

3. Settlement Group Statement: Group 03: Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau

3.1 Settlement Group Overview

Urban Service Centre: **Aberystwyth / Llanbadarn Fawr / Waunfawr / Penparcau**

Linked Settlements within Ceredigion:

- Blaenplwyf
- Capel Bangor
- Capel Seion
- Commins Coch
- Goginan
- Llanfarian
- Llangorwen
- Rhydyfelin

Housing Provision (2007-2022):

| | | Projected Growth | | Development Opportunity relied upon to deliver (b): | | | | | | |
|---|--------------------------------------|--|---|---|---|-------------------------------------|--|--|---|--|
| | | a | b | c | d | e | f | g | h | i |
| Settlement Group | | % Split | Anticipated provision based on a need of 6000 | Commitments as of 31st August 2010 | Land allocations relied upon to deliver (b) | Windfall relied upon to deliver (b) | Non-allocated allowance relied upon to deliver (b) | Flexibility: Windfall in Service Centre not relied upon to deliver (b) | Flexibility: Allocations in Service Centre not relied upon to deliver (b) | Total Development Opportunity to deliver (b) |
| Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr | Settlement Group | 100.0 | 2058 | 478 | | | | | | |
| | Service Centre | 91.2 | 1877 | 389 | 1263 | 225 | 0 | 275 | 0 | 2152 |
| | Linked Settlements & Other Locations | 8.8 | 181 | 89 | | | 92 | | | 181 |
| New economic requirements: | | Allocated Employment Land (2007-2022): | | | | | | | 23ha (net)* | |
| | | Retail Requirement (2007-2016): | | | | | | | | |
| | | Comparison Goods Floorspace: | | | | | | | 8,228m ² (net) | |
| | | Convenience Goods Floorspace: | | | | | | | 2,190 - 4,347m ² ** | |
| | | Bulky Goods Floorspace: | | | | | | | 1,938m ² (net) | |
| Transport requirements: | | Rhydyfelin Park and Ride | | | | | | | 1.94 ha | |
| Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 03.02 & Table 03.04. | | | | | | | | | | |

*This figure is for the Aberystwyth Area (as defined in Review of Potential Employment Sites in the Aberystwyth Area (NLP, 2010)) – with recognition that the provision should be met as far as possible within or near to Aberystwyth, Llanbadarn Fawr, Waunfawr and Penparcau. **The range for convenience goods indicates a requirement for further studies to improve future predictions.

housing), have therefore been allocated to help promote lively centres as well as to reduce the need to travel to visit a range of facilities.

Utilities

- 3.2.27 Aberystwyth is one of the few areas on Ceredigion that has access to a mains gas supply.
- 3.2.28 For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
- 3.2.29 The Allocated Sites Schedule (Table 03.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education

- 3.2.30 Aberystwyth is an important centre of learning, providing for primary, secondary and tertiary levels of education. Aberystwyth University is a centre of National Importance. The long term property strategy of the University is to consolidate its assets around the Penglais campus, and is therefore moving away from satellite campuses and buildings such as the Llanbadarn Campus and the Old College building.
- 3.2.31 The Llanbadarn Campus has been allocated as a Mixed Use Site (M0305; see Proposals Map and Allocated Sites Schedule, Table 03.02) for employment, education and residential uses. The educational element is designated use to help meet any needs that come forward during the plan period.
- 3.2.32 The Old College Building has not been allocated as the LDP will take a flexible approach to potential uses. Owing to the historic and cultural importance of the building, reflected in its status as a Grade I listed building, proposed developments would have to be of a high quality design and of a use that would help strengthen the role of Aberystwyth's seafront as an attractive tourist and leisure destination. Conversion to residential only is therefore unlikely to be acceptable.
- 3.2.33 The National Library of Wales, which is located adjacent to the Penglais Campus is also an institution of national significance. The building is an important visual aspect of Aberystwyth's townscape and its setting should therefore be protected.
- 3.2.34 Other local and regional facilities include Coleg Ceredigion, Penglais Secondary School, Penweddig Secondary School, Hyfforddiant Ceredigion facilities and five Primary Schools.
- 3.2.35 Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. Currently there are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

character of this location and limit the urbanisation of the site. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

Protected species records on site. Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, large mammal (badger, polecat and brown hare) and reptile surveys may be required.

Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace, Equipped Natural Play Space and Informal Recreation Space and a Multi Use Games Area see Policy LU24.

Problems with sewage management have been identified for this site. Developers can either wait for Dŵr Cymru/Welsh Water to acquire funding or could progress the site in advance of Dŵr Cymru/Welsh Water funding through the provisions of Section 98 -101 Water Industry Act (sewer requisition) or Section 106 Town & Country Planning Act.

Development will need to contribute to the improvement of local highways to ensure development is possible.

Site layout should include provision to gain access to the land to the east, which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.

| | |
|---|---|
| Site Reference | M0305 |
| Name | Llanbadarn Campus, Llanbadarn Fawr |
| Area (ha) | 10ha |
| Proposal | Guide density per ha Net Developable Area: 45 Estimated yield: 450 units Estimated affordable units: 90.0 |
| Site characteristics, Constraints and Requirements | |
| See Mixed Use Allocations Schedule below for detail. | |

Employment Allocations

| | |
|-----------------------|--|
| Site Reference | E0301 |
| Name | Glanyrafon Industrial Estate Extension, Llanbadarn |

Protected species records on site. Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, and reptile surveys may be required.

Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting, improving the ditch for wildlife etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace, Equipped Natural Play Space and Informal Recreation Space and a Multi Use Games Area see Policy LU24.

For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

Any proposed development will be expected to demonstrate an acceptable method for the management of surface water run-off.

Site layout should include provision to gain access to the land to the south, which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development. Site layout should also include provision for pedestrian access to the land to the north.

| | |
|---|---|
| Site Reference | H0303 |
| Name | Land adjoining Hafan y Waun, Waunfawr |
| Area (ha) | 4.15 gross |
| | (Minus playing fields and area for biodiversity = 2.58 net) |
| Proposal | Residential Development: general housing with affordable housing Guide Density per ha Net Developable Area: 50 Estimated yield: 129 units Estimated affordable units: 25.8 units |
| Site characteristics, Constraints and Requirements | |
| Greenfield site | |
| Level topography | |
| Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location. | |
| CCW's LANDMAP should be consulted | |



The site has trees and hedgerows to the north, west (potentially an 'important hedgerow') and south. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20 to minimise effects to biodiversity and to help retain the rural character of this location and limit the urbanisation of the site. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

There's a ditch that runs to the west of the site which should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.

There is an area of rush pasture to the north and patches of semi-improved grassland that should be protected and managed in accordance with Policy DM15.

Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected in accordance with national policies and Policies DM14 and DM15. In particular, bat, amphibian and reptile surveys may be required.

Biodiversity enhancements, e.g. planting of hedgebanks, providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.


















Additional open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace, Equipped Natural Play Space and Informal Recreation Space and a Multi Use Games Area, see Policy LU24.

* Development will need to ensure that existing open space is protected and good access is maintained. An existing community provision is located on part of this allocated site. Policy LU22 seeks to protect existing community provisions. Any development of this allocated site would therefore need to accord with Policy LU22. *

The Allocation is crossed by a public water main for which protection measures are required to allow Dŵr Cymru/Welsh Water to perform its statutory duties. Protection Measures are either in the form of easement, which prevents development near the public asset, or diversion of the asset at the developer's expense.

| | |
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| Site Reference | H0304 |
| Name | Cefnesgair, Llanbadarn Fawr |
| Area (ha) | 1.45 |
| Proposal | Residential Development: general housing with affordable |

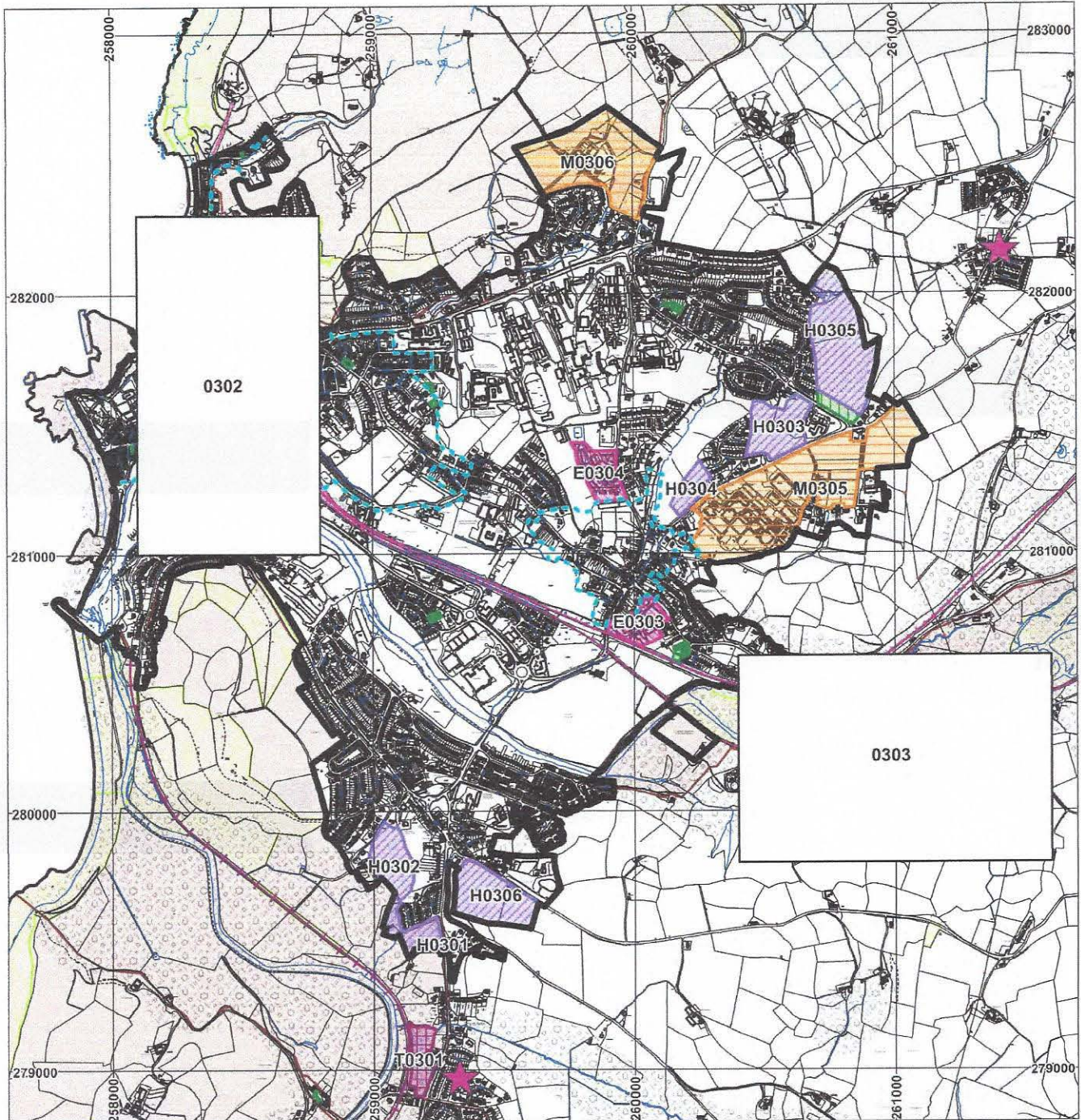
Esboniad i'r Mapiau / Map Legends

| | | | |
|--|---|---|---|
|  | Ffiniau'r Grwp Aneddiadau Settlement Group Boundary |  | Hen Reilffordd Disused Railway Line |
|  | Ffiniau'r Anheddiad Settlement Boundary |  | Ffiniau'r Ardal Gadwraeth Conservation Area Boundary |
|  | Dyraniad Tai Housing Allocation |  | Dyraniad Mwynau Minerals Allocation |
|  | Caniatadau Preswyl a oedd yn weddill ar 31/08/2010 (3 neu ragor o unedau) Outstanding Residential Consents at 31/08/2010 (3 or more units) |  | Parth Clustogi Mwynau Minerals Buffer Zone |
|  | Dyraniad Cyflogaeth Employment Allocation |  | Ardal Chwilio Strategol D Ffermydd Gwynt Nodyn Cyngor Technegol (TAN) 8 TAN 8 Wind Farm Strategic Search Area (SSA) D |
|  | Dyraniad Defnydd Cymysg Mixed Use Allocation |  | Ardal Chwilio Strategol Ffermydd Gwynt Ceredigion Ceredigion Wind Farm SSA D Preferred Area of Search |
|  | Ffiniau Canol y Dref Town Centre Boundary |  | Aneddiadau Cyswllt Linked Settlements |
|  | Y Prif Ffryntiadau Siopa Primary Shopping Frontages |  | Safle Rhyngwladol, Cenedlaethol a Lleol a Ddiogelir International, National and Local Protected Site |
|  | Ffryntiadau Siopa Eilaidd Secondary Shopping Frontages |  | Ardaloedd Tirwedd Arbennig Special Landscape Areas |
|  | Transport Allocation |  | Ardal Diogelu Agregau Aggregate Safeguarding Area |

Mapiau Inset / Inset Map: 0301

Gogledd / North

Lleoliad / Location : Aberystwyth / Llanbadarn Fawr / Penparcau / Waunfawr (Grwp Adeddiadau / Settlement Group 03)



Graddfa / Scale (Fel y'u cynhyrwyd ar A3 / as produced on A3): 1 : 16,000