (2005a)

### 7.1 Development of Deposit Policies

- 7.1.1 In seeking to develop a coherent and effective strategy for the LDP, a range of strategic options were considered for the future level and spatial distribution of growth. For Ceredigion the main areas of growth are likely to be in housing (including affordable housing) and employment. However these areas will also have knock-on effects in terms of energy needs, infrastructure, health, education, tourism and retail development; options relating to these matters are set out in the report to Council of 11 November 2008, which can be obtained on request from the County Council.
- 7.1.2 The options were developed and discussed as a result of various Stakeholder involvement events held during the first half of 2008, and from subsequent discussion with the LDP Key Stakeholder Group and Council Members in Autumn and Winter of 2008. The options were assessed against the Sustainability Objectives, and based on this assessment, stakeholder involvement and discussion with Council Members, a number of Preferred Strategic Options were identified. A summary of these options and the assessment can be found in Section 6 of the Initial Sustainability Appraisal Report, while full appraisals can be found in Appendix 2 of the same report.
- 7.1.3 Based on the preferred options, 25 Strategic Policies were identified for the LDP's Preferred Strategy. An appraisal of these Strategic Policies was undertaken using an updated version of the SA Framework developed during the SA Scoping process. During the appraisal effects were assessed and considered against a variety of criteria, including time scale, permanence, secondary, synergistic, and cumulative effects, and their appropriate relationships between one another. The full appraisal is presented in Appendix 3 of the Initial Sustainability Report.
- 7.1.4 From these 25 Strategic Policies, 56 more detailed policies were developed for the final Local Development Plan. A summary justification for the inclusion of each policy is given in the LDP according to the three distinct policy themes. These are:
- a. The Strategy;
  - b. Specific Types of Land Use Proposals; and
  - c. Development Management.

7.1.5 The assessment of the LDP's policies was done using the updated version of the SA Framework used in the ISAR, which was originally developed during the SA Scoping process. A summary of the Policies is presented in Table 7.1, while full policies are provided in Appendix 3. The full appraisal for each policy is presented in Appendix 4. Note that due to amendments to policies that occurred during the LDP's examination process, some gaps in policy numbering now exist. This is due to the removal of some draft policies, for example, there is no policy LU01.

**Table 7.1. Policies of the Deposit LDP**

<b>The Strategy</b>
Policy S01: Sustainable Growth
Policy S02: Development in Urban Service Centres
Policy S03: Development in Rural Service Centres
Policy S04: Development in Linked Settlements and Other Locations
Policy S05: Affordable Housing
<b>Specific types of land use proposals</b>
Policy LU02: Requirements regarding all residential developments
Policy LU04: Meeting a Range of Housing Needs
Policy LU05: Securing the Delivery of Housing Development
Policy LU06: Housing Density
Policy LU07: Subdivision of Existing Dwellings
Policy LU08: Replacement of Existing Dwellings
Policy LU09: The Re-use of Former/Abandoned Dwellings
Policy LU10: Temporary Residential Caravans
Policy LU11: Employment proposals on allocated sites:
Policy LU12: Employment proposals on non-allocated sites
Policy LU13: Change of Use in relation to existing Employment land or buildings
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.
Policy LU15: Relocation of Caravans, Cabins and Chalets
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14
Policy LU17: Tourism Facilities/Attractions (non-accommodation)
Policy LU18: Retail proposals countywide
Policy LU19: Retail Proposals in Urban Service Centres
Policy LU20: Retail proposals in Rural Service Centres
Policy LU21: Change of use from a retail use
Policy LU22: Community, Leisure and Recreation Facilities and Services
Policy LU24: Provision of New Open Space

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Policy LU25: Renewable Energy Generation

---

Policy LU26: Large and Medium sized wind farms

---

Policy LU27: Sustainable supply of mineral resources

---

Policy LU28 Criteria that will be applied to mineral proposals

---

Policy LU29: Development within buffer zones

---

Policy LU30: Safeguarding

---

Policy LU31: Resource recovery and waste management facilities

---

Policy LU32: Development and the waste hierarchy

---

**Development management policies**

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

---

Policy DM03: Sustainable Travel

---

Policy DM04: Sustainable Travel Infrastructure as a material consideration

---

DM05: Sustainable Development and Planning Gain

---

Policy DM06: High Quality Design and Placemaking

---

Policy DM07: Conservation Areas

---

Policy DM08: Bilingual Signs and Place Names

---

Policy DM09: Design and Movement

---

Policy DM10: Design and Landscaping

---

Policy DM11: Designing for Climate Change

---

Policy DM12: Utility Infrastructure

---

Policy DM13: Sustainable Drainage Systems

---

Policy DM14: Nature Conservation and Ecological Connectivity

---

Policy DM15: Local Biodiversity Conservation

---

Policy DM16: Regionally Important Geodiversity Sites (RIGS)

---

Policy DM17 General Landscape

---

Policy DM18: Special Landscape Areas (SLAs)

---

Policy DM19: Historic and Cultural Landscape

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Policy DM20: Protection of Trees, Hedgerows and Woodlands

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Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D

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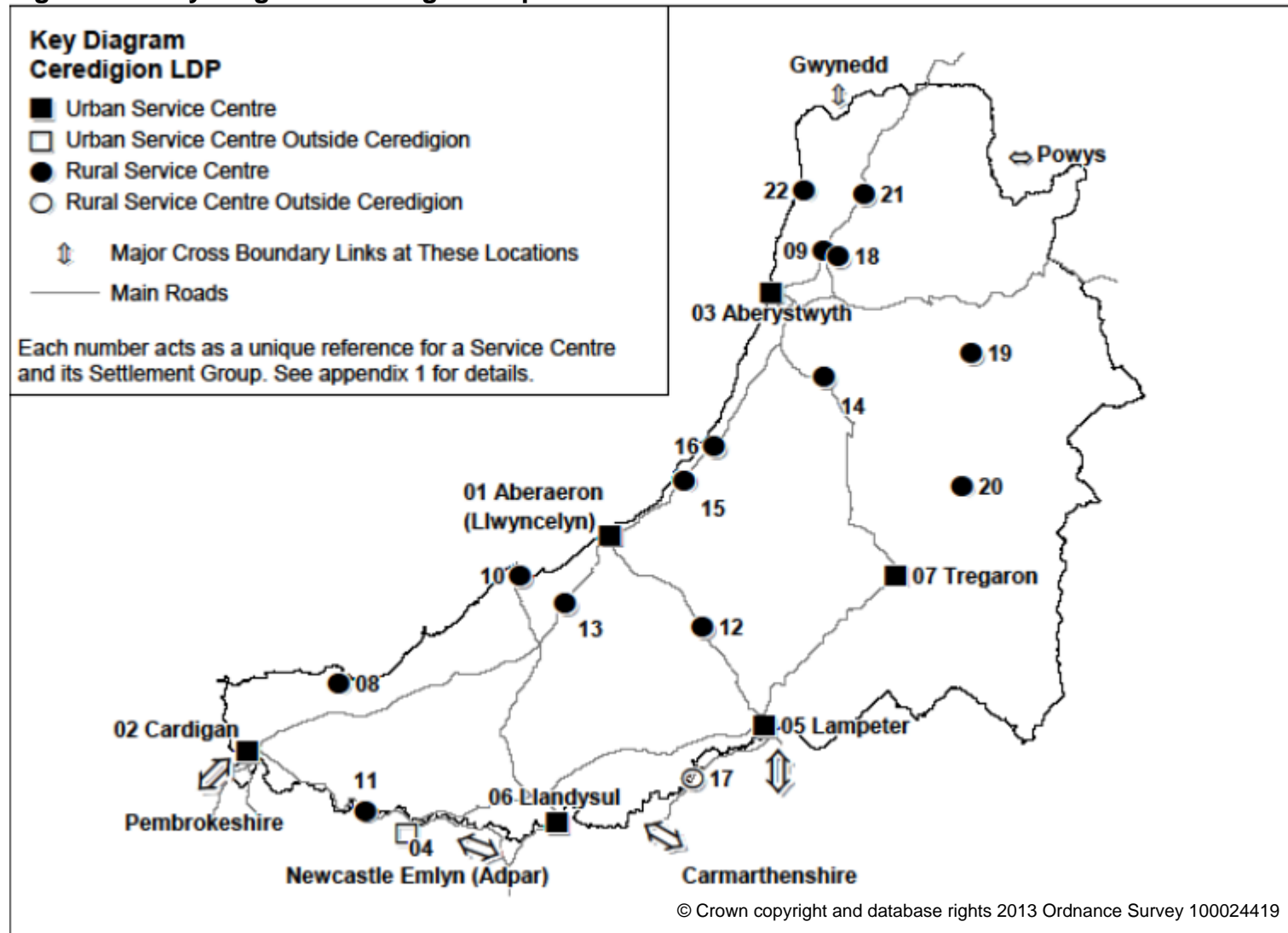
Policy DM22: General Environmental Protection and Enhancement.

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Policy DM23: Coastal Management

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Figure 7.2. Key Diagram: Ceredigion Deposit LDP





**Table 7.3: Settlement Strategy for Distribution of Growth:  
Urban and Rural Service Centred Settlement Groupings**

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

Urban Service Centres (Towns)	01 Aberaeron (Llwyncelyn)	02 Cardigan	03 Aberystwyth /Llanbadarn Fawr /Waunfawr /Penparcau	04 Newcastle Emlyn, [Carms] (Adpar)	05 Lampeter	06 Llandysul	07 Tregaron
Linked Settlements	Aberarth Ciliau Aeron Ffosyffin Pennant	Ferwig Gwbert Llangoedmor Llechryd Penyparc	Blaenplwyf Capel Bangor Capel Seion Commins Coch Goginan Llanfarian Llangorwen Rhydyfelin	Betws Ifan Beulah Brongest Bryngwyn Cwm Cou Llandyfriog	Betws Bledrws Cellan/Fisher's Arms Cwrtnewydd Drefach Gorsgoch Llangybi Llanwnen Llwynygroes Silian	Aberbanc Capel Dewi (S) Coedybryn Croeslan Ffostrasol Henllan Horeb Maesymeillion Penrhiwllan Pentrellwyn/Gorrig Prengwyn Rhydlewis Rhydowen Talgarreg Tregroes	Bronnant Llanddewi Brefi Llangeitho

Rural Service Centres	08 Aberporth/Parcilyn	09 Bow St	10 New Quay	11 Cenarth	12 Felinfach/Ystrad Aeron	13 Llanarth	14 Llanilar	15 Llanon
Linked Settlements	Blaenannerch Blaencelyn Blaenporth  Brynhoffnant  Llangrannog Pontgarreg Sarnau Tanygroes Tresaith	Llandre	Caerwedros Cross Inn (New Quay) Maenygroes  Pentre'r Bryn  Plwmp	Llandygwydd	Bwlch-lan Cilcennin Cribyn  Dihewyd  Talsarn	Gilfachreda Oakford Mydroilyn	Cnwch Coch Llanafan Lledrod Llanfihangel y Creuddyn	Bethania Cross Inn (Llan-non)  Nebo

Rural Service Centres	16 Llanrhystud	17 Llanybydder	18 Penrhyncoch	19 Devil's Bridge	20 Pontrhydfendigaid	21 Talybont	22 Borth
Linked Settlements	Llangwryfon	Allyblacca Highmead		Ponterwyd	Pontrhydygroes Ysbyty Ystwyth Ystrad Meurig	Eglwysfach Tre'r Ddol Tre Taliesin	Dolybont Ynyslas

## 7.2 Sustainability Appraisal of LDP Policies

7.2.1 The Policies for the LDP were assessed for their likely effects in relation to the Sustainability Objectives. That is to say, are the steps necessary to pursue the LDP's Policies likely to have an effect on the aims of the Sustainability Objective. The detailed Sustainability Appraisal for the elements within each Deposit Policy informed an overall assessment of the LDP's Policies with regard to each of the Sustainability Objectives. A summary of the assessment of Policies and recommendations is shown in Table 7.3. The full appraisal matrix tables, including details regarding the predicted effects of the policies, are included in Appendix 4.

7.2.2 The summary of the assessment is summarised in the following table.

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

7.2.3 Generally the effects that are predicted to result from implementation of the LDP Policies are found to be compatible with the Sustainability Objectives. Some adverse effects have been predicted, these being linked to the new housing and employment development and the increased land-take and activities that are associated with this new development. Some questions as to the compatibility of objectives arise from the fact that pursuing one LDP Policy or Sustainability Objective, without heed to the others could result in success in one to the detriment of another. For instance goals for meeting housing and economic growth in the County may result in adverse effects on landscape and biodiversity, if development were allowed to become too great. It should be noted that the assessments have found very few negative effects on the Sustainability Objectives, this is largely because the potential adverse effects of the policies, have been addressed at the Pre Deposit Stage of the Local Development Plan.

**Table 7.3. Appraisal of Policies**

Sustainability Objective  Vision, Objectives and Policies	1a. Reduce greenhouse gas emissions	1b. Adapt to climate change	1c. Reduce flood risk	2a. Safeguard soil quality and quantity	2b. Maintain and improve air quality	2c. Protect water resource quantity and quality	3a. Make sustainable use of natural resources	3b. High quality services and infrastructure	4a. Value, conserve and enhance biodiversity	5a. Value, conserve and enhance the holistic landscape heritage	6a. Maintain distinctive cultural identity	6b. Build vibrant, safe and cohesive communities	7a. Maintain healthy communities	8a. Sustainable tourism and leisure and recreation facilities	9a.. Build the education and skills base	10a. Promote the use of the Welsh language.	11a. Promote sustainable modes of travel	11b. Improve accessibility to services	12a.. Encourage a vibrant and diversified economy
Vision and Objectives	+	++	+	+	+	+	+	+	+	+	++	++	+	+	+	+	+	+	+
The Strategy																			
Policy S01: Sustainable Growth	-	+	+	-	-	?	+	+	?	?	++	++	+	+	+	+	-	+	++
Policy S02: Development in Urban Service Centres	+	0	0	+	+	0	0	+	?	?	+	+	+	+	+	+	+	+	+
Policy S03: Development in Rural Service Centres	+	0	0	+	+	0	0	0	?	?	++	++	+	+	+	+	+	+	+
Policy S04: Development in Linked Settlements and Other Locations	0	0	0	0	0	0	0	0	?	?	+	+	+	0	0	+	0	0	+
Policy S05: Affordable Housing	0	0	0	0	0	0	0	0	0	?	++	++	+	+	+	+	+	+	+
Specific types of land use proposals																			
Policy LU02: Requirements regarding all residential developments	0	0	0	0	0	0	0	0	0	0	++	++	+	0	+	+	0	0	0
Policy LU04: Meeting a Range of Housing Needs	0	0	0	0	0	0	0	0	?	?	+	+	+	0	+	+	0	0	0
Policy LU05: Securing the Delivery of Housing Development	0	0	0	0	0	0	0	0	?	0	+	+	+	0	0	+	0	0	0
Policy LU06: Housing Density	0	0	0	+	0	0	0	0	+	+	+	+	+	+	0	0	0	0	0

Policy LU07: Subdivision of Existing Dwellings	0	0	0	+	0	0	0	+	+	+	0	0	0	0	0	0	0	0	0
Policy LU08: Replacement of Existing Dwellings	+	+	0	0	+	+	0	+	+	+	+	+	+	0	0	0	0	0	0
Policy LU09: The Re-use of Former/Abandoned Dwellings	?	?	0	+	?	?	0	+	?	?	+	+	0	0	0	0	?	?	0
Policy LU10: Temporary Residential Caravans	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Policy LU11: Employment proposals on allocated sites:	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	+
Policy LU12: Employment proposals on non-allocated sites	+	0	0	+	0	0	0	0	?	?	+	+	+	0	+	+	+	+	++
Policy LU13: Change of use in Relation to Existing Employment Land or Buildings	?	?	?	?	?	?	+	0	?	?	?	?	?	?	?	?	?	?	?
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	-	0	0	?	?	?	0	0	?	?	+	+	0	++	0	0	?	?	+
Policy LU15: Relocation of Caravans, Cabins and Chalets	?	0	0	0	0	0	0	0	?	+	+	+	+	+	0	0	0	0	+
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	0	0	0	0	0	0	0	0	0	0	0	0	+	0	0	0	0	0	+
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	?	0	0	?	?	?	0	0	?	?	+	+	+	++	?	0	?	0	+
Policy LU18: Retail proposals countywide	+	0	0	0	0	0	0	0	?	?	+	+	0	0	0	0	+	+	+
Policy LU19: Retail Proposals in Urban Service Centres	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	+	+	+
Policy LU20: Retail proposals in Rural Service Centres	+	0	0	0	0	0	0	0	0	0	+	+	0	0	0	0	+	+	+
Policy LU21: Change of use from a retail use	?	?	?	?	?	?	+	0	?	?	?	?	?	?	?	0	?	?	?
Policy LU22: Community, Leisure and Recreation Facilities and Services	+	0	0	?	+	?	0	0	?	+	++	++	++	++	+	+	+	+	+
Policy LU24: Provision of New Open Space	0	0	0	0	0	0	0	0	+	+	+	+	++	++	0	0	+	+	0
Policy LU25: Renewable Energy Generation	++	0	0	?	+	?	+	+	?	?	?	?	0	?	?	0	0	0	?
Policy LU26: Large and Medium sized wind farms	?	0	?	?	0	?	0	+	?	+	0	0	0	?	0	0	0	0	0
Policy LU27: Sustainable supply of mineral resources	+	0	0	-	-	?	++	0	?	?	0	0	+	+	0	0	+	0	+
Policy LU28 Criteria that will be applied to mineral proposals	-	0	0	0	?	?	0	0	+	+	0	0	+	0	0	0	0	0	0
Policy LU29: Development within buffer zones	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Policy LU30: Safeguarding	0	0	0	0	0	0	+	0	0	0	0	0	0	0	0	0	0	0	0
Policy LU31: Resource recovery and waste management facilities	+	0	0	?	?	?	++	+	?	?	0	0	-	0	?	0	+	+	+
Policy LU32: Development and the waste hierarchy	+	0	0	0	0	0	++	+	0	0	0	0	?	0	?	0	+	+	+

Development management policies																			
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	0	0	0	0	0	0	0	0	0	0	?	?	0	0	?	+	0	0	0
Policy DM03: Sustainable Travel	+	0	0	-	+	?	+	+	?	?	+	+	+	+	?	0	++	++	+
Policy DM04: Sustainable Travel Infrastructure as a material consideration	+	0	0	-	+	0	0	+	?	0	+	+	+	+	0	0	++	+	+
DM05: Sustainable Development and Planning Gain	0	0	0	0	+	0	0	0	+	+	+	+	+	+	+	+	+	+	0
Policy DM06: High Quality Design and Placemaking	0	++	0	0	+	0	+	+	+	?	+	+	+	+	+	+	+	+	+
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.																		
Policy DM08: Bilingual Signs and Place Names	0	0	0	0	0	0	0	0	0	++	+	+	0	0	0	++	0	0	0
Policy DM09: Design and Movement	+	0	0	0	0	0	0	0	+	0	+	+	+	+	0	0	+	+	0
Policy DM10: Design and Landscaping	0	0	0	0	0	0	0	0	+	+	+	+	+	0	0	0	0	0	0
Policy DM11: Designing for Climate Change	0	++	++	0	0	0	0	0	?	0	0	0	0	0	0	0	0	0	+
Policy DM12: Utility Infrastructure	+	+	+	-	0	+	0	++	+	+	0	0	+	0	0	0	0	0	0
Policy DM13: Sustainable Drainage Systems	+	+	++	0	0	+	0	0	+	+	0	0	0	0	0	0	0	0	0
Policy DM14: Nature Conservation and Ecological Connectivity	+	+	+	+	+	+	++	0	++	+	+	+	+	+	+	0	0	0	+
Policy DM15: Local Biodiversity Conservation	+	+	+	+	+	+	0	0	++	+	+	+	+	+	+	0	0	0	+
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	0	0	0	0	0	0	++	0	0	0	0	0	0	0	+	0	0	0	0
Policy DM17 General Landscape	0	0	0	0	0	0	+	0	+	++	+	+	+	+	0	0	0	0	+
Policy DM18: Special Landscape Areas (SLAs)	0	0	0	0	0	0	+	0	+	++	+	+	+	+	0	0	0	0	+
Policy DM19: Historic and Cultural Landscape	0	0	0	0	0	0	0	0	0	++	+	+	0	+	0	0	0	0	+
Policy DM20: Protection of Trees, Hedgerows and Woodlands	+	0	+	+	+	+	0	0	++	+	+	+	+	+	0	0	0	0	0
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	0	0	0	0	0	0	+	0	+	+	0	0	0	0	0	0	0	0	0
Policy DM22: General Environmental Protection and Enhancement.	+	0	+	+	+	+	0	0	+	+	+	+	+	0	0	0	0	0	?
Policy DM23: Coastal Management	0	+	+	+	0	+	0	0	+	+	+	+	+	+	0	0	0	0	+

### **7.3 Evaluation of the LDP Policies Uncertainties and Risks**

- 7.3.1 Although some policies score negatively against one or more Sustainability Objective, the implementation of mitigation measures can help alleviate, if not neutralise some of these effects. It is worth noting that all potential adverse effects are only minor.
- 7.3.2 The Policies relating to economic growth (LU11, LU12 and LU13), have the highest number of predicted negative impacts, all of which are against environmental objectives. The basis for this is that allowing new development will inevitably have some adverse effects on the environment, as it would lead to an increase in greenhouse gases, possible decreases in air quality, some loss and sealing of soil, and a possible degradation of water quality and quantity through its impact on drainage patterns. In addition there are uncertainties regarding how new developments may affect biodiversity and landscape value.
- 7.3.3 Despite these impacts, measures have been designed into the LDP's other Policies with an aim of mitigating any adverse effects. Increases in greenhouse gases and decreasing air quality are mitigated by Policies S02, S03, LU25, DM04, DM06, DM11 and DM22, which incorporate a wide range of elements to help reduce the need to travel. National Guidance also plays a key role in mitigating these negative effects, including the requirement for all new developments to meet the requirements of the Code for Sustainable Homes Level 3, requiring other types of development to meet BREEAM standards, developing new renewable energy sources and protecting carbon sinks. Loss of soil is mitigated by Policies relating to the distribution of growth, which encourage the coalescence of development in service centres, high density development and the reuse of brownfield sites. A degradation of water quality and quantity is mitigated through policies relating to design and environmental protection (DM05, DM06, DM09, DM11, DM12, DM13, DM22 and DM23), which require all developments to incorporate water efficiency measures. For example, Policy DM13 requires all developments to incorporate SUDS systems to manage waste water and run-off.
- 7.3.4 Policy S05: Affordable Housing may have negative impacts on biodiversity and landscape, as it could lead to development on exceptions sites. In terms of the impact of development on biodiversity, Policies DM06, DM14 and DM15, DM20 will alleviate some of the effects, either by requiring a sustainable approach to development or by actively supporting the Sustainability Objective through specific biodiversity and nature conservation policy elements. In addition, a study by the local records centre has helped identify the settlements and locations with the richest biodiversity, allowing the LPA to direct its development to areas which are less

sensitive to development (See Section 7 for Allocated Site Assessments).

- 7.3.5 In landscape terms, Policies DM17, DM19, DM20 and DM21 will mitigate some of the effects around developments by requiring all forms of landscape to be considered as part of a planning proposal and encouraging landscaping schemes to be incorporated into new developments. The implementation of Policy DM18 should also have significant benefits in those areas that fall within the boundary of a Special Landscape Area.
- 7.3.6 Policy DM12 Utility Infrastructure, Policy DM03 Sustainable Travel and DM04 Sustainable Transport Infrastructure as a material consideration, have all been predicted to have negative effects on water and soil quality and quantity. In relation to water quality, as with the policies relating to growth, these are mitigated through the elements of the Design and Environmental Protection Policies, which require all developments to incorporate water efficiency measures, and Policy DM13, which requires all developments to incorporate SUDS systems to manage waste water and run-off. Soil quality is harder to protect, however the Environmental Protection Policies do help in limiting its worst effects.
- 7.3.7 It should be noted that there were no significant negative effects identified during the assessment and that in a number of cases significant positive effects were identified.
- 7.3.8 In relation to climate change adaptation, a number of significant positive effects were identified against the Vision and Objectives, and Policies DM06 and DM11. The design policies also had a number of positive effects relating to flood risk. The outcomes of the assessment of the design policies are particularly significant as they affect every single aspect of the LDP.
- 7.3.9 A number of significant effects were also identified for matters relating to the sustainable use of natural resources. The aims of Policies LU27, LU31 and LU32, which relate to minerals and waste, were directly supportive, while Policies DM14, DM15 and DM16, which relate to matters of nature conservation, were also found to be significantly beneficial.
- 7.3.10 As might be expected, significant positive effects were identified for the Policies relating to nature conservation and landscape against the SA/SEA Objectives relating to biodiversity and landscape.
- 7.3.11 The largest proportion of significantly positive effects were found around the SA/SEA Objectives relating to social sustainability (Sustainability Objectives 6a and 6b). The aims of the LDP to meet the County's growing housing and economic needs has been assessed as having a wide range of benefits in this area, since



providing people with a place to live and employment, which are located in the most sustainable locations, has great benefits in encouraging active and viable communities and has many health and well-being benefits. A smaller number of significantly positive benefits were also found in relation to the economic aspects of the Plan.

#### **7.4 Key messages from the appraisal**

7.4.1 The LDP's Vision, Objectives and Policies generally scored well in the appraisal and none of the policies were deemed to have significantly adverse effects against the Sustainability Objectives.

7.4.2 However, during the appraisal it was decided to change the wording of some of the draft policies, either to make them more compatible with the Sustainability Objectives, or to make their aims easier to interpret. Table 7.4. highlights the changes made to the LDP Policies. Other Changes were made to the policies at the Deposit Stage of the process, however, many of these were superseded during the examination process and are therefore not included in the table.

**Table 7.4. Changes Resulting from the Appraisal on the LDP Policies**

LDP component	Issue/concern raised/identified	Actions/Changes
<b>Vision and Objectives:</b>		
No changes were made to the Vision and Objectives at this stage. For information relating to changes made at the Pre-Deposit Stage, see Figure 5.3 of the ISAR.		
<b>Policies:</b>		
General Note	<p>On examination of the policies it was found that, because of nuances in structure and grammar, that a large number could be open to different interpretation or to have somewhat ambiguous aims.</p> <p>In addition, where the introductions for the policies were unclear on how certain elements of the policies were to be interpreted, amendments were suggested.</p>	<p>Amend the structure and grammar of policies where needed.</p> <p>Amend the introductions to policies where needed.</p>
<b>The Strategy:</b>		
Although the LDP's Strategy remains the same, the Strategic policies were completely re-written during the Examination of the LDP. They were subject to the SA/SEA process, the findings of which are incorporated into this report and it was found that no changes were required in light of this process. All previous SA/SEA assessments have therefore been superseded.		
<b>Specific Types of Land Use Proposals:</b>		
LU09 The Re-use of former/abandoned dwellings	The original title of the policy was LU09 The Renovation of former/abandoned dwellings. It was felt that this title was inconsistent with the content of the policy.	<p>Amend the title as follows:</p> <p>LU09 The <del>Renovation</del> Re-use of former/abandoned dwellings</p>
LU13 Change of use from an employment use	The requirement for development to meet both criterion 1 and 2 of the policy is too stringent.	Replace "and" with "or" at the end of criterion 2 of the policy.
LU14 Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and	Typo – criterion 2 is missing the word "not"	<p>Amend criterion as follows:</p> <p>"iii) Facilities offered via site do not affect the vitality of services which already exist within the nearest settlement"</p>

LDP component	Issue/concern raised/identified	Actions/Changes
Chalet.		
LU16 Tourism Accommodation – Types of Accommodation not covered by Policy LU14	<p>Criterion 1 of the policy reads:</p> <p>“Resist the change of use of establishments where possible unless it can be demonstrated that:</p> <p>a. potential or continued use of the facility is unviable or there is no demand for this type of accommodation or demand is adequately met by other providers in the Settlement Group.”</p> <p>It was felt that the wording was unclear.</p>	<p>Amend criterion as follows:</p> <p>“Resist the change of use of establishments where possible unless it can be demonstrated that:</p> <p>a. potential or continued use of the facility is unviable;</p> <p>b. there is no demand for this type of accommodation; or</p> <p>c. demand is adequately met by other providers in the Settlement Group.”</p>
LU17 Tourism Facilities/Attractions	Typo in criterion 1	Change “though” to “through”.
LU18 Retail proposals countywide	Criterion 5 of the policy is unnecessary since criterion 1 of both policies LU19 and LU20 perform the same function.	Delete criterion 5 of Policy LU18.
LU22 Community, Leisure and Recreation Facilities and Services	Criterion 2 of the policy does not ‘flow’ from the initial introduction of the policy.	Amend criterion 2 to read:  “ <del>Development which should involve</del> Resisting the loss or change of use of an exiting community, leisure or recreation facility will not be permitted unless:”
LU24 New Open Space	Original title reads “New Recreation Land, Playing Fields, Allotments and Open Space” and it is unclear how it relates to LU22 (above)	Change title to “Provision of New Open Space”.
LU25 Renewable Energy Generation	When presented for assessment the LDP’s approach to renewable was to have two policies – LUXX Renewable Energy Targets and LUXX Renewable Energy. This was felt to be unnecessary as the latter policy was procedural and impossible to assess through the SA/SEA.	Combine the policies LUXX Renewable Energy Targets and LUXX Renewable Energy to create one – LU25 Renewable Energy Generation.

LDP component	Issue/concern raised/identified	Actions/Changes
<b>Development Management Policies:</b>		
DM06 High Quality Design and Placemaking	<p>Criterion 9 of the policy reads: "Where practicable, include infrastructure for modern telecommunications and information technology to facilitate home working"</p> <p>Infrastructure for modern telecommunications concerns itself with more than home working, therefore the focus on this is inappropriate.</p>	<p>Amend criterion as follows:</p> <p>"Where practicable, include infrastructure for modern telecommunications and information technology to facilitate home working;</p>
DM08 Bilingual Signs and Place Names	<p>Policy reads:</p> <p>"Permission for signs will be granted providing they do not have an unacceptable impact on the visual and linguistic character of the area."</p> <p>It was felt that the policy would perform better against the SA/SEA Objectives if it were to include an element of enhancement.</p>	<p>Amend policy as follows;</p> <p>"Permission for signs will be granted providing they do not have an unacceptable impact on, and where possible enhance, the visual and linguistic character of the area."</p>
DM11 Designing for Climate Change	<p>The first part of the policy read:</p> <p>"The LDP will help ensure that development addresses the implications of climate change ensuring that:"</p> <p>It was felt that this wording was too weak and that the policy would perform better against the SA/SEA Objectives if it were strengthened.</p>	<p>Amend policy as follows;</p> <p>"The LDP will help ensure that development addresses the implications of climate change ensuring requiring that:"</p>
DM12 Utility Infrastructure	<p>Criterion 3 of the policy is long and potentially confusing:</p> <p>"Services are routed underground as far as possible and in any event reduce damage or disturbance to the environment. If services cannot be placed underground, justification as to why this is not feasible should be provided as part of the application;"</p>	<p>Amend criterion to read:</p> <p>Services are routed underground as far as possible:</p> <ul style="list-style-type: none"> <li>i. to minimise damage or disturbance to the environment, and</li> <li>ii. if services cannot be placed underground,</li> </ul>

LDP component	Issue/concern raised/identified	Actions/Changes
	<p>Typo – and an “and is missing from points a. and b. of criterion 3.</p>	<p>justification as to why this is not feasible should be provided as part of the application; and</p> <p>Add “and” to the end of point a. of criterion 3.</p>
DM13 Sustainable Drainage Systems	<p>The criterion of the policy relating to thresholds read:</p> <p>“Non-residential development that is 500m<sup>2</sup> is accompanied by a SUDS system that is capable of being adopted by SUDS Approving Body”</p> <p>It was felt that this wording was ambiguous and could be interpreted as meaning developments over is 500m<sup>2</sup> would not need to implement SUDS</p>	<p>Criterion changed to:</p> <p>“Non-residential development that is of 500m<sup>2</sup> or more is accompanied by a SUDS system that is capable of being adopted by SUDS Approving”</p>
DM17 General Landscape	<p>During the assessment it was found that while the aims of the policy to limit the negative effects of development on landscape quality and value was strong, it did not actively seek landscape improvements through development.</p>	<p>Add following sentence to the end of the policy:</p> <p>“Where possible development should enhance these qualities and special character.”</p>
DM18 Special Landscape Areas (SLA)	<p>During the assessment it was found that while the aims of the policy to limit the negative effects of development on the high quality and value landscapes within SLAs was strong, it did not actively seek landscape improvements through development.</p>	<p>Amend policy as follows:</p> <p>“Proposals for development within Special Landscape Areas (SLAs) will be assessed in relation to scale and nature of development and their ability to be accommodated without significant damage to, and where possible the enhancement of, the valued visual, historic, geological, ecological and cultural characteristics of the SLA.</p> <p>The areas designated as SLAs are included on the proposals maps and their management will be subject to SPG.”</p>
DM19 Historic and Cultural Landscape	<p>During the assessment it was found that while the aims of the policy to limit the negative effects of development on high quality and value historic and cultural landscapes, it did not actively seek landscape improvements through development.</p>	<p>Add following sentence to the end of the policy:</p> <p>“Where possible development should enhance these qualities and special character.”</p>

## **7.5 Assessing Cumulative Effects of the Plan's Objectives, Policies and Allocated Sites**

7.5.1 It is a requirement of the Sustainability Appraisal and the Strategic Environmental Assessment Directive that the effects of LDP's Objectives and Policies are assessed in combination with other Plan elements (as opposed to in isolation). These combined effects are called cumulative effects; effects that arise due to the addition of the effects of a number of elements to produce a greater effect; and synergistic effects; those that arise from an interaction of the effects of objectives, and can be thought of as effects that are greater than the sum of the parts.

7.5.2 As the LDP's Objectives and Policies are grouped by sections, these same sections have been taken forward here in order to help with the assessment:

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

7.5.3 In order to assess the LDP Objectives they are amplified in terms of the policy options intended to realise them. For the full set of Objectives, see Section 5.

7.5.4 The cumulative effects of allocated sites have been considered as part of the overall strategy and more specifically are considered under the requirements of Policy S01. See Section 8 for assessments of individual sites.

7.5.5 Generally when considered in combination across the sections the combined effects of the objectives will be positive, particularly with respect to the environment, as the environmental protection and enhancement, design and energy objectives will mitigate or preclude any negative effects of objectives in the other themes. This does however, raise the possibility that the environmental objectives could have negative socio-economic effects due to restraints they might place on development to meet socio-economic goals.

## **7.6 The Strategy**

7.6.1 While the number of negative predicted effects for the policies of this section are relatively low (a total of 4 predicted minor negative effects out of 95 (4%)), the strategic nature of the policies means that their magnitude has the potential to be greater than the policies of other parts of the Plan. The main potential effects therefore arise from the fact that the policies are all concerned with promoting new development to support the County's future needs, which will inevitably result in a range of environmental impacts. The main limiting factor to this effect is that the policies direct the highest proportion of development to the main settlements (S01, S02 and S03) and only allow a limited amount of development elsewhere (S04). The chapter also has the greatest proportion of both minor

(46%) and significantly positive effects (7%). The proportion of neutral effects is around 32% and uncertain effects is around 11%. These are all related to the socio-economic Objectives of the SA/SEA. It should be noted that positive socio economic effects are not used to justify or “balance” the otherwise negative environmental effects identified and that the policies of the Development Management section have a wide range of measures designed to mitigate potential damage.

**Figure 7.5. Summary of SA/SEA Assessment of Strategy Policies**

Significance Assessment	Count	Proportion
++	7	7%
+	44	46%
?	10	11%
0	30	32%
-	4	4%
--	0	0%
TOTAL	95	100%

\*Note: percentages may not sum due to rounding.

Cumulatively, the LDP’s Strategy Policies are likely to have positive socio-economic effects by promoting economic growth and providing for the population’s housing needs, while the environmental Policies of the Development Management chapter will ensure that the negative effects identified are either eliminated or greatly limited.

## 7.7 Specific Types of Land Use Proposals

7.7.1 The policies within this section are largely concerned with specific socio-economic factors and as a consequence a relatively large number of assessments have predicted minor positive effects (22%), as well as a number of significant ones (3%). A small proportion were assessed as having minor negative effects (1%), which are largely associated with environmental factors. Cumulatively, given the relatively specific and unique nature of these negative effects (e.g. LU27 and LU28), these policies are unlikely to equate to anything significant, particularly given that national guidance and a number of the LDP's other policies have elements that perform mitigating roles.

7.7.2 The assessments with uncertain (17%) conclusions are mostly associated with policies dealing with the change of use from employment (LU13) and retail (LU21) uses. This is because, while the policies aim to maintain land and buildings in their current use, they do allow changes where appropriate. The difficulty with assessing these policies is that the new uses could be anything from housing to warehousing, which would have significantly different effects on the SA/SEA Objective. The relatively high proportion of neutral effects (57%) is representative of the fact that the land use proposals are quite specific in the aspects of the SA/SEA that they can have an effect on.

**Figure 7.6. Summary of SA/SEA Assessment of Specific Types of Land Use Proposals Policies**

Significance Assessment	Count	Proportion
++	15	3%
+	121	22%
?	96	17%
0	314	57%
-	5	1%
--	0	0%
TOTAL	551	100%

\*Note: percentages may not sum due to rounding.

7.7.3 Cumulatively, the LDP's Specific types of Land Use Policies are likely to have both positive socio-economic and environmental effects.

## 7.8 Development Management Policies

7.8.1 Cumulatively, the Development Management Policies have the greatest number, though not proportion (38%) of minor positive effects, which relate to a mixture of environmental and socio-economic SA/SEA Objectives. Certain policies such as DM03, DM06, DM14 and DM15 have positive effects across both aspects of



the sustainability spectrum. The section also has a relatively high number of significantly positive effects, which again fall within both environmental and socio-economic categories.

- 7.8.2 Only three (<1%) minor negative effects were identified, these relating to the effects of Policies DM03, DM04 and DM12 on SA/SEA Objective 2a Safeguarding soil quality and quantity. The effects on this SA/SEA Objective are impossible to adequately mitigate for, however a number of approaches have been taken to reduce the impact, for example DM22 has a number of elements that seek to safeguard a range of environmental elements, which include soil. Through their aims to protect areas of ecological importance, policies relating to Nature Conservation (DM14 and DM15) are also likely to have some positive synergistic effects since soil is an important aspect of ecosystems. Through its protection of woodlands, trees and hedgerows, Policy DM20, is also likely to have similar synergistic effects. Consequently, cumulatively these effects are unlikely to be significant.
- 7.8.3 Policy DM07 Conservation Areas could not be assessed as it is procedural.

**Figure 7.7. Summary of SA/SEA Assessment of Development Management Policies**

Significance Assessment	Count	Proportion
++	18	5%
+	150	38%
?	11	3%
0	217	54%
-	3	1%
--	0	0%
TOTAL	399	100%

\*Note: percentages may not sum due to rounding.

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

- 7.8.4 Cumulatively, the LDP's Development Management Policies are likely to have both positive socio-economic and environmental effects.

## 7.9 Cumulative Effects by SA/SEA Objective

- 7.9.1 Cumulative Effects were also considered by SA/SEA Objective, the outcome of these assessments are summarised below.

### 1a. Reduce greenhouse gas emissions in both existing and new development

- 7.9.2 The main negative impacts of the LDP on the SA/SEA Objective are all associated with new development which is aimed at meeting the

projected housing and economic growth of the county. This has been reflected in the number of minor adverse effects identified for allocated sites that are located some distance from their settlement's main facilities. However, these effects are in the minority and the Plan has a number of other policies designed to mitigate the adverse effects. In particular, the aim of the Strategy to co-locate housing, work, services and facilities in Service Centres is designed to reduce the need for people to travel, which should consequently have considerable benefits in minimising the growth in traffic based greenhouse gas emissions. Greenhouse gases from domestic and commercial energy consumption are mitigated through national guidance's requirements for all new homes to meet Code for Sustainable Homes Level 3 with six mandatory credits in CO<sub>2</sub> reduction and for all other developments over 1000m<sup>2</sup>, or subject to WG funding, to meet BREEAM Very Good Standards with mandatory credits at Excellent standards for CO<sub>2</sub> reduction. Although most of effects on the SA/SEA Objective are seen to be neutral or positive, they are unlikely to cumulatively be significant, as in general, growth will always result in an increase in emissions.

**1b. Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change**

7.9.3 Although the LDP's Vision and Objectives strongly support the SA/SEA Objective, with the exception of Policies DM06 High Quality Design and Placemaking and DM11 Designing for Climate Change, the effects of the Plan's policies are in general less strong, with most having no predicted effects. However, this largely reflects the fact that those policies have no relevance to adaptation. Both Policy DM06 and DM11 will in fact affect almost all of the Plan's other policies, Therefore the overall impact is likely to be significantly positive.

**1c. To reduce flood risk**

7.9.4 As regard will have to be given to PPW and TAN 15 whatever the approach the LDP's policies take, the ability of the Plan to have a negative effect on flood risk is limited. As a result, none of the policies are predicted to have a negative effect on the SA/SEA Objective. In the case of Allocated sites, where there may be risk of some flooding, the affected area has been included as recreation space rather than land available for development. Where there may be a risk, either onsite or as a consequence of development, Flood Consequences Assessments will be required to identify what the risks are (if any) and demonstrate how they might be managed. There are also a number of policies with positive effects on the SA/SEA Objective, in particular, Policy DM11 Designing for Climate Change requires that all justified development in the flood zone is resilient and adaptable to the effects of flooding; and Policy 13: Sustainable Drainage Systems which seeks to incorporate SuDS schemes into all new developments are predicted to have significantly positive effects on the aims of the SA/SEA Objective.

Overall the cumulative effects of the policies on flood risk are positive.

### **2a. Minimise contamination and safeguard soil quality and quantity**

- 7.9.5 Owing to the nature of all types of development, and the aims of the LDP to meet the County's projected housing and economic growth, there will inevitably be a degree of soil sealing and a consequent loss of soil, which is impossible to adequately mitigate for. This is reflected in the large number of minor adverse effects identified in the assessment of Allocated Sites. However, a number of approaches have been taken to reduce the impact on the loss of soil quantity and quality, for example DM22: General environmental Protection and Enhancement has a number of elements that seek to safeguard a number of environmental elements, which include soil. Through their aims to protect areas of ecological importance, policies relating to Nature Conservation (DM14 and DM15) are also likely to have some positive synergistic effects since soil is an important aspect of ecosystems. Through its protection of woodlands, trees and hedgerows, Policy DM20, is also likely to have similar synergistic effects. Overall however, they are unlikely to outweigh the cumulative negative effects of the LDP's other policies. Therefore, the overall effect of the plan is likely to be a minor negative one.

### **2b. To maintain and improve air quality across Ceredigion**

- 7.9.6 The main negative impacts of the LDP on the SA/SEA objective are all associated with new development which is aimed at meeting the projected housing and economic growth of the county. However, these effects are in the minority and the Plan has a number of other policies designed to mitigate for these negative effects. In particular, the aim of the LDP to co-locate housing, work, services and facilities in Service Centres is designed to reduce the need for people to travel, which will consequently have considerable benefits in reducing traffic based air pollution. Negative effects were also identified in relation to mineral extraction (LU27), however, owing to the small scale nature of extraction across the whole of Ceredigion and the raft of mitigation measures required by national guidance, the effects of this policy, either on its own or in combination with the Plan's other policies, is likely to be very limited. Although most of the effects on the SA/SEA Objective are seen to be neutral or positive, they are unlikely to cumulatively be significant, as in general, growth will always result in an increase in air pollutants. On balance the overall effect of the policies on air quality is probably neutral.

### **2c. Minimise the adverse effects of land-use on inland and coastal water resources quality and quantity**

- 7.9.7 The construction of new developments will inevitably lead to an increased pressure on water resources, which may have some negative effects on water quality and quantity. However, as this should be achieved whilst protecting and enhancing the County's

environment and resources, and by making it resilient to change through sustainable development, ensuring that its infrastructure and services can meet these challenges, the effects will be minimised. Policies, in particular Policy DM22 General environmental protection and enhancement and DM23 Coastal Management, have been designed to ensure that this takes place. Cumulatively the negative effects are unlikely to be significant, and given the implementation of various forms measures to mitigate or pre-empt any negative effects new development might have, the overall effect of the LDP on water quality and quantity will probably be neutral.

### **3a. make sustainable use of natural resources**

A minor adverse effect was identified in relation to Policy S01 Sustainable Growth, as an increase in new residential and economic units will lead to a demand for additional water and energy use, as well as lead to an increase in demand for aggregates for construction. Combined and unmitigated, these policies could potentially have a significantly adverse effect on the SA/SEA Objective, as they are concerned with almost all types of development. However, the core of the LDP has been designed to make sustainable use of resources and so contains a number of policies that contain varying degrees of mitigation. Perhaps the most significant of these is in fact Policy S01 itself, which influences the direction of all other policies, and seeks to ensure that Ceredigion's resources are used, protected and enhanced in a sustainable manner. Additionally, Policies LU27 Sustainable Supply of Mineral Resources, DM04 Sustainable Travel Infrastructure as a material consideration and DM06 High Quality Design and Placemaking all have mitigating roles and positive effects on the SA/SEA Objective. Cumulatively therefore, the overall effects of the LDP's policies on the SA/SEA Objective are likely to be positive.

### **3b. Build and maintain environmentally friendly, high quality services and infrastructure**

7.9.8 The LDP's Policies are predicted not to have any negative effects on the SA/SEA Objective, with most predicted to have no effect at all. This is largely because many of the policies have little influence on building and maintaining environmentally friendly, high quality services and infrastructure. Because of its specific aims to deliver sustainable and high quality infrastructure, Policy DM12: Utility Infrastructure is assessed as having a significantly positive effect on the Objective. Other policies, which to a lesser or greater extent have an influence over the delivery of services and infrastructure, have minor positive effects. Of particular importance are those concerned with the overall strategy (S01, S02, S03 and S04), while policies relating to the reuse/replacement/renovation of existing/abandoned dwellings (LU07, LU08 and LU09), renewable energy (LU25 and LU26), waste management (LU31 and LU32), travel infrastructure (DM03 and DM04) and (DM06) and high quality design (DM06) also

have positive synergistic effects. Therefore, the overall effect of the LDP is likely to be significantly positive.

#### **4a. Value, conserve and enhance biodiversity**

7.9.9 New development could potentially have a negative effect on biodiversity; however the magnitude of the effect is dependent on the scale, nature and location of the development. This is reflected in the high proportion of policies with uncertainties surrounding their predicted effects. No negative effects were identified as part of the policy assessment; however the assessment of the Allocated Sites identified almost universal adverse effects, a number of which were considered significant. It should be noted however, that with regard to both the uncertain impacts of policies and the negative impacts on allocated sites, the application of Policies DM14 Nature Conservation and Ecological Connectivity and DM15 Local Biodiversity Conservation, will mitigate the vast majority of the negative effects, including the significant ones and in fact, in some cases, it is hoped for a net biodiversity gain. Synergy, in this regard, may also be found within the aims of policies relating to development densities and the reuse of existing dwellings (LU06, LU07 and LU08), open space (LU22 and LU24), mineral extraction (LU28), sustainable transport (DM03), design (DM05, DM06, DM09 and DM10), utility infrastructure and drainage (DM12 and DM13), landscape (DM17, DM18 and DM20) and environmental protection (DM22 and DM23). In addition to these policies, information collected as part of Candidate Site assessment process and Habitats Regulations Assessment has been used to form site specific mitigation measures that have been included in the Allocated Sites Schedules, which are a material consideration under the requirements of Policy S01 Sustainable Growth. Overall, the cumulative effects of the LDP's Objectives, Policies and Allocations are uncertain, but due to the identified mitigation measures, they are unlikely to be significant.

#### **5a. To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity and local distinctiveness, historic and cultural heritage**

7.9.10 New development could potentially have a negative effect on landscape; however the magnitude of the effect is dependent on the scale, nature and location of the development. This is reflected in the high proportion of policies with uncertainties surrounding their predicted effects. No negative effects were identified as part of the policy assessment; however the assessment of the Allocated Sites identified almost universal adverse effects, none of which were considered significant. It should be noted however, that with regard to sites, the application of Policies DM17: General Landscape, DM18 Special Landscape Areas (if site is within SLA), DM19 Historic and Cultural Landscape and DM20 Protection of Trees, Hedgerows and Woodlands will help mitigate the majority of the negative effects. Positive effects may also be achieved as DM17, DM18 and DM19 also require enhancement to be a consideration, which could be a

considerable benefit on brownfield or redevelopment sites that currently have a poor visual appearance. Synergy, in regard to landscape, may also be found within the long term aims of policies relating to development densities and the reuse of existing dwellings (LU06, LU07 and LU08), tourism (LU15), open space (LU22 and LU24), renewable energy (LU26), mineral extraction (LU28), design (DM01, Policy DM5 and Policy DM10), infrastructure and drainage (DM12 and DM13), nature conservation (DM14 and DM15) and environmental protection (DM22 and DM23). Landscape and landscaping is one of the requirements outlined in the Allocated Sites Schedules, as well as the requirement to have regard for the findings of CCW's LANDMAP information system. The requirements of the Allocated Sites Schedules are a material consideration under the requirements of Policy S01 Sustainable Growth.

- 7.9.11 Minor short to medium term adverse effects were identified for Policy LU25: Renewable Energy Generation, as the development of wind farms and other forms of renewable energy generation could have a negative visual and morphological impact on the landscape. This could be in terms of single large scale developments, or in terms of the cumulative effect of many different developments, including community schemes and microgeneration. However, in the long term the actual effects are uncertain, as when developments are decommissioned landscape remediation schemes are required.
- 7.9.12 It is also worth highlighting the potential effects of Policy LU26: Large and Medium sized wind farms, which deals with matters relating to TAN 8 SSA D. While the assessment recognises that the area around Nant-y-Moch, will likely see some local adverse effects on landscape quality as a result of wind farm development, the policy's aim to concentrate large and medium sized developments in one area will limit the wider scale adverse effects of development on the region's landscape quality, particularly in relation to cumulative effects. Therefore, the overall effects of the policy are positive. Additionally, Policy DM21 Landscape Impact of Wind farm Development within Strategic Search Area D, requires wind farm developments within the SSA to seek to minimise their adverse effects on landscape value.
- 7.9.13 Overall, the cumulative effects of the LDP's Objectives, Policies and Allocations are uncertain, but due to the identified mitigation measures, they are unlikely to be significant.

**6a. maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected and 6b. Build vibrant safe and cohesive communities**

- 7.9.14 The LDP's Objectives, Policies and Allocations have a considerable number of minor and significantly positive effects on the aims of these SA/SEA Objectives. The cumulative effects of the LDP are therefore likely to be significantly positive.

**7a. Promote and provide opportunities and services to maintain healthy communities**

- 7.9.15 The majority of the LDP's Objectives, Policies and Allocations have minor positive impacts on the SA/SEA Objectives. Significant positive effects were identified for Policy LU24 Provision of New Open Space. Where Allocated sites may be some distance from the majority of facilities in a settlement, or have difficulties in accessing them, minor negative effects have been predicted, however, it is likely that in part these effects can be mitigated with the application of the aforementioned open space policy Requirements for open space have been included in the Allocated Sites Schedules, which are a material consideration under the requirements of Policy S01 Sustainable Growth. Cumulatively the effects of the Plan are unlikely to be significant as the LDP can only facilitate better health and wellbeing rather than directly influence people's lifestyles. Therefore an overall minor positive effect is predicted.

**8a. Promote, develop and improve opportunities for sustainable and environmentally friendly tourist, leisure and recreation facilities within Ceredigion**

- 7.9.16 The LDP contains a number of Policies which have positive effects on the SA/SEA Objective. In particular, cumulatively LU22 and LU24, which relate to leisure recreation and open space, have significant positive effects on the SA/SEA Objective. When LU14 and LU17, which deal with matters of tourist provision, the effects are even more pronounced. Synergistic effects may also be found within policies relating to nature conservation (DM14 and DM15) and landscape (DM17, DM18, DM19 and DM20), which seek the protection and enhancement of Ceredigion's natural physical attributes – key features in attracting visitors to the county. No negative effects were identified; therefore the cumulative effects of the LDP on the SA/SEA Objective are likely to be both positive and significant.

**9a. Increase opportunities to build the Ceredigion education and skills base**

- 7.9.17 By allowing economic growth (S01), and by encouraging the development of community facilities (LU22), which may incorporate educational functions, the opportunity to retain and broaden skills in Ceredigion is facilitated by the LDP. The exact extent of how the LDP's policies will affect the county's education and skill base is either neutral or uncertain, and this is reflected in the relatively high proportion of assessments that either arrive at a conclusion of no predicted effects or are uncertain. Cumulatively the effect of the LDP on education is likely to be neither positive nor negative as the LDP cannot directly influence the provision of educational opportunities, only facilitate them.

### **10a. Protecting communities through promoting the use of the Welsh Language**

The LDP provides opportunities for local people to access local housing employment and services, thereby also allowing opportunities for Welsh speakers to remain in the area. This is to be delivered through the overall aims of the LDP's strategy (see Policy S01 Sustainable Growth). In addition, the way in which the Strategy focuses growth across the county (S02, S03 and S04), will strengthen Ceredigion's network of communities and also the Welsh language. This is expressed by a high proportion of policies predicted to have a minor positive effect on the SA/SEA Objective. Despite this, it is not clearly known to what degree of impact land use planning will have on the Welsh language. For this reason Policy DM01 Managing the Impacts of development on Communities and the Welsh Language seeks to gather information that may be used in both determining planning applications and highlighting means of mitigating potentially harmful community effects. Consequently, the cumulative effects of the LDP on Welsh Language are uncertain but unlikely to be negative.

### **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**

- 7.9.18 The LDP supports the SA/SEA Objective by focussing a large proportion of growth in the Urban and Rural Service Centres (S02 and S03), which should reduce the need to travel and generally improve accessibility to services. It also makes the provision of public transport and transport infrastructure more feasible (DM03 and DM04). This is reflected in the relatively high proportion of assessments which predict minor positive effects for both SA/SEA Objectives. No negative effects were identified against Objective 11b, however, a minor negative effect was identified for Policy S01 Sustainable Growth against SA/SEA Objective 11a. While the aim of this policy is to direct development in the most sustainable locations, thereby reducing the need for transportation by private motor car and helping bolster the viability of existing centres, by its very nature, growth will inevitably lead to an increase in traffic. Potentially, there are quite significant cumulative effects here, however, since the aims of the policies are to limit the need for travel combined with the effects of the other policies, the adverse effects should remain minimal. The overall cumulative effects on these Objectives are therefore, likely to be minor positive ones.

### **12a. Encourage a vibrant and diversified economy**

- 7.9.19 Economic growth is a key component of the LDP, and this is reflected by the high proportion of Policies assessed as having potentially minor or significant positive effects on the county's economic aims. Given that there are no potentially negative effects predicted, and the degree to which the LDP and its Objectives,



Policies and Allocations support the SA/SEA Objective, it is likely that the cumulative effect of the LDP will be positive.

## 7.10 Conclusions

7.10.1 Although the combined effects of the LDP's Objectives, Policies and Allocations concerning housing and economic growth and infrastructure provision may have adverse effects on the environmental Objectives of the SA/SEA, when considering the level of growth projected and the mitigating effects of national guidance and the LDP's other Policies, these effects are likely to be minimal, and in many cases, positive effects may be achieved. The way in which growth is distributed and allocations chosen, is aimed to ensure that growth is only likely to be restricted by Objectives and Policies concerning the environment in those areas that are of the greatest environmental value. Any negative cumulative effects on the County's socio-economic goals are also likely to be minimal.

**Figure 7.8. Summary of SA/SEA Assessment of LDP Policies**

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

\*Note: percentages may not sum due to rounding.

## 7.11 Difficulties Encountered in Assessing the Effects of the LDP

7.11.1 Appendices 2 – 13 of the Scoping Report list a number of data gaps identified during the scoping stage of the SA/SEA. Most of these were rectified in advance of the Initial Sustainability Appraisal Report, for example an Economic Needs Assessment (DTZ, 2008) and two Retail Needs Planning Studies (CACI, 2007, 2008) have filled significant data gaps concerning the County's economy. Further required information was gathered in advance of the Deposit Sustainability Appraisal Report, for example Cardigan and Lampeter Bulky Goods Addendum (CACI, 2009), updated economic needs assessments (DTZ, 2009, 2010), two reviews of potential employment sites (NLP, 2009, 2010) and an affordable housing viability study (DVS, 2010), which have been used to inform the SA/SEA assessments.

7.11.2 During the LDP's Examination in Public, objections to the Plan led to the need to gather further evidence about certain topics; for example, a study into the convenience goods needs of Lampeter was conducted (NLP, 2012). Information such as this has been

incorporated into the baseline used to inform the SA/SEA work that has been conducted post Deposit.

## 8. Sustainability Appraisal of Local Development Plan Allocations

8.1.1 Sustainability Appraisal formed part of the process for evaluating potential development sites, known as Candidate Sites, for allocation in the Local Development Plan (see Appendix 5).

8.1.2 The allocations for the LDP were assessed for their likely effects in relation to the Sustainability Objectives. That is to say, would development of the LDP allocations be likely to have an effect on the aims of the Sustainability Objective. The detailed Sustainability Appraisal for the characteristics of each allocation informed an overall assessment of the LDP's Policies with regard to each of the Sustainability Objectives. A summary of the assessment of the allocations is shown in Table 8.1. The full appraisal matrices, including details regarding the predicted effects of the Allocated Sites, are included in Appendix 6.

8.1.3 The summary of the assessment is summarised in the following table.

Significance Assessment	Description
++	Allocation would have a major positive effect as it would resolve an existing issue or maximise opportunities. SIGNIFICANT
+	Allocation would have a minor positive effect.
?	Effect of allocation is uncertain.
0	Allocation would have No site specific effects.
-	Allocation would have a minor adverse effect.
--	Allocation would have a major adverse effect as it would substantially exacerbate existing problems. Consider exclusion of allocation. SIGNIFICANT

8.1.4 Generally the effects that are predicted to result from implementation of the LDP allocations are found to be compatible with the Sustainability Objectives. Some adverse effects have been predicted, these largely being linked to the effects on the environmental Sustainability Objectives. A conclusion of no site specific effects has also been the result of a large number of assessments. This is because, while development might have an effect on the Objective, the choice of one site over another in any particular settlement, would not. For example developing new houses in a settlement may put pressure on existing infrastructure (e.g. waste water treatment), but the exact location of the houses has no effect on this issue.

**Table 8.1. Appraisal of Allocated Sites**

Allocated Sites	Sustainability Objective																		
	1a. Reduce greenhouse gas emissions	1b. Adapt to climate change	1c. Reduce flood risk	2a. Safeguard soil quality and quantity	2b. Maintain and improve air quality	2c. Protect water resource quantity and quality	3a. Make sustainable use of natural resources	3b. High quality services and infrastructure	4a. Value, conserve and enhance biodiversity	5a. Value, conserve and enhance the holistic landscape heritage	6a. Maintain distinctive cultural identity	6b. Build vibrant, safe and cohesive communities	7a. Maintain healthy communities	8a. Sustainable tourism and leisure and recreation facilities	9a. Build the education and skills base	10a. Promote the use of the Welsh language.	11a. Promote sustainable modes of travel	11b. Improve accessibility to services	12a. Encourage a vibrant and diversified economy
<b>01 Aberaeron/Llwyncelyn</b>																			
H0101 Cae Rhiwgoch, Aberaeron	-	-	-	-	-	-	0	0	-	-	+	-	-	0	0	0	-	-	0
H0102 Site adj. to Llwynceilyn Primary School	+	-	-	-	+	-	0	0	-	-	+	+	+	0	0	0	+	+	0
H0103 Land behind Ivydene, Llwynceilyn	+	0	-	-	+	-	0	0	-	-	+	+	+	0	0	0	+	+	0
H0104 Land south of Maes y Pentre	-	0	-	-	-	0	0	0	-	-	+	-	-	0	0	0	-	-	0
<b>02 Aberteifi</b>																			
H0201 Land at Stepside Farm, Gwbert Road	+	-	-	-	+	0	0	0	-	-	+	+	+	0	0	0	+	+	0
H0202 Land at Stepside Farm, Gwbert Road	+	-	-	-	+	0	0	0	-	-	+	+	+	0	0	0	+	+	0
H0203 Pentop Fields, Cardigan	-	-	-	-	-	0	0	0	-	-	+	-	-	0	0	0	-	-	0
H0204 Land adj. to Roby Villa, Spring Gardens	-	-	-	-	-	0	0	0	-	-	+	-	-	0	0	0	-	-	0

M0201 Pwllhai	+	-	-	+	+	-	0	0	-	?	+	+	+	0	+	0	+	+	+
E0201 Parc Teifi	-	-	-	-	-	-	0	0	--	-	+	-	+	0	+	0	-	-	+
E0202 Pentood	+	-	-	+	+	-	0	0	?	?	+	+	+	0	+	0	+	+	+
MNA0201 Penparc	0	0	0	-	-	0	+	0	--	-	0	0	0	-	?	0	-	-	+
<b>03 Aberystwyth</b>																			
H0301 Maes Crugiau	+	+	-	-	+	-	-	0	-	-	++	+	+	0	0	0	+	+	0
H0302 Crugiau	+	+	-	-	+	-	-	0	--	-	++	+	+	0	0	0	+	+	0
H0303 Land adjoining Hafod y Waun	+	0	-	-	+	0	0	0	-	-	+	+	+	+	0	0	+	+	0
H0304 Cefnesgair	+	+	-	-	+	0	0	0	--	-	+	+	+	0	0	0	+	+	0
H0305 Maesceinion	-	+	-	-	-	-	0	0	--	-	++	-	-	+	0	0	-	-	0
H0306 Land at Southgate	+	+	-	-	+	0	0	0	--	-	++	+	+	0	0	0	+	+	0
E0301 Glanyrafon Industrial Estate Extension	-	-	-	-	-	-	-	0	--	-	+	+	+	0	+	0	-	-	+
E0302 Glanyrafon Industrial Estate	-	-	-	+	-	-	-	0	--	?	+	+	+	0	+	0	-	-	++
E0303 Llanbadarn Industrial Estate	+	-	-	+	+	-	-	0	-	?	+	+	+	0	+	0	+	+	+
E0304 Cefn Llan Science Park	+	0	0	+	+	0	0	0	-	?	+	+	+	0	+	0	+	+	+
E0305 Capel Bangor Business Park	-	-	-	-	0	0	-	+	-	-	+	+	+	0	+	0	0	0	++
M0301 Old Post Office	+	0	0	+	+	0	0	0	?	?	?	+	+	0	0	0	+	+	+
M0302 Mill Street Site	+	-	-	+	+	-	0	0	-	+	?	+	+	0	0	0	+	+	+
M0303 Park Avenue	+	-	-	+	+	-	0	0	--	+	?	+	+	0	0	0	+	+	+
M0304 Swyddfa Sir	+	-	0	+	+	0	0	0	-	0	?	+	+	0	0	0	+	+	0
M0305 Llanbadarn Campus	+	+	0	-	+	-	0	0	--	0	++	+	+	++	+	0	+	+	+
M0306 Penglais Farm	+	+	-	-	+	-	0	0	--	-	0	+	+	0	0	0	+	+	0
T0301 Rhydyfelin Park and Ride	?	0	-	-	+	0	-	0	-	-	0	0	+	0	0	0	+	+	0
<b>04 Adpar/Newcastle Emlyn</b>																			
H0401 Land opposite Parc y Trap Adpar	?	+	-	-	?	0	0	0	-	-	+	?	?	+	0	0	?	?	0

05 Llanbedr Pont Steffan																			
H0501 Former Lampeter Primary School	+	+	0	+	+	0	0	0	-	?	?	+	+	0	0	0	+	+	0
H0502 Site rear of Ffynnonbedr	+	+	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
H0503 Sites located on corner Forest Road.	+	0	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
H0504 Site located on Forest Road	+	+	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
H0505 Land adjacent to Maes y Deri	+	-	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
E0501 Llambled Business Park	-	-	0	+	-	-	0	0	--	0	+	+	+	0	+	0	-	-	+
E0502 Old Mart Site	+	0	0	+	+	-	0	0	--	0	+	+	+	0	+	0	+	+	+
06 Llandysul																			
H0601 Rear of the Beeches, Llandysul	-	-	-	-	-	0	0	0	-	-	++	-	-	0	0	0	-	-	0
E0601 Llandysul Enterprise Park	-	+	-	-	-	0	0	0	-	0	+	+	+	0	+	0	-	-	+
E0602 Horeb Business Park	-	0	-	-	-	0	0	0	-	0	+	+	+	0	+	0	-	-	+
07 Tregaron																			
H0701 Land off Dewi Road	+	-	-	-	+	-	-	0	-	-	+	+	+	0	0	0	+	+	0
H0702 Land rear to Rhyd-y-Fawnog	-	0	-	-	-	0	-	0	-	-	+	-	-	0	0	0	-	-	0
M0701 Cylch Caron Project, Talbot Yard	+	-	-	-	+	0	-	0	-	-	0	+	+	0	0	0	+	+	0
MNA0701 Pant	0	0	0	-	-	-	+	0	-	+	0	0	0	+	?	0	0	0	+
08 Aberporth/Parclyn																			
H0801 Trenchard Estate south	+	-	-	-	+	0	0	0	-	-	+	+	+	0	0	0	+	+	0
H0802 Trenchard Estate west	+	-	-	-	+	0	0	0	--	-	+	+	+	0	0	0	+	+	0
H0803 Maeswerdd, Lon Ysgolig	+	-	-	-	+	0	0	0	--	-	+	+	+	0	0	0	+	+	0
H0804 Field next to Brynglas Estate	+	-	-	-	+	0	0	0	-	0	+	+	+	0	0	0	+	+	0
H0805 Land at Plas Newyd	+	-	-	-	+	0	0	0	-	-	+	+	+	0	0	0	+	+	0
E0801 Parc Aberporth	-	0	-	-	-	0	0	0	-	0	+	+	+	0	+	0	-	-	+
M0801 West Wales Airport	-	0	-	-	-	0	-	0	-	-	0	0	-	0	0	0	-	-	+

M0802 Aberporth sports and social club	+	-	0	+	+	0	0	0	-	?	+	+	++	+	0	0	+	+	0
<b>09 Bow Street</b>																			
H0901 Land adjacent to Erw Las	+	+	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
H0902 Land adj. to Ysgol Gynradd Rhydpennau	+	0	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
T0901 Bow Street Railway Station	-	-	-	-	-	-	-	0	-	-	0	-	-	0	0	0	-	-	0
<b>10 Ceinewydd</b>																			
H1001 Land to the Rear of Towyn Farm	+	-	-	-	+	0	-	0	--	-	++	+	+	0	0	0	+	+	0
<b>11 Cenarth</b>																			
H1101 Land off Spring Meadow Estate, Cenarth	+	+	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
H1102 Land at and to north east of Tegfan	+	0	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
H1103 North east of Cenarth School	+	0	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
<b>12 Felinfach/Ystrad Aeron</b>																			
H1201 Site rear to Bryn Salem	+	-	-	-	+	0	0	0	-	-	+	+	+	0	0	0	+	+	0
H1202 Cae'r Bont, Felinfach	+	?	-	-	+	-	-	0	-	-	++	+	+	+	0	0	+	+	0
H1203 Site off the B4342	+	+	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
E1201 Felinfach Industrial Estate	0	-	-	0	0	0	0	0	--	?	+	+	+	0	+	0	0	0	+
<b>13 Llanarth</b>																			
H1301 Land rear of Brynawen	+	+	-	-	+	-	0	0	-	-	+	+	+	0	0	0	+	+	0
H1302 Land adjacent to Vicarage	?	+	-	-	?	0	0	0	-	-	+	?	?	0	0	0	?	?	0
H1303 Field adjoining Allt y Bryn Estate	+	+	-	-	+	0	0	0	--	-	+	?	+	0	0	0	+	+	0
H1304 Site off Alma Street	+	-	-	-	+	0	0	0	--	-	+	+	+	0	0	0	+	+	0
<b>14 Llanilar</b>																			
H1401 Land Opposite Y Gorlan	+	-	-	-	+	0	-	0	-	-	++	+	+	0	0	0	+	+	0
<b>15 Llan-non</b>																			
H1501 Land rear or Pont Pen-lon	+	0	-	-	+	0	-	0	-	0	+	+	+	0	0	0	+	+	0

H1502 Stad Craig Ddu	+	?	-	-	+	-	-	0	-	-	+	+	+	0	0	0	+	+	0
H1503 Land rear of Cylch Peris	+	+	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
<b>16 Llanrhystud</b>																			
H1601 Clos Allfach	+	-	-	-	+	0	-	0	-	0	++	+	+	0	0	0	+	+	0
H1602 Pentref Uchaf	+	-	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
<b>17 Llanybydder</b>																			
Not Applicable - Service Centre in Carmarthenshire																			
<b>18 Penrhyn-coch</b>																			
H1801 Land adjacent to Y Gelli	-	+	-	-	-	-	-	0	-	-	++	+	-	0	0	0	-	-	0
<b>19 Pontarfynach</b>																			
H1901 Land adjacent to Heol Elennydd	+	-	-	-	+	0	0	0	--	-	+	+	+	0	0	0	+	+	0
H1902 Land adjacent to Pendre	+	0	-	-	+	0	0	0	-	-	+	+	+	0	0	0	+	+	0
<b>20 Pontrhydfendigaid</b>																			
H2001 Dolwerdd	+	0	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
H2002 Land Adjacent to Rock House	-	+	-	-	-	-	0	0	-	-	+	+	-	0	0	0	-	-	0
<b>21 Tal-y-bont</b>																			
H2101 Y Dderwen	-	0	-	-	-	0	-	0	-	-	+	-	-	0	0	0	-	-	0
H2102 Maes y Deri	+	0	-	-	+	0	-	0	-	-	+	+	+	+	0	0	+	+	0
H2103 Glan Ceulan	+	-	-	-	+	-	-	0	-	-	+	+	+	+	0	0	+	+	0
H2104 Land adjacent to St. David's Church	+	0	-	-	+	0	-	0	-	-	+	+	+	0	0	0	+	+	0
T2101 Dyfi Junction Access	?	-	-	-	0	-	-	0	--	0	0	0	0	0	0	0	0	0	0
<b>22 Y Borth</b>																			
H2201 Land adjoining Min-y-Graig	?	-	-	-	?	0	0	0	--	-	+	-	?	0	0	0	?	?	0
H2202 Land adjoining Borth County Primary School	?	0	-	-	?	0	0	0	-	-	++	-	?	0	0	0	?	?	0



## 8.2 Summary of Allocated Site Assessments

- 8.2.1 The following table provides a brief summary of the potential effects identified by the SA/SEA assessment of the candidate sites. The table shows that the majority of assessments were either positive or neutral around (around 66%) in their effects on the SA/SEA Objectives.
- 8.2.2 Since the Policies of the LDP direct the type of development appropriate for the sites and therefore contribute significantly to the mitigation identified during their assessment, a more comprehensive summary, which also discusses matters of cumulative, in-combination and synergistic effects, can be found in section 6.4. Full details of suggested mitigation can be found alongside the assessments in Appendix 6.

**Figure 8.2. Summary of SA/SEA Assessment of Allocated Sites**

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

\*Note: percentages may not sum due to rounding.



## 9. Next Steps

9.1.1 This section of the report sets out the subsequent stages of the SA/SEA. They are:

- Stage E: Monitor the effects of the plan on the environment/sustainability.

9.1.2 This stage is described below.

### 9.2 Adoption of the Plan

9.2.1 An SEA Statement has been published alongside the adopted LDP . The purpose of that Statement is to describe: how environmental considerations have been integrated into the plan; how the SA Reports have been taken into account; how opinions expressed in relation to the consultations on the plan and SA Report have been taken into account; the reasons for choosing the plan as adopted, in the light of the other reasonable alternatives dealt with; and the measures that are to be taken to monitor the significant environmental effects of the implementation of the LDP.

### 9.3 Stage E: Monitor the significant effects of the plan

9.3.1 The SEA Directive includes a requirement for the monitoring of “the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action” (Article 10 (1)).

9.3.2 The monitoring strategy, which is outlined in Section 10 of this report, will allow the actual effects of the LDP to be tested against the predicted effects, enabling significant problems to be identified and tackled over time, and environmental and wider sustainability baseline information to be gathered for future plans. Difficulties are envisaged in determining the relationship between the LDP and the trends in the indicators being monitored, as it will not always be possible to directly apportion changes to the LDP and its actions. There will be a wide variety of other actions which will influence the trends in many indicators and it will be important to select those indicators over which the LDP has the greatest influence. However, there is the opportunity to utilise and integrate monitoring for other purposes and this will act to increase the overall evidence base for other planning activities in Ceredigion and Wales as a whole.



## 10. Implementation/Monitoring

### What the Guidance Says:

The Directive requires the significant environmental effects of implementing the plan or programme to be monitored “in order, inter alia, to identify [...] unforeseen effects and to be able to undertake remedial action” (Article 10(1)). Responsible Authorities may already monitor implementation of plans or programmes against their objectives or targets. Some of these may be environmental, but this will not necessarily be enough to satisfy the Directive.

(ODPM, 2005a)

### 10.1 Implementation of the Plan

This Sustainability Appraisal has considered the likely general effects of the LDP. However, many interrelated factors will determine what changes on the ground, and it is impossible to evaluate all of these due to the time required and the number of variables.

Supplementary Planning Guidance (SPG) will be produced to sit alongside the LDP. The applicability of the Sustainability Appraisal (incorporating the requirements of Strategic Environmental Assessment) to the SPG will be assessed on a case by case basis. All SPG will be expected to accord with the principles of sustainable development. Project level requirements for further work such as Environmental Impact Assessment and design guidance will be highlighted in subsequent stages of the appraisal process.

Other plans and programmes are responsible for delivering the parts of the LDP. The success or otherwise of other plans and programmes in achieving what they set out to deliver is beyond the control of the LDP yet could have a huge influence on how successful the LDP is at delivering the Vision and Objectives. External factors such as macro economics will have a huge effect on how successful the region is. Yet issues such as this are beyond the remit and control of the LDP.

### 10.2 Monitoring the Effects of the Plan

10.2.1 It is a requirement of the Sustainability Appraisal process and the Strategic Environmental Assessment Directive that the significant sustainability effects of implementing the Plan are monitored. This sustainability monitoring in turn forms part of the monitoring framework for the Plan.

10.2.2 The Sustainability Appraisal monitoring framework, outlined in Table 10.1, should be undertaken for the following reasons:

- a. to identify unforeseen adverse effects and to enable appropriate remedial action to be taken.

- b. to identify whether the Sustainability Appraisal's predictions of sustainability effects were accurate;
- c. to identify whether the plan is contributing to the achievement of SA Objectives and targets;
- d. to identify whether mitigation measures are performing as well as expected;
- e. to identify whether any adverse effects are within acceptable limits or whether remedial action is required; and
- f. to fill gaps in existing Sustainability Appraisal baseline information where relevant and manageable.

10.2.3 The monitoring of the Sustainability Appraisal will take place alongside the monitoring of the Local Development Plan and will be published as part of the Local Development Plan's Annual Monitoring Report (AMR). Monitoring of the Sustainability Appraisal and Local Development Plan and publication of the AMR is the responsibility of Ceredigion County Council.

10.2.4 The monitoring framework for the Sustainability Appraisal is based on the Sustainability Objectives against which the Local Development Plan has been assessed. This will help the County Council to understand to what extent these objectives are being achieved. The monitoring framework is presented in Table 10.1, which shows the sustainability objectives alongside the identified indicators, as well as the main sources of information and the frequency at which each indicator will be monitored.

**Table 10.1. SA/SEA Monitoring Framework**

No.	Sustainability Objective	Indicator	Source	Report
1a	Reduce greenhouse gas emissions in both existing and new development.	Annual emissions of basket greenhouse gases (by sector).	National Atmospheric Emissions Inventory (NAEI) <a href="http://naei.defra.gov.uk/">http://naei.defra.gov.uk/</a> and/or Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
		Ceredigion's global ecological footprint.	Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
		The installed MW capacity of renewable energy development approved.	Ceredigion County Council	Annually
		Average consumption of (i) Ordinary Domestic Electricity, (ii) Economy 7 Domestic Electricity, and (iii) Domestic Gas.	Neighbourhood Statistics <a href="http://www.neighbourhood.statistics.gov.uk/dissemination/">http://www.neighbourhood.statistics.gov.uk/dissemination/</a>	Annually
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.	Ceredigion County Council	Annually
		Number of commercial or other relevant developments (units and proportion) of 1,000m <sup>2</sup> / 1ha or over that achieve BREEAM standard excellent.	Ceredigion County Council	Annually
1c	To reduce flood risk	Amount of development (units and ha) permitted in C1 and C2 floodplain areas as defined by TAN 15.	Ceredigion County Council	Annually
		Amount of new residential development (units and proportion) permitted with SuDS.	Ceredigion County Council	Annually
		Amount of new non-residential development (floorspace and proportion) permitted with SuDS.	Ceredigion County Council	Annually

No.	Sustainability Objective	Indicator	Source	Report
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.	Ceredigion County Council	Annually
		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
		Average density of housing development permitted on allocated development plan sites.	Ceredigion County Council	Annually
2b	To maintain and improve air quality across Ceredigion.	Levels of key air pollutants (e.g. NO <sub>2</sub> , PM <sub>10</sub> , SO <sub>2</sub> ) by sector.	National Atmospheric Emissions Inventory (NAEI) <a href="http://naei.defra.gov.uk/">http://naei.defra.gov.uk/</a> and/or Air Pollution Information System <a href="http://www.apis.ac.uk/">http://www.apis.ac.uk/</a>	Annually
2c	Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Ecological status of waterbodies (WFD monitoring).	Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
		Number of substantiated water pollution incidents.	Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
		Number/Percentage of water resource zones meeting target headroom requirements.	Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
3a	Make sustainable use of natural resources.	Municipal waste produced /recycled/landfilled per annum.	Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
		Industrial and commercial waste produced /recycled/landfilled per annum.	Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
3b	Build and maintain environmentally friendly, high	The number of Service Centres constrained by infrastructure issues	Ceredigion County Council	Annually



No.	Sustainability Objective	Indicator	Source	Report
	quality services and infrastructure.	(Sewage treatment and water supply).		
4a	To value, conserve and enhance biodiversity.	<p>% of development permitted where there are predicted to be significant residual long term effects on:</p> <ul style="list-style-type: none"> <li>• LNRs, SINC's and priority habitats and species;</li> <li>• Ecological connectivity;</li> <li>• Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or</li> <li>• Ecosystem services and natural processes</li> </ul>	Ceredigion County Council and Natural Resources Wales	Annually
		<p>% of applications where there are enhancements for:</p> <ul style="list-style-type: none"> <li>• Biodiversity (including LNRs, SINC's and priority habitats and species);</li> <li>• Ecological Connectivity;</li> <li>• Trees, hedgerows and woodlands; or</li> <li>• Ecosystem services and natural processes</li> </ul>	Ceredigion County Council and Natural Resources Wales	Annually
		Status of LBAP priority species and habitats.	Ceredigion County Council Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
		Achievement against national and LBAP targets.	Ceredigion County Council Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually

No.	Sustainability Objective	Indicator	Source	Report
		Loss of priority habitat (ha) due to new development.	Ceredigion County Council	Annually
		Loss of sites (ha) that meet SINC criteria due to new development.	Ceredigion County Council	Annually
		Levels of Atmospheric Deposition at European Sites	Air Pollution Information System <a href="http://www.apis.ac.uk/">http://www.apis.ac.uk/</a>	Annually
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.	Ceredigion County Council	Annually
		Amount of development (ha, units and proportion) permitted and completed within LANDMAP Aspect Areas with an overall evaluation of Outstanding.	Ceredigion County Council	Annually
6a	Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected.	Amount of affordable homes (units and proportion) built under Ceredigion County Council's Affordable Homes planning policy.	Ceredigion County Council	Annually
		Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	Ceredigion County Council	Annually
6b	Build vibrant, safe and cohesive communities	Number of LSOAs in the most deprived 30%.	Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
		Notifiable offences recorded by police by type.	Neighbourhood Statistics <a href="http://www.neighbourhood.statistics.gov.uk/dissemination/">http://www.neighbourhood.statistics.gov.uk/dissemination/</a>	Annually
		Proportion of dwellings within agreed walking/cycling distance of key health services.	Ceredigion County Council	Annually
7a	Promote and provide opportunities and services to maintain healthy communities.	Proportion of dwellings not within 300m of their nearest natural green space.	Ceredigion County Council	Annually
		Amount of new open space facilities (ha)	Ceredigion County Council	Annually

No.	Sustainability Objective	Indicator	Source	Report
		provided.		
8a	Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion	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 <a href="http://tourism.ceredigion.gov.uk/saesneg/more.htm">http://tourism.ceredigion.gov.uk/saesneg/more.htm</a>	Annually
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.	NOMIS Official Labour Market Statistics <a href="http://www.nomisweb.co.uk/">http://www.nomisweb.co.uk/</a>	Annually
		Number and % of people aged 16-64 with at least an NVQ level 4 qualification or equivalent.	NOMIS Official Labour Market Statistics <a href="http://www.nomisweb.co.uk/">http://www.nomisweb.co.uk/</a>	Annually
		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	Annually
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.	Office of National Statistics <a href="http://www.ons.gov.uk/ons/index.html">http://www.ons.gov.uk/ons/index.html</a>	2011-13 and 2021-23
		% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
		Number and % of families with school children where the Welsh language is the language of the home.	Ceredigion County Council School Census	Annually
11a	Reduce the need to travel/transport and promote sustainable modes of transportation	Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) supermarket, (ii) post office and (iii) doctor and/or hospital; by walking, car and public transport.	Ceredigion County Council	Annually
11b	Improve accessibility to			

No.	Sustainability Objective	Indicator	Source	Report
	services for communities, and connectivity for the sake of the economy.	Volume of road traffic.	Welsh Government <a href="https://statswales.wales.gov.uk">https://statswales.wales.gov.uk</a>	Annually
		The main mode of transport for traveling to work.	Office of National Statistics <a href="http://www.ons.gov.uk/ons/index.html">http://www.ons.gov.uk/ons/index.html</a>	2011-13 and 2021-23
		Number of car or vans per household.	Office of National Statistics <a href="http://www.ons.gov.uk/ons/index.html">http://www.ons.gov.uk/ons/index.html</a>	2011-13 and 2021-23
12a	Encourage a vibrant and diversified economy.	Number and % of economically active people in employment	NOMIS Official Labour Market Statistics <a href="http://www.nomisweb.co.uk/">http://www.nomisweb.co.uk/</a>	Annually
		Median gross weekly pay for residents within Ceredigion.	NOMIS Official Labour Market Statistics <a href="http://www.nomisweb.co.uk/">http://www.nomisweb.co.uk/</a>	Annually
		Number and % of employees by sector.	NOMIS Official Labour Market Statistics <a href="http://www.nomisweb.co.uk/">http://www.nomisweb.co.uk/</a>	Annually
		Amount of economic development permitted 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).	Ceredigion County Council	Annually
		Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	Ceredigion County Council	Annually
		Footfall levels in Aberystwyth and Cardigan.	Ceredigion County Council	Annually
		% of retail uses on primary retail frontage.	Ceredigion County Council	Annually
		% of retail uses on secondary retail frontage.	Ceredigion County Council	Annually

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