

LDP2 Ceredigion

**Replacement Local Development Plan
2018 - 2033**



The Local Development Plan for Ceredigion until 2033

Preferred Strategy Consultation

Easy Read Version



Cyngor Sir
CEREDIGION
County Council

What is the Local Development Plan (LDP) and

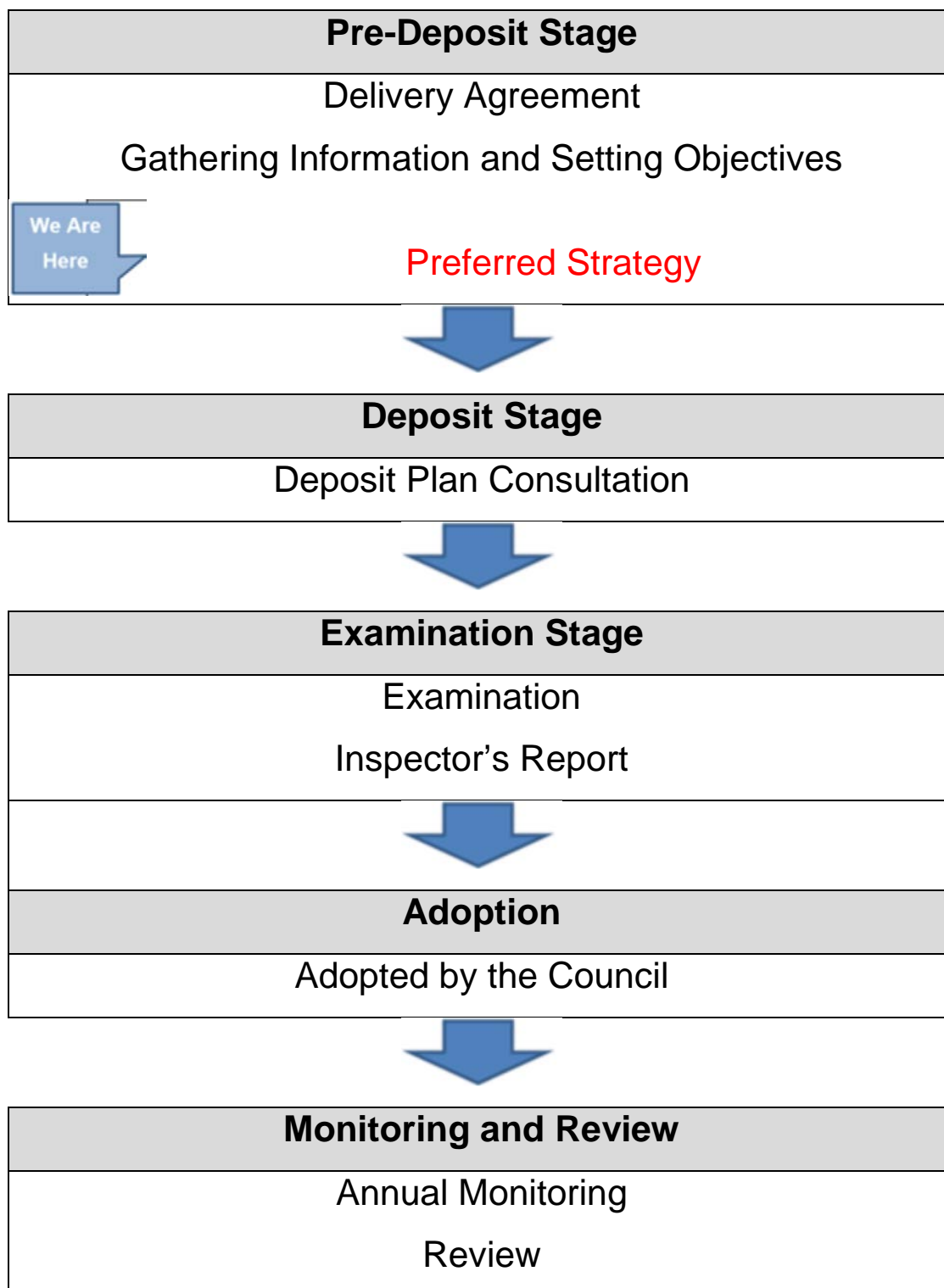
What does it Do

	<p>Finds land for where new houses go</p>
	<p>Do we need more employment sites? Where should they go?</p>
<p>They should be in good places for</p>	
	<p>people</p>
	<p>plants</p>
	<p>animals</p>
	<p>And makes where you live a better place to live, work and play.</p>



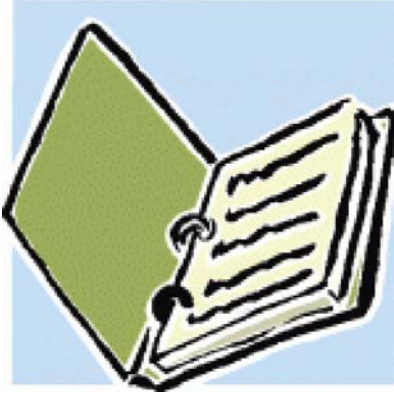
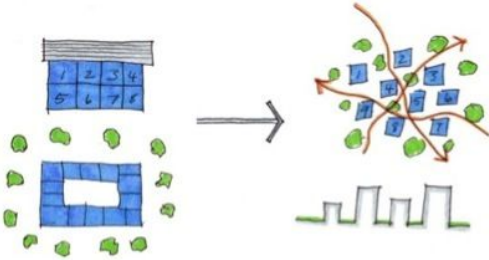
What Stage Are We At?

We are at the first formal consultation stage, the [Preferred Strategy](#)

- [This](#) is a first draft of the LDP
- **No final decisions** have been made
- **Everyone's views will be considered** in preparing the final draft



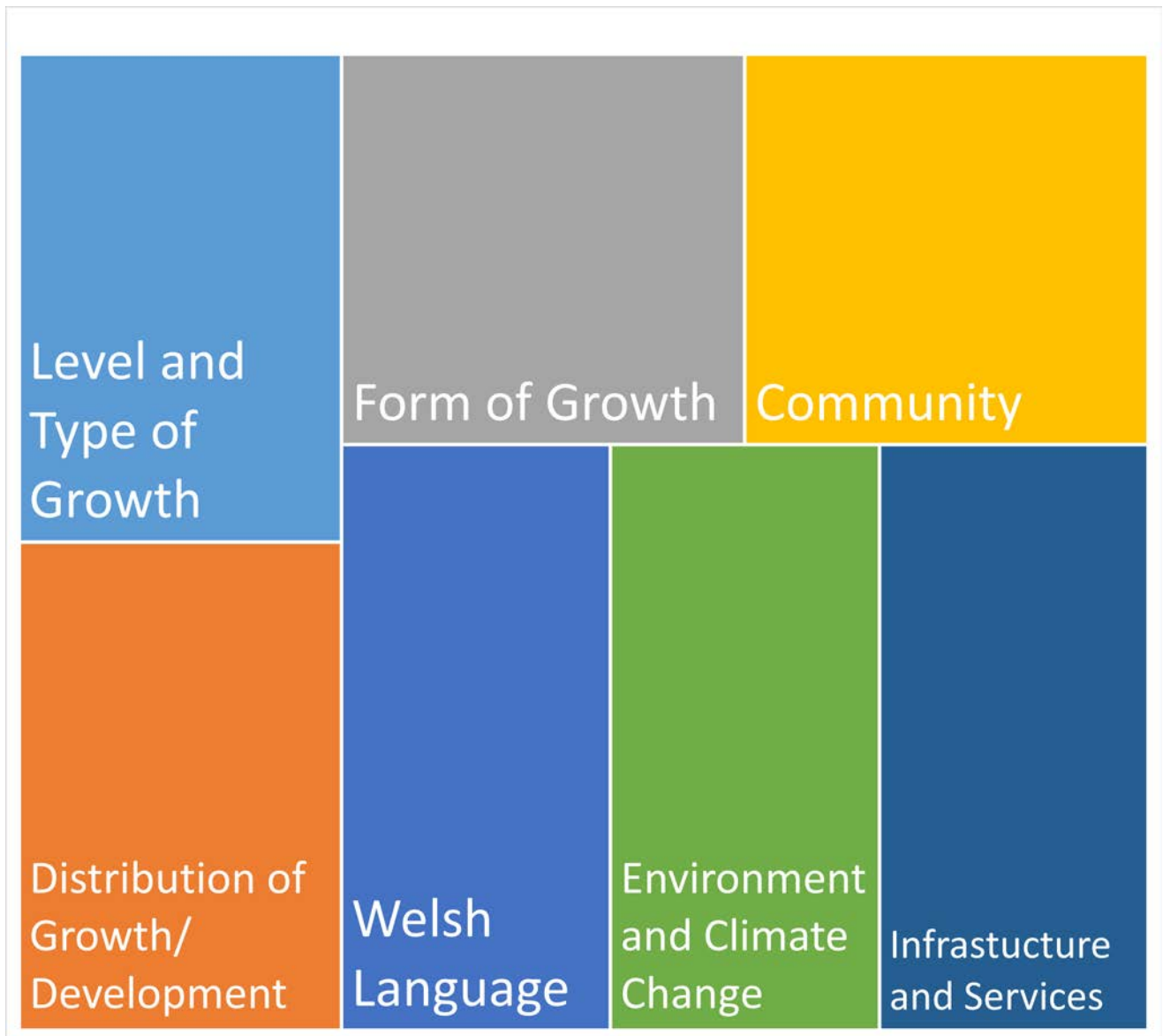
The LDP Preferred Strategy document covers:

	<ul style="list-style-type: none">• The Key Issues facing Ceredigion
	<ul style="list-style-type: none">• How the County should look by 2033 – The Vision & Objectives
	<ul style="list-style-type: none">• The main Strategy for the Plan period
	<ul style="list-style-type: none">• Key policies on the most important issues for the County; and
	<ul style="list-style-type: none">• Many other details such as choosing where to build.

The Key Issues for Ceredigion

In writing an LDP it is important to know what key issues need to be considered.

Ceredigion's Key Issues fall within several themes as follows:



How Ceredigion Wants To Look By 2033

Vision:

“ By 2033, Ceredigion will be a county of vibrant, bilingual and engaged communities, where people choose to live, study, work and visit, committed to the resilience of its economy, culture, heritage, environment and natural resources and to health and wellbeing.”



Preferred Strategy:

Deals with the issues through the Objectives. It intends to:

- **embrace change** and
- **provide for projected housing need and economic growth**

There are 18 Objectives in the Preferred Strategy. These help show

- how we will address the Issues, and
- achieve the Vision

These growth areas will have knock-on effects on energy needs, roads, water supply, drainage, health, education, tourism and shopping development.

- focus growth in a way which will
 - **strengthen Ceredigion's network of towns and rural settlement communities** and
 - **strengthen the Welsh language.**



Housing growth - providing for in the region of **3,000 new homes**, including **affordable homes**, spread across Ceredigion in the following way:

- 55% in the Urban Service Centres (6 main towns)
- 20% in the Rural Service Centres (23 large villages)
- 15% in Larger Linked Settlements & Sustainable Linked Settlements

Employment growth - setting aside land for employment within

- the Urban Service Centres (6 main towns) and
- some rural service centres;
- with a flexible policy approach elsewhere.

All this is to be achieved whilst

- **protecting** and **enhancing** the County's, **environment** and **resources**,
- making it **resilient** to change through **sustainable development**,
- ensuring that its **infrastructure and services** can meet these challenges



Where will Ceredigion grow?

Urban Service Centres (USC)

Providing for 55% of Overall Housing Growth

Aberaeron (Llwyncelyn/ Ffosyffin)	Lampeter
Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau/ Rhydyfelin/ Commins Coch	Llandysul
Cardigan	Newcastle Emlyn (Adpar)
	Tregaron

Rural Service Centres (RSC)

Providing for 20% of Overall Housing Growth

Aberporth/Parcllyn (08)	Llanrhystud (16)
Bow Street (9)	Llanybydder (Carmarthenshire) (17)
Brynhoffnant (23)	New Quay / Cross Inn (10)
Cenarth (11)	Penrhyncoch (18)
Felinfach/ Ystrad Aeron (12)	Ponterwyd (19)
Llanarth (13)	Pontrhydfendigaid (20)
Llanilar (14)	Talybont (21)
Llanon (15)	Y Borth (22)

Large Linked Settlements (LLS)

Providing for 15% of Overall Housing Growth

Capel Bangor (25)	Llechryd (28)
Llanfarian (27)	Penyparc (29)
Llandre (26)	

Sustainable Linked Settlements (SLS)

Providing for 10% of Overall Housing Growth

Sustainable LS (>90 units)	Sustainable LS (>70 unit)	Sustainable LS (>60 units)
Aberarth	Cellan / Fishers Arms	Alltyblacca
Blaenporth	Y Ferwig	Blaenplwyf
Ciliau Aeron *	Goginan	Llandyfriog
Cribyn	Tan y Groes	Llangeitho*
Croeslan	Ffostrasol	Llangybi*
Henllan	Gilfachreda	
Llanddewi Brefi	Eglwysfach / Furnace	
Llanwnnen		
Penrhiwllan		
Tre-Taliesin / Tre Ddol		

Diagram Allweddol/Key Diagram

Mae pob rhif yn gyfeirnod unigryw i Ganolfan Gwasanaethau/Aneddiadau Cysylltiedig Mwy a'i Grwp Aneddiadau
 Each Number acts as a unique reference for a Service Centre/Larger Linked Settlement and its Settlement Group

Canolfan Gwasanaethau Trefol/Urban Service Centre



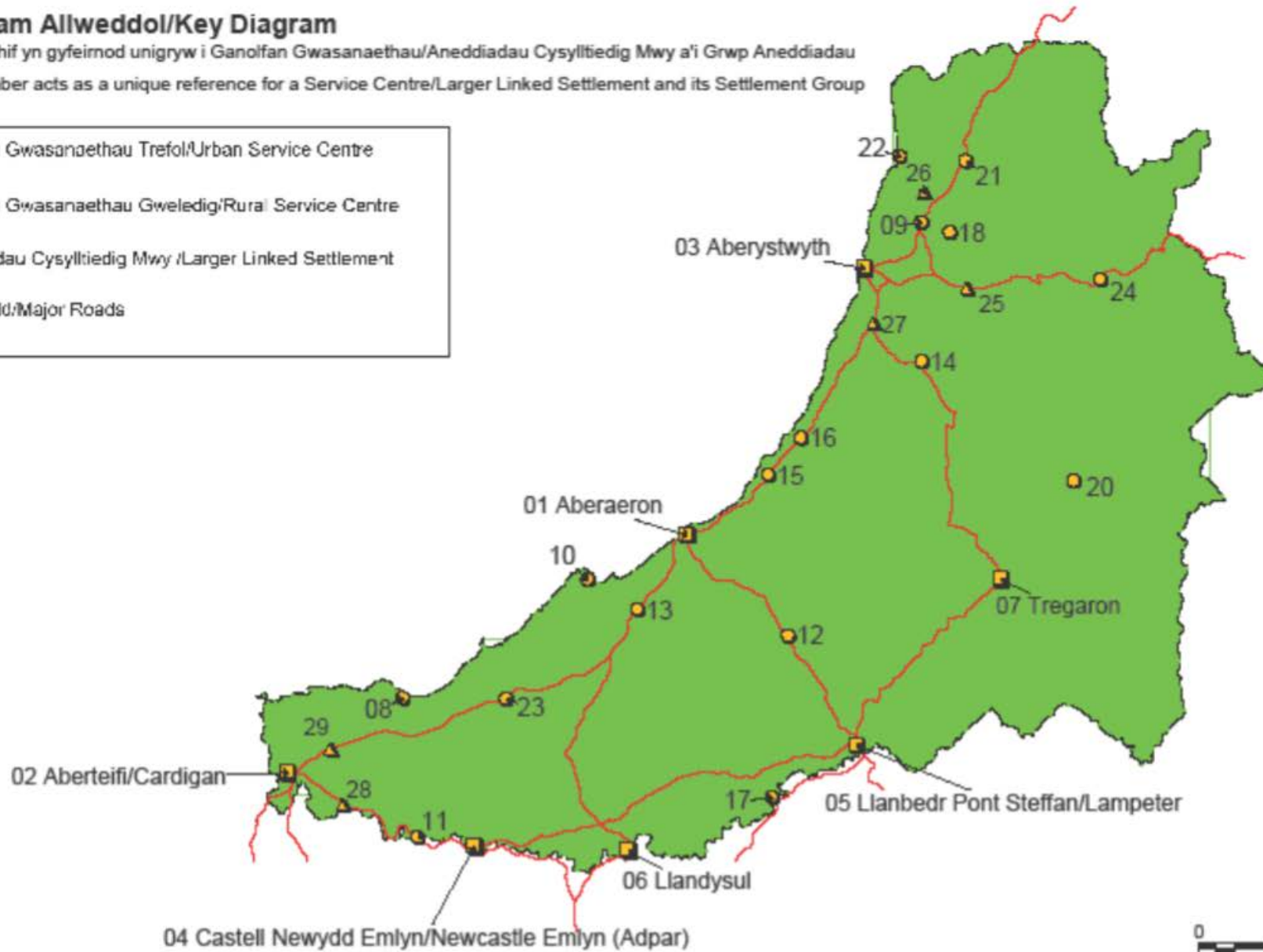
Canolfan Gwasanaethau Gweledig/Rural Service Centre



Aneddiadau Cysylltiedig Mwy /Larger Linked Settlement



Prif Flyrdd/Major Roads



0 10
kilometres

Scale: 1:378,400



Making Sure the Preferred Strategy is Sustainable

To make sure that the Preferred Strategy is sustainable, the Council undertook a [Sustainability Appraisal](#). This:

- considers the **effects** of the Preferred Strategy **on the environment, economy and community**,
- is an **ongoing process**.

The **results so far** are also available **as part of this consultation**



Understanding the Potential Impacts on Wildlife & Habitats of European Sites

The Council needs to check the **potential impacts** of the Preferred Strategy on Ceredigion's **European sites**. These contain **protected wildlife and habitats**.

- This check is called a [Habitats Regulations Assessment](#).
- This is an ongoing process

The **results so far** are set out in the **Screening Report** which is part of this consultation.



How do we choose which sites can be built on?

As part of the LDP **land will be allocated for particular uses.**

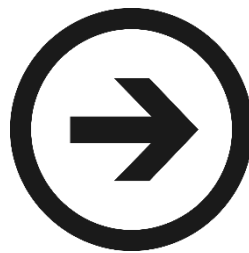
In 2018 Ceredigion County Council asked the general public and organisations to put forward **locations (Candidate Sites)** to be considered for inclusion in the LDP.

Over 150 sites have been put forward to date.

To sort out which ones are suitable for inclusion in the LDP, a [Candidate Sites Methodology](#) has been developed.

It checks the sites against regional and national planning guidance, the LDP Preferred Strategy, any development restrictions such as flood risk or highway safety, as well as the site's sustainability.

So What Happens Next?



Following the consultation on the Preferred Strategy the Council must produce the final draft of the LDP – **the Deposit Plan**, which will be subject to another round of consultation. This is expected to occur in mid 2020.

The Deposit Plan will include all the detailed policies and site allocations needed to make the Preferred Strategy work.

After the Deposit consultation the LDP is considered by an independent inspector. Following the inspector's comments and any changes required, the plan will be **adopted** by the Council and **it will be used in deciding what developments get planning permission.**



How You Can Get Involved

Once you have read any of the documents please feel free to **let us know what you think.**

You can do this by **picking up and filling in a 'Response Form'** There are [separate forms](#) for each document.

Any comments must be received before midday on the 12 September 2019.

The Council will not consider representations received after this deadline.