

LDP2 **Ceredigion**

**Replacement Local Development Plan
2018 - 2033**

**Draft Land Use Policies
Preferred Strategy 2019**



Cyngor Sir
CEREDIGION
County Council

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Contents

No Policy LU01 has been included within the LDP:	2
Requirements Regarding All Residential Developments	2
No Policy LU03 has been included within the LDP	3
Securing the Delivery of Housing Development	5
Housing Density	10
Subdivision of Existing Dwellings	13
Replacement of Existing Dwellings	15
The Re-use of Former/Abandoned Dwellings	17
Temporary Residential Caravans	19
Employment Proposals on Allocated Sites	22
Employment Proposals on Non-allocated Sites	23
Countywide: Relocation of Caravans, Cabins and Chalets	33
Tourism Accommodation –Serviced types of Accommodation	35
Retail Proposals Countywide	42
Retail Proposals in Urban Service Centres	43
Retail proposals in Rural Service Centres	43
Community Provision	50
Provision of New Open Space	54
Renewable Energy Generation	59
Large and Medium Sized Wind Farms	61
Sustainable Supply of Mineral Resources	69
Resource Recovery and Waste Management Facilities	80
Development and the Waste Minimisation	83

How have the policies changed?

All Land use and Development Management policies have been colour coded. Where minor typographical changes only have been made they have been colour coded **GREEN**, where minor changes have been made that may affect the use of the policy they have been colour coded **AMBER**. Where major changes have been proposed the policy has been colour coded **RED**. Some policies have been removed and this is made explicit in the text and there have been contextual changes made to the reasoned justification throughout this document.

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6. Specific Types of Land Use Proposals (LU Policies)

6.1 This Section relates to specific types of land use. These policies seek to deal with local matters. Where national guidance on its own is sufficient, policies have not been included within the LDP. Matters covered include:

- Housing (other than scale and location which is dealt with in Section 6);
- Economic development (B1, B2 and B8 and Unique) (other than scale and location which is dealt with in Section 6);
- Tourism;
- Retail (other than scale and location which is dealt with in Section 6);
- Community, leisure and recreation facilities and services;
- Energy generation (efficiency measures dealt with in Section 8);
- Minerals; and
- Waste.

6.2 The policies in this section should be read in conjunction with policies set out in Section 6 (The Strategy), and 8 (Development Management Policies).

Housing

6.3 The broad level and distribution of growth including housing growth on allocated and non-allocated sites is set out in the Settlement Strategy Policies S01-S04 (Section 6).

6.4 Relevant national guidance in relation to housing development, to be considered alongside LDP policies is:

- PPW (WG) Active and Social Places;
- TAN 2, Planning and Affordable Housing (WG); and
- TAN 6, Agricultural and Rural Development (WG).
- TAN 24, Historic Environment (WG)

6.5 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

- Tandem development;
- Housing in the vicinity of industrial uses;
- One planet development.

6.6 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

Housing Development

6.7 Housing proposals on allocated, windfall and non-allocated sites will be determined in accordance with Policies S01 – S04 and other relevant LDP policies.

No Policy LU01 has been included within the LDP:

Requirements regarding all Residential Developments:

Policy LU02:

Requirements Regarding All Residential Developments

Housing development will be required to provide:

1. all units to Lifetime Homes' standards so far as reasonably practicable; and
2. a mix of dwelling types and sizes to help secure a balanced housing stock, in that local area.

📌 Objectives 1, 6, 8

- 6.8 Policy LU02 sets out requirements for all residential development. The policy is aimed at ensuring that the right types of dwelling are provided to meet the County's needs.
- 6.9 In view of the fact that in Ceredigion, with its ageing population, new dwellings will be likely to be the only source of flexibly designed housing provision, it is considered necessary to apply this standard to all dwellings.
- 6.10 It is necessary to ensure that the right type of dwellings are provided to meet the demographic needs of the settlement or area. It is equally important to ensure that any under provision which exists in the current range of housing stock is addressed. Research information on the nature of the housing stock will be made available to applicants on the Council's website and should be used to inform the mix of dwelling sizes and types put forward in any given location.
- 6.11 The proponents of Lifetime Homes acknowledge that it may not be possible to meet all 16 criteria but that the overall aim should be to provide a standard as close to the Lifetime Homes standard as possible. Applicants will therefore need to demonstrate why certain requirements cannot reasonably be met in respect of Lifetime Homes standard if they are unable to comply fully.

No Policy LU03 has been included within the LDP

Meeting a Range of Housing Needs

Policy LU04:

Meeting a Range of Housing Needs

The LDP provides for a range of housing needs based on an overall assessment of those needs by:

1. Permitting new gypsy and traveller sites and the accommodation of gypsy and traveller caravans:
 - i. where there is evidence of the need for permanent or temporary stay sites;
 - ii. subject to the availability of access and utilities infrastructure;
 - iii. located so as to afford access to education and health services and to ensure the safety of occupants; and
 - iv. constructed in accordance with the standards set out for Gypsy and Traveller sites.

2. Permitting the development of supported accommodation which falls within class C2 of the Town and Country Planning (Use Class) Order 1987, for people with special needs, generally within the Urban and Rural Service Centres. Where possible such facilities should be integrated into proposed new housing schemes or make use of existing buildings through appropriate conversion and should be located with accessibility and proximity to facilities in mind.

 Objectives: 1

- 6.12 Policy LU04 explains the range of needs to be considered and how provision should meet those needs, in accordance with Objective 1. Affordable housing needs are dealt with separately in Policy S05.
- 6.13 The Council undertakes regular 'Gypsy and Traveller Accommodation Needs Studies'. The most recent report, published in 2016, found that there was no evidence of a requirement for a public site in Ceredigion, or of sufficient people travelling through Ceredigion to justify the development of a permanent transit site. The LDP will therefore apply policy criteria to

proposals for Gypsy and Traveller sites, subject to normal review of the plan. The planning requirements for site provision are set out in the Welsh Government Circular 005/2018, Planning for Gypsy, Traveller and showpeople Sites. A revised Gypsy Traveller Accommodation Needs Study will be undertaken in the coming months which will assess need until the end of the replacement plan period.

- 6.14 Determining future Extra Care Housing requirements is being undertaken by the LA. Further research is likely to determine specific areas and locations for appropriate sites to be considered and can be considered for future LDP reviews.

Encouraging the Delivery of Housing Development

Policy LU05:

Securing the Delivery of Housing Development

To ensure the genuine availability of land to meet the identified housing number set out in Policy S01 of the LDP:

1. The LPA will, where appropriate, seek a staged release in relation to allocated sites. Applications in relation to allocated sites may therefore initially be granted for a lesser number of units than that which is applied for and/or the overall number of units set out for the site in the Settlement Group Statement. Where appropriate, this approach may also be applied to non-allocated and windfall sites; and

2. Additionally, in relation to Rural Service Centres (RSCs), Large Linked Settlements, Linked Settlements and Other Locations:

Short planning permissions will be issued at the discretion of the LPA;

Housing development in RSCs may, and in Linked Settlements and Other Locations will, be conditioned with completion dates; and.

Outline, Reserve Matters and Full consents will not be renewed except with strong justification.

📄 Objectives: 1

- 6.15 Policy LU05 is intended to improve delivery of completed housing rather than of planning consents.
- 6.16 Housing development in Ceredigion has different characteristics to that in more urban Counties. It is not dominated by the large volume builders and includes a large number of individual landowners who apply for planning permission. There has been a tendency to secure planning consents in a settlement without the clear intent to implement or deliver the units in the foreseeable future. This has often resulted from a pressure to secure a planning permission before the 'build quota' for a village is used up. Moreover, there has been a permissive approach in place to the renewal of planning consents. Planning consents have also been preserved as being extant by virtue of 'technical starts' which support the motivations, in some instances, for obtaining planning consent rather than secure a commercial intention to build. All these factors are tending to hamper genuine housing delivery and responsiveness to immediate needs.
- 6.17 The policy will aid the LA in securing a genuine five year land supply as required by the Joint Housing Land Assessments published by Welsh Government.
- 6.18 Criterion 1 of the Policy sets out that allocated sites will usually be granted permission in a number of stages. This staged approach is to ensure delivery of housing to meet needs identified by the LDP. This is to ensure where development of that 1st stage does not come forward that delivery

on other sites is not impeded by the existing permission. This allows some control in ensuring that the remainder of each site is only permitted as and when the 1st stage has been significantly completed. This ensures that all permissions do not get tied up on one site which ends up becoming extant and therefore preventing the release of further permissions but at the same time leaving a gap in the actual delivery and provision of housing in that Service Centre. The number of stages appropriate for each allocated site will be determined at the pre-application stage in discussion with the applicant taking into account current commitments and delivery within the Service Centre along with any specific requirements in relation to the delivery of the allocated site in question. The LPA thus recognise that there will be sites where staged release will not be necessary, appropriate or relevant and that early discussion with the LPA prior to submitting any application will help establish whether staged release is to be applied. This staged approach does not preclude the need for a clear masterplan to be submitted by the applicant upfront at stage 1 regarding the overall layout of the whole allocated site.

- 6.19 This 'staged' approach will also be applied to non-allocated and windfall sites where appropriate. For example, where a windfall site is large, the LPA would apply the same staged approach as it would to allocated sites. Pre-application discussion at the earliest opportunity should be undertaken by the applicant to determine whether the LPA will seek a staged approach in relation to the non-allocated or windfall site.
- 6.20 The need for this staged approach should not be confused with the need to 'phase' development over the plan period. The 'phasing' of development looks at development coming forward gradually throughout the plan period in order to minimize the potential impacts of new development. The need for 'phasing' is therefore a separate matter to 'delivery' and is further addressed in policy DM01 and the relevant Settlement Group Statements.
- 6.21 Criterion 2 of the Policy does not apply to Urban Service Centres (USCs) because development in the USCs is for the most part undertaken by the

development industry rather than by private landowners. The intention of the criterion is not to penalize those with genuine intent to build, nor to create obstacles for larger sites or any other site where construction complexity or practical difficulties arise which cause unforeseen delay to operations. Moreover, the LPA wishes to encourage development in the USCs, which are the most sustainable locations for development.

Short planning permissions:

- 6.22 The standard default term for a planning consent in the Town and Country Planning Act (1990) is 3 years for outline and a further 2 years for Reserved Matters or five years for a Full planning consent. Alongside other management tools identified in the policy, the LPA will exercise discretion to issue short planning permissions so as to indicate that it expects applicants to be prepared to execute a consent expeditiously. The length of the permission will vary between applications, taking into account the nature of that individual development and will be discussed with the applicant at the time of application, preferably as part of pre-application discussion.

Completion Date Condition

- 6.23 In respect of applying a completion date condition, the LPA will do this as set out in the policy. This measure is intended to deal with a clearly identified barrier to the delivery of rural housing in Ceredigion (that is, outside the USCs). The application of a completion date condition to residential development is intended to resist land banking and inappropriate speculative planning applications. In Rural Service Centres and Large Linked Settlements it will not be applied as a matter of course, but it may be appropriate where there is evidence that existing consents are not being progressed. Applying a completion date condition to secure early completion of newer applications will be one measure to promote genuine development whilst other measures are taken up to deal with the non-completion of existing consents (see reference to completion notices below).

- 6.24 In the case of 'Linked Settlements and Other Locations', the application of a completion date condition will be appropriate, consistent with development meeting immediate housing need as stipulated in Policy S04.
- 6.25 The non-completion of a development by the due date would render any further works after that date 'unauthorised'. The effect would be that a planning permission with a 'technical start' could not be preserved in perpetuity but would need a further application to determine whether or not it could proceed. The latest planning policy would be used to determine such an application, with no automatic presumption in favour. The criterion will apply to general and affordable housing.
- 6.26 Applicants can however apply for a variation of the condition where justified to allow more time to complete.
- 6.27 The completion condition should be seen as part of a package of measures and is necessary because the shorter permissions alone won't secure the delivery of permissions into dwellings being built.

Renewals of planning consent:

- 6.28 In Urban Service Centres, Rural Service Centres and Large Linked Settlements outline applications are not encouraged, particularly where the principle of development is established in the case of an allocated housing site, but where they are made there will be an expectation of their being followed through with Reserved Matters applications, which signal a readiness and commitment to carry out the development. Where available consents are all taken up renewal applications will be considered positively only where this does not perpetuate a situation which has failed to deliver housing.
- 6.29 In Linked Settlements, the assumption is that applications for housing will meet current need in the existing community. Outline applications will therefore be seen as speculative and will not be renewed other than in exceptional circumstances at the discretion of the LPA. There will therefore

be an expectation that a Reserve Matters or Full application will be submitted and the property constructed within the lifetime of the permission. Failure to do so will attract the potential reversion of planning status to that of its former use.

- 6.30 Outside Service Centres and in many Linked Settlements applications will be appropriate only where justified on grounds of meeting PPW 3.56, i.e. local affordable need, under the provisions of the Historic Environment Act (2015), or in accordance with LU09 or under TAN 6 and are in line with all requirements set out in Policy S04. It follows that these will not be speculative developments. Applications for agricultural worker/rural enterprise dwellings etc will be considered under TAN 6, with the relevant financial and functional tests applied. Criterion 2 of Policy LU05 does not therefore apply to TAN 6 applications.
- 6.31 In Rural Service Centres, Large Linked Settlements, Linked Settlements and Other Locations renewals of Reserved Matters or Full consents will only be considered where there is evidence of unforeseen circumstances having prevented the build. 'Unforeseen circumstances' do not include a change in commercial lending practices that frustrated the original development unless the applicant can provide evidence of finances in place to commence any development agreed as subject of a renewed consent.

Housing Density

Policy LU06:

Housing Density

The density for a proposed housing development should:

1. In Service Centres be in line with the density guide set out in:
 - i. the relevant Settlement Group Statement in relation to windfall

land; or

ii. the Allocated Sites Schedule in relation to allocated sites.

2. elsewhere be in accordance with the following guide ranges:

Location character	Guide density range Units per ha
Urban Core	30-80
Inner Urban Suburb	30-50
Outer Urban Suburb/Large Rural Settlement Core	25-30
Large Rural Settlement Edge/Small Rural Settlement Core	20-25
Small rural Settlement Edge/Single rural or urban dwellings.	15-25

Densities may be varied if justified by evidence of unforeseen constraints leading to a reduction in density or exceeded provided proposals take account of nature conservation interests and are imaginatively designed and preserve adequate public and private amenity space.

Objective: 6

6.32 The efficient use of land is considered to be important in Ceredigion where there is limited resource within the most accessible settlements. PPW Active and Social Places suggests that increased densities may be encouraged ‘as appropriate’ in the most accessible locations. However, in

addition to taking into account the amount of developable land in the locality (both for this and future plan periods), consideration also needs to be given to the character and layout of the existing adjacent and the resulting built form, to the identified housing needs of the locality, to the topography of the site, and to the landscape setting and nature conservation interests of the settlement. Good design can ensure that higher density can be achieved without detriment to amenity and the quality of the natural and built environment, fulfilling Objective 6.

- 6.33 The Settlement Group Statement site schedules SPG set out guideline densities. These incorporate an allowance for the open space provision required on site (see Policy LU24 for details) as well as accounting for known abnormal site conditions. Requirements for SUDs, Nature Conservation Policies DM14 and DM15 and other environmental Policies (DM10: Design and Landscaping, DM20: Protection of Trees, Hedgerows and Woodlands and DM22: General Environment Protection and Enhancement) are also set out in the site schedules. These requirements have been estimated in reaching the guide density for each site. In many instances, it is possible to achieve some of the range of requirements within the same area on the site, providing the developer with more flexibility and minimising the overall amount of undevelopable land. This is explained further in Policies LU24 and the Nature Conservation Policies. Accordingly, in the Allocated Site Schedules, when there are no distinct features or characteristics of a site which can be physically demarcated, site densities are given as gross area density per hectare to allow flexibility as to how/where on site the requirements are to be met (as stated above this will have incorporated an allowance for the open space provision required on site as well as accounting for known abnormal site conditions). However, where it is possible to identify and demarcate areas such as existing biodiversity features (e.g. ponds), existing open space or floodplain areas within the site, density guideline is expressed as a density per hectare on the net area calculated by subtracting the area measurement of the known 'undevelopable' areas from the total site area. This 'undevelopable' area will therefore be able to provide for some of the requirements as listed above,

depending on the nature of why it was removed. The recommended density for non-allocated sites in Service Centres is also suggested in the relevant Settlement Group Statements.

- 6.34 The suggested density ranges set out in Policy LU06 for non-allocated sites outside Service Centres are based on the review of densities found in historical sites, recent completions, adjacent authority guide densities, JHLA studies, recommendations from an Urban Capacity Report (Entec, 2008) and assumptions on density in the Affordable Housing (strategic) Viability Assessment (DV, 2010, AGA 2016, and the forthcoming regional viability study due 2019).
- 6.35 It may occasionally be the case in respect of allocated and non-allocated sites that there are unforeseen constraints to development which may result in lower densities being deliverable. The recommended density may need to be varied in the light of nature conservation or other constraints. Any lowering of site density should be justified by appropriate evidence.

Subdivision of Existing Dwellings

Policy LU07: Subdivision of Existing Dwellings

The conversion of large residential units to flats will be permitted provided that:

1. The dwelling is of a suitable size and layout capable of conversion without substantial extension;
2. The development does not adversely affect the amenity of the adjoining occupants and includes adequate soundproofing between units;

3. The development does not result in significant parking problems;
4. There is adequate provision for the storage of refuse; and
5. Provision of 3 and 4 bedroom apartments is included as part of the mix, where there is evidence of unmet local need for larger flats and the property has appropriate physical capacity.

Conversion of residential units to HMOs, that require planning permission, will not be permitted.

 Objective: 1

- 6.36 Conversions provide a sustainable alternative to new build and have an important role to play in increasing the available level and type of housing stock within the County, helping to fulfil Objective 1. Policy LU07 considers various circumstances in which opportunity for conversions may be suitable.
- 6.37 Requests for the conversion of large dwelling houses, especially large town houses within the USC are seen as inevitable. These, often 3 or 4 storey town houses which are characteristic of many parts of Aberystwyth and other USCs, may no longer be appropriate for single household occupancy.
- 6.38 The sub-division of properties should be considered where this does not involve substantial extension and does not result in the loss of existing accommodation that could realistically be occupied by one household. Substantial extension would take into account the contextual built form and the integrity of the proportions and shape of the original building.
- 6.39 The demand for housing located within town centres is likely to continue to grow. The Council will seek to prevent the proliferation of one type of housing within the town centre and will encourage conversion not only to

flatted accommodation, which has been a feature of more recent development, but to ensure that family households are not excluded from the town centres. Development should consider including family sized apartments to cater for households that may not be able to afford houses. Family sized accommodation is considered to consist of 3 to 4 bedrooms in addition to reception rooms.

- 6.40 Ceredigion also has a number of large country houses, such as Trawscoed Mansion, which although not necessarily located within existing settlements, may also be considered appropriate for conversion. The sympathetic conversion of such country houses may be appropriate subject to consideration of the impacts on the local community and infrastructure.
- 6.41 Consideration should also be given, in both urban and rural locations, to providing flats that are designed in a way which caters for a range of needs. Small adaptations to layout can ensure that flats are accessible to a wide range of occupants. Ground floor units, for example, may lend themselves as being suitable/attractive to people with disabilities or to the elderly.

Replacement of Existing Dwellings:

Policy LU08:

Replacement of Existing Dwellings

Proposals to replace existing dwellings will be permitted provided they comply with the following:

1. The existing dwelling should not have been abandoned and remains clearly recognisable as a permanent dwelling under Class C3 of the Use Class Order 1987 (as amended);
2. The replacement dwelling should:

- i. be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling unless there are demonstrable planning advantages to be gained from deviating from the original orientation, position or size.
 - ii. respect or enhance the design of the original dwelling, that of surrounding properties and the locality;
3. The proposed development will be subject to the demolition of the original dwelling at the appropriate time.

↳ Objectives: 1

- 6.42 The replacement of an existing dwelling rather than its repair or renovation often presents a more practical and viable option, for example, where the original dwelling has suffered structural damage as a result of fire or severe storms.
- 6.43 The replacement of existing dwellings however potentially has a significant impact on the variety housing stock that exists within the County and indeed the local area. Often such proposals involve a replacement that is larger than the previous dwelling and thus reduces the stock of smaller dwellings in that area.
- 6.44 Additionally where the existing dwelling makes an important contribution to the local environment, either visually, historically or culturally, then every effort should be made to renovate and retain the existing dwelling rather than permitting new build. However, where the existing dwelling is of little or no architectural quality or local significance, then in some instances the replacement could provide a better designed dwelling.
- 6.45 For a proposal to be acceptable it must relate to the replacement of a dwelling that is intact and which has not been abandoned, otherwise Policy

LU09 should instead be applied which deals with former or abandoned dwellings.

- 6.46 The proposed replacement dwelling should be located within or adjacent to the footprint of the original dwelling and should not generally exceed the size of the original dwelling, including any extensions that have been built. Changes in the position, size or design of the replacement dwelling will need to be assessed according to the improvements or benefits that this may have, such as increased highway safety. There may be advantages in a change of location to the extent that it would, for example remove the dwelling from the floodplain. Where the original dwelling (and hence its replacement) is located within a defined settlement boundary, consideration may be given, where appropriate, to a replacement residential development that increases the number of units on site. This approach may be appropriate in areas where opportunity for development is restricted or where the replacement of one larger property with, two or three smaller properties would better meet the current housing needs. This approach will not be acceptable outside of defined settlement boundaries or where the original building and its setting made an important contribution to the physical, historical or cultural fabric of the locality. In respect of 'demolition of the original dwelling' the 'appropriate time' would relate to the choice of footprint for the replacement dwelling and the practical need to clear the site. Where this is not necessary for the purposes of the approved replacement building works, it should be completed prior to the first occupation of the completed replacement dwelling.

The Re-use of Former/Abandoned Dwellings:

Policy LU09:

The Re-use of Former/Abandoned Dwellings

Within Service Centres and Linked Settlements the choice of renovation or re-build will be considered on its merits.

In the open countryside, re-use will only be permitted where:

1. The original dwelling:
 - i. Has not been demolished, or fallen into such a state of disrepair so that it no longer has the substantial appearance of a dwelling;
 - ii. Is capable of renovation. Where renovation is not practicable because the building is structurally unsound, detailed justification must be provided for re-build.
 - iii. Is not a temporary or mobile dwelling;
2. The replacement dwelling is of a form, bulk, size, scale and high quality design that respects the qualities of the original building and the character of the surrounding area. The replacement building should respect the footprint of the original dwelling and should make re-use, where practicable, of the original materials;
3. The replacement dwelling and its associated works, subject to conditions, would not have a detrimental effect on the character of the landscape or on the open countryside.

Otherwise proposals will be deemed to be for new housing in the open countryside and determined in accordance with national guidance.

 Objectives: 1

- 6.47 The re-use of former or abandoned dwellings, as a result of renovation or rebuild in rural areas can have a valuable contribution to make in meeting the housing need of rural communities helping to fulfil Objective 1 and reducing the pressure for new build. It is important to ensure however, that the re-use of the dwelling does not have adverse impacts on the character

of the location and that the development does not result in new development in the open countryside.

- 6.48 The LPA will seek to ensure that re-use only occurs if the original dwelling has substantially retained the appearance of a dwelling. Features which may determine whether the structure is recognisable as a dwelling may include the retention of; substantial parts of external walls, especially a front or rear elevation; openings for doors or windows; roof; chimney stack. It is recognised that re-use of existing dwellings through renovation alone may not be possible. Where the former/abandoned dwelling is incapable of being renovated, due to it being structurally unsafe or due to unreasonable costs, then consideration will be given to a replacement dwelling. Evidence in the form of a structural and financial report will need to be provided in support of such a case.
- 6.49 To ensure that the character of the dwelling and its locality are not subsequently harmed by uncontrolled expansion, General Permitted Development Order (GPDO) rights relating to the dwelling may be removed.
- 6.50 If the dwelling has been demolished prior to permission for re-use being granted, then the application will be treated as new build in which case it will be subject to policies S01 – S04.
- 6.51 Proposals to convert buildings other than former dwellings into residential use are covered by PPW, Active and Social Places not Policy LU09.

Temporary Residential Caravans

Policy LU10:

Temporary Residential Caravans

Proposals for the siting of caravans for full time residential use will be permitted:

1. for a temporary period where the accommodation is required in association with a prior-approved building project; and
2. the caravan is located on or adjoining the site, provided that land outside the curtilage of the associated permanent dwelling is restored to its original use within a specified period after completion of the dwelling, and
3. The caravan is removed on completion of the permanent dwelling.

↳ Objectives: 1

6.52 The rural nature of Ceredigion and the high level of self build within the County means that that there is frequent pressure for temporary residential caravans to be located in areas perceived to be open countryside. Policy LU10 is intended therefore to apply to proposals that are not the subject of the GPDO.

6.53 There is a tendency for self-build projects to take much longer to complete by virtue of the part-time nature of building activity on site. There is considerable potential for adverse visual impact both locally and cumulatively across the county which is better managed by constraining permission.

6.54 The requirement for the restoration of land outside the curtilage of the permanent dwelling is to avoid the 'creep' of the effective curtilage of the permanent dwelling site, often into the open countryside, and will be the subject of conditions on the planning permission.

6.55 The term of the temporary use will be 2 years subject to renewal only where there is demonstrable positive progress towards the completion of the associated permanent dwelling.

- 6.56 PPW, Active and Social Places applies to the use of a temporary residential caravan where the justification for a dwelling is inconclusive.

Economic Development (B1, B2, B8 or Unique)

- 6.57 Section 6 (Policy S05) sets out the level of economic growth projected for the plan period as being circa XXXX (to be determined following the GMW larger than local employment study) new jobs. The Policy also sets out the general approach to meeting that growth across the County.

- 6.58 The following policies deal with B1, B2, B8 and certain Unique uses only.

- 6.59 Policies S02-S04 provide additional clarity as to the scale of development that would be appropriate in various locations in accordance with the Settlement Strategy.

- 6.60 Relevant national guidance in relation to economic development include:

- PPW (WG): Productive and Enterprising Places; and
- TAN 6: Planning for Sustainable Rural Communities (WG)

- 6.61 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

- Sustainable Economic Development;
- Business development in primary residential areas;
- Prevention of alternative use on industrial sites;
- Development considerations for industrial and commercial uses;
- Use of occupancy conditions;
- Intensification of employment uses;
- Agricultural development proposals; and
- Re-use and adaptation of rural buildings.

- 6.62 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

Employment Proposals on Allocated Sites:

Policy LU11:

Employment Proposals on Allocated Sites

A proposal in relation to allocated sites (see Policy S01) will be permitted provided that:

1. It reflects and enhances the recognised role of the site (prestige, high quality, neighbourhood or local site) and is in line with the relevant Allocated Sites Schedule;
2. It protects and enhances the existing B1, B2, B8 and complementary Unique uses of the site; and
3. It provides appropriate supportive infrastructure.

Objectives: 2, 5, 18

- 6.63 Policy LU11 will be used to determine whether proposals relating to sites allocated under Policy S01 accord with the LDP.
- 6.64 Definitions of site roles (prestige, high quality, local and neighbourhood sites) have been set out in the explanatory text at Appendix 6.
- 6.65 The latest Economic Needs Assessment (see the Council's website) provides details about what need should be provided for and where.

- 6.66 Employment sites are traditionally reserved for business parks, manufacturing, warehousing and storage facilities. However, particularly in Ceredigion, many local businesses are service based and of an individual, specialised and uncategorised nature (Unique) with characteristics consistent with B2 and B8 activity – uses that may well be suitably located on employment sites. Such uses may include 'in building' resource recovery and waste management facilities, motor vehicle servicing and repair, bus garaging and maintenance, electrical service workshops, Royal Mail Sorting Offices and the like.
- 6.67 Uses which more closely resemble A1 use class units, such as caravan sales, DIY and factory shops, attracting members of the public rather than trade customers, are generally inappropriate. This is because they generate car movements and parking requirements and detract from the vitality of town centres and existing retail parks.
- 6.68 Similarly, leisure or tourist accommodation uses, though providing employment, are generally incompatible with employment sites due to issues of accessibility, trip generation and parking.
- 6.69 Proposals for development on allocated sites should be accompanied by an appropriate level of infrastructure (car parking, access roads, water and sewage infrastructure) to support its needs.

Employment Proposals on Non-Allocated Sites

Policy LU12:

Employment Proposals on Non-allocated Sites

Proposals in relation to non-allocated sites will be permitted provided that:

1. the scale of B1, B2, B8 is in line with that envisaged under Policies S02-S04;
2. The density of the development is appropriate in relation to its location and proposed use; and
3. The re-use of redundant or underused buildings is the best use of land; applicants will need to demonstrate that reuse has been considered within the area before new build can be acceptable.

↳ Objectives: 2, 5, 8, 9

6.70 Policy LU12 allows for individual applications for employment uses in locations other than on allocated sites. This policy approach is especially important given that just over 60% of the projected increase in jobs will result from businesses that could not appropriately be located on an allocated site. It is important therefore that economic opportunities in those sectors are encouraged and enhanced. It is also recognised that a large number of these will be located away from the USCs, and that these opportunities will help reduce the need to travel for employment purposes and improve overall sustainability throughout the County.

6.71 It is likely that in the majority of these applications will be for 'small business' developments, usually on a 'one-off' basis (single unit premises). It is also recognised however that occasionally there may be operational reasons why larger scale development needs to be located away from allocated sites, for example, water bottling at source or agricultural products storage.

6.72 'Smaller scale developments' for employment in Ceredigion, are defined as follows:

- B1, B2 or B8 employment development with a gross floor space of less than 1500 sq metres.

6.73 In order to secure the best use of land, appropriate development densities should be applied. As a guide, the LPA will apply the following densities suggested by the Ceredigion Economic Needs Assessment (DTZ, 2008, updated 2010):

- For office uses, the density requirements will vary depending on location. For town centre development it is proposed that site coverage of close to 100% can and should be achieved. In out of town locations this is likely to be a density of 40%. The best density should always be applied. The LPA have assumed an average of 2 storey development.
- For other business space, warehouse and relevant non-B uses a development a density of 40% should be achieved. In relation to such uses a single storey development is likely to be the most acceptable form.

Change of Use in Relation to Existing Employment Land or Buildings

Policy LU13:

Change of Use in Relation to Existing Employment Land or Buildings

Change of use of employment land or buildings within Use Classes B1, B2 or B8 should in the first instance be to other appropriate B uses however other uses can be considered where justified and, where planning permission is required, will be permitted provided that:

1. The employment facility in its present use class is no longer viable; or
2. The loss of the existing use does not leave an under provision of that use within the Settlement group; or
3. No other alternative suitable sites exist and the new use would result in a significant improvement to the environment which outweighs the loss of employment land; or
4. On allocated sites that the change of use of a specific unit does not affect the overall integrity of the site to perform its function in meeting the economic needs of the area as defined in the most recent economic needs assessment.

📌 Objectives: 2, 5

6.74 The LDP seeks to ensure that there is an appropriate balance of employment opportunities throughout the County and that uses are appropriately located in relation to the road and transport network, to meet both travel to work and operational needs sustainably. The loss of premises

from employment use or the change of use to inappropriate uses could affect this balance.

- 6.75 Where employment facilities are considered to no longer be viable in their present use class, evidence will need to be submitted by the applicant to support this conclusion. The application should be accompanied by an assessment of the change of use proposal in relation to the current range of employment accommodation provision under each use class and the likely future needs.
- 6.76 The latest Economic Needs Assessment (see the Council's website) provides details about what need should be provided for and where.
- 6.77 It is important to retain the integrity of existing and allocated employment sites since they help meet the county's identified economic needs. The co-location of employment units on specifically allocated sites also has benefits for the business itself in terms of being able to utilise shared services and infrastructure.

Tourism

- 6.78 Tourism is one of the County's main employment sectors. The County's attractiveness as a tourist destination is heavily based on its outstanding natural beauty. It is therefore important that this beauty is sustained. One of the Objectives of the LDP is to sustainably develop its tourism economy. Policies in this section help support this by:

- Encouraging the development of sustainable tourism;
- Assisting in improving the attractiveness of Ceredigion as a year round tourism destination;
- Ensuring that tourism accommodation is developed in a sustainable manner and appropriately located; and
- Encouraging the provision of further tourism attractions and facilities.

6.79 Relevant national guidance relating to tourism proposals include:

PPW (WG), Productive and Enterprising Places;
TAN 6: Agriculture and Rural Development (WG);
TAN 13: Tourism (WG); and
TAN 16: Sport, Recreation and Open Space (WG).

TAN 6 includes advice relating to diversification of farms and re-use/adaptation of rural buildings. TAN 16 covers leisure facilities forming part of a tourism development.

6.80 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

Off-road Recreational Vehicles	TAN 16
Golf courses	TAN 16

6.81 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping pitches, Cabins and Chalets:

Policy LU14:

Countywide Tourism Accommodation Sites: Static and Touring Caravans, Camping pitches, Cabins and Chalets.

Development relating to static caravans, touring caravans, camping pitches, cabins and chalet accommodation will be considered as follows:

1. In the Coastal Area (to the seaward side of the A487 Truck road):
 - a. no additional units relating to static caravans, touring caravans, cabins and chalets will be permitted unless exceptionally it can be demonstrated through a Landscape Visual Assessment that a proposal will not damage the landscape;
 - b. the provision of additional camping pitches within existing caravan sites will be permitted provided that:
 - i. it can be accommodated without the need for additional with no more than minimal/ essential ancillary facilities; and
 - ii. conditions are attached so that such pitches are for the use of tents only;
 - c. change of use of existing camping pitches to touring caravan pitches will not be permitted.

2. Outside of the Coastal Area:
 - a. New sites for touring caravans, camping and cabin accommodation '(for glamping see LU16) will be permitted provided that:
 - i. Where possible it supports strategic tourism ambitions
 - ii. It supports the role and function of the settlement within which it is proposed (or otherwise nearest settlement), where possible, by providing additional facilities that are available for use by the community;
 - iii. Facilities offered via the site do not affect the vitality of services which already exist within the nearest settlement; and
 - iv. Tourism Needs and Development Impact Assessment is submitted as part of the application process.
 - b. Extensions to existing static caravan, cabin, chalet and touring sites, will be permitted provided that:
 - i. Tourism Needs and Development Impact Assessment is

submitted; and

- ii. Any new facilities required due to the extension do not affect the vitality of facilities already offered within the nearest settlement.
- c. Change of use of tent pitches to touring caravan pitches or vice versa will be permitted.
- d. Change of use of touring pitches to static caravan pitches, cabins and chalets will not be permitted.

The extension, enhancement or upgrading of existing sites that does not propose an increase in the number of units/pitches, will be permitted where there would be overall improvement to the environmental quality of the site and where there would be a reduction of its impact on the surrounding landscape.

Proposals for the change of use of a caravan, cabin or chalet sites to permanent residential use will not be permitted.

☞ Objectives: 2, 4, 5, 11, 13

6.82 Policy LU14 facilitates a year round tourism base which is supported by a range of accommodation that caters for all types of needs and focuses on addressing gaps in the current type of provision.

6.83 The Dyfed Structure Plan (First Review 1991) introduced a long standing Countywide embargo on the development of new static caravan sites or increases in the number of static caravans on existing sites. Similarly there has been a long standing embargo (back to the 1960s) on permitting additional units in relation to touring caravans and chalet/cabins development in the coastal area. Historically the Coastal Road (Trunk Road A487) has been the method to define the Coastal Area. The reason for the embargo was that that the provision of these types of accommodation was

already high in terms of overall numbers and as a proportion of accommodation type, especially in the Coastal Area. These issues remain just as valid today and present a strong case, along with the issue of significant impact on the landscape, especially on the coastal seascape, to continue with the embargo in the Coastal Area.

- 6.84 For the purposes of the LDP the 'Coastal Area' will continue to be defined as land on the seaward side of the Trunk Road (A487).
- 6.85 The only provision that is lacking in the Coastal Area is for camping pitches. The Policy therefore seeks to allow further pitches for that purpose. In terms of additional camping pitches, these must be proposed on a site that is able to accommodate further persons without the need to provide additional essential ancillary facilities in relation to:
- Provision of water; and
 - Toilet and shower block.
- 6.86 The scale of additional camping pitches should relate to the scale of the existing site. Such permissions will be conditioned so that the pitches can only be used for tents. The change of use of these pitches in the Coastal Area to allow touring caravans and motorhomes will not be permitted.
- 6.87 Outside of the Coastal Area (inland) however the picture is different. Accommodation inland is generally deficient and needs strengthening in most sectors. However in relation to the static and chalet accommodation there remains concern regarding the impact of these structures on the landscape the LPA therefore considers that additional static caravan/chalet accommodation should only be permitted in cases where unmet need for such accommodation can be demonstrated and, where this is so, in association with existing static caravan/chalet sites. The LA is therefore keen to establish the need for additional units and considers that if there is a need this should be accommodated as part of existing static caravan and

chalet sites located outside of the Coastal Area. The LA will then monitor this demand and review the approach if necessary.

- 6.88 In areas outside of the Coastal Area development of new touring caravan, which includes motorhomes, and camping sites will be permitted providing that it is appropriate in relation to the location. Larger sites should be located within or adjacent to USCs and RSCs where a wider range of facilities and services should already be present. Smaller sites, which perhaps only cater for 5 pitches and offer basic facilities, can be accommodated in Linked Settlements or adjacent to farmsteads where suitably screened. This approach accords with Policies S02-S04.
- 6.89 It is the applicant's responsibility to provide evidence as part of the planning application as to why a new site or an extension to an existing one is appropriate. This evidence should detail potential environmental or landscape impacts and appropriate mitigation. A Tourism Needs and Development Impact Assessment may also be required. The information required will vary greatly and will be proportionate to the nature of the proposal, its scale and location. However, as a general overview the types of information required would be:
- Proposed size of development;
 - Evidence to support why a development of this type is needed e.g. no sites within the locality, waiting list of people wishing to use the existing site etc.
 - Evidence to show that the proposal is viable/sustainable in relation to estimated project costs, i.e. capital outlay, expected occupancy rates/turnover/overheads, projected net return etc;
 - Impact on the local community – how will the development support them e.g. more revenue for the local shop, job creation.

Much of this information will be readily available to tourism operators as it commonly forms part of their business planning.

- 6.90 Despite restricting the provision of new sites the LA recognise that the erosion of existing provision in relation to caravan, camping, chalet and cabin sites would negatively affect the choice of accommodation available. The loss of existing sites could also lead to an increased pressure to develop new sites. The loss of existing sites will therefore be resisted.
- 6.91 In addition permission for new sites, or extensions to existing sites which provide additional units, will include a requirement to submit a Statutory Declaration annually along with a site register of occupants. The LPA may also attach conditions to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes.
- 6.92 Applications for change of use to residential will therefore not be supported as the Council do not consider caravans, chalets and cabins as suitable for permanent residency. They have been developed as tourism accommodation and have not been developed in the first instance for residential use and as such do not meet the high standards associated with permanent residency, including appropriate amenity space, parking and access requirements.
- 6.93 The Council recognises the importance of sustaining a healthy tourism accommodation base and as such there may be a need to enhance and upgrade the facilities on offer on existing sites e.g. a new swimming pool. Where possible measures to reduce the environmental impact of the overall site should be included as part of such proposals e.g. introducing renewable energy, increasing biodiversity on site or extensive landscaping.

Countywide: Relocation of Caravans, Cabins and Chalets

Policy LU15:

Countywide: Relocation of Caravans, Cabins and Chalets

The relocation of all or some static or touring caravans, cabins and chalets from one site to another within the County will be permitted where it can be shown that the proposal forms part of an overall scheme which:

1. Does not involve the loss of caravans, cabins and chalets from inland areas to the Coastal Area;
2. Results in significant and permanent visual improvement to the area from which they are being relocated and does not result in a significant negative visual effect to the area to which they are being moved; and
3. Does not result in the loss of important local facilities which are provided by the site; or
4. Does not affect the viability of local facilities which are highly dependent on the tourist trade that the site generates.

Objectives: 2, 4, 5, 11, 13

6.94 Policy LU15 supports the appropriate relocation of existing pitches to locations elsewhere in the County. The intention is that relocation occurs from areas where there is potentially an over supply of that provision to where it is in deficit. Relocation may also result in significant gain in terms of visual amenity.

6.95 This policy does not however allow for an increase in pitch numbers- such applications would be subject to Policy LU14.

6.96 The LPA will assess whether the relocation of these types of tourism accommodation has an overall visual and environmental benefit. Any

relocation should include extensive, sympathetic landscaping and adhere to Policy DM10: Design and Landscaping.

- 6.97 As there is a shortage of tourism accommodation outside of the Coastal Area (see Policy LU14) the LPA will not allow the relocation of static or touring caravans, chalets and cabins from inland Ceredigion to the Coastal Area. Relocation of caravans, chalets and cabins from within the Coastal Area to inland locations will be permitted. Relocation within the Coastal Area will also be permitted where it complies with the criteria specified.

Tourism Accommodation – Serviced Accommodation

Policy LU16:

Tourism Accommodation – Serviced types of Accommodation

In terms of types of accommodation not covered by Policy LU14, including but not limited to; hotels, guest houses, bed and breakfast, holiday lets and hostels, the LDP will:

1. Resist the change of use of establishments where possible unless it can be demonstrated that;
 - i. potential or continued use of the facility is unviable; or
 - ii. there is no demand for this type of accommodation; or
 - iii. demand is adequately met by other providers in the Settlement Group.
2. Encourage and support the development of hotels and holiday centres within or adjacent to either USCs, RSCs or where this is not possible within or on the edge of other settlements;
3. In locations outside USCs, RSCs LLSs and LSs encourage and

support the conversion of existing buildings to other types of tourist accommodation provided that the buildings are structurally sound and will not require major external alterations; or 'glamping' proposals which meet all 7 key principles of sustainable tourism.

4. Require an annual statutory declaration (accompanied by a site register) in relation to new permissions relating to holiday cottages as a means of ensuring the accommodation is used only for holiday purposes.

☞ Objectives: 2, 4, 5

6.98 Policy LU16 recognises that Ceredigion has a limited number of hotel, guest house, bed and breakfast and hostel bed spaces and that the loss of this type of accommodation, through conversion to other uses, could weaken the range of accommodation available. Making Objective 4 more difficult to achieve.

6.99 The LPA will only consider allowing a change of use where evidence is submitted in relation to Criterion 1 of the Policy.

6.100 It is for the applicant to demonstrate that all reasonable attempts have been made to secure the continued operation of the existing provision. A statement of the efforts that have been made should be submitted as part of the planning application. The statement may, for example, refer to estate agency advertising, advertising on websites (formal and informal), through trade and business organisations. It should clearly illustrate when the advertisement took place and for how long. The statement should also explain why the current use is not working e.g. location, marketability etc.

6.101 As the provision of hotels, bed and breakfast, guesthouses and hostels and holiday cottages range in size the LPA acknowledges that each use should employ different marketing techniques and time taken to advertise. The

LPA expects that marketing should be on a more extensive scale for hotels and hostels than bed and breakfasts and guest houses.

- 6.102 New self-catering holiday accommodation will be required to submit an annual Statutory Declaration accompanied by a site register of occupants to confirm that it is being used for tourism purposes. The LPA may also attach conditions to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes and that the accommodation does not become permanent residential.
- 6.103 'Glamping' is a growing tourism market and is often referred to as 'sustainable tourist accommodation'. Sustainable tourism is defined in the European Charter for Sustainable Tourism as 'Any form of development, management or tourist activity which ensures the long-term protection and preservation of natural, cultural and social resources and contributes in a positive and equitable manner to the economic development and well-being of individuals living, working or staying in protected areas.'
- 6.104 In view of this it is considered that sustainable tourism accommodation (glamping) proposals outside development boundaries or outside the curtilage of existing hotels should reflect the following key principles of sustainable tourism:
- Generate benefits for the local economy (residents and visitors)
 - Protect and enhance landscape character and natural/historic environment
 - Scale and design appropriate to site context
 - Locally adapted (recognising that sustainable accommodation solutions can be diverse/unique)
 - Generate minimal car trips
 - Make use of renewable energy resources (energy efficient)
 - Capable of being removed without leaving a permanent trace (including any associated supporting infrastructure)

- 6.105 All proposals for 'sustainable tourism' accommodation will be expected to accord with these key principles. Given the final 'key principle', there will be no scope for ancillary development and there will be additional control of issues relating to scale and sensitivity. SPG will be developed to deal with the many and various forms taken by this type of tourist accommodation.
- 6.106 For the purpose of this Policy a holiday centre is a development which is an all-inclusive, self-contained area that offers accommodation alongside other leisure and recreation facilities.

Tourism Facilities and Attractions (non-accommodation)

Policy LU17:

Tourism Facilities/Attractions (non accommodation)

The development of new tourist facilities and attractions will be supported provided they:

1. Relate well to an existing settlement or are easily accessible through a choice of means of transport;
2. Benefit the local economy by broadening the tourism base;
3. Benefit the community and are available for use by the wider community where possible;
4. Include environmentally friendly measures;
5. Offer, where possible, aspects which provide opportunities during wet weather;
6. Do not significantly affect general amenity and enjoyment of

existing activities; and

7. Are accompanied by an appropriate Tourism Needs and Development Impact Assessment detailing the long term use and viability of the facility.

Development proposals that would have a significantly adverse effect on the amenity, setting and characteristics of existing tourism resources will not be permitted.

📄 Objectives: 2, 4, 5, 7

6.107 Policy LU17 supports Objective 4 by facilitating the provision of new tourism facilities and attractions.

6.108 The development of new facilities/attractions should be of an appropriate scale to the location in line with Policy DM01. Facilities/attractions that will generate a large amount of trip generation should be next to a Service Centre or located along a major transport route which offers good public transport links.

6.109 It is acknowledged that some tourism facilities/attractions will require a countryside location, for example a shooting range or a woodland activity centre. These applications will be judged on their merits but they should be sited as close to a settlement as possible to lessen their environmental impact.

6.110 Ceredigion's landscape and natural environment are key to the tourism economy and as such this Policy helps ensure that proposed developments do not undermine these qualities.

6.111 New development should implement environmentally friendly methods, for example rain water harvesting, small scale renewable energy etc.

6.112 A Tourism Needs and Development Impact Assessment may also be required, the detail expected to be provided as part of this is set out in the explanatory text that accompanies Policy LU14.

Retail

6.113 Settlement Strategy Policies S02-04 have already set out the retail function for each of the settlement types. Taken together they provide the retail hierarchy for the County. Those policies provide clarity as to the scale of proposals that would be appropriate in different types of settlements/locations (see also Policy DM01) in order to ensure that development takes place in sustainable locations.

6.114 Policy S01 (Section 6) sets out the retail allocations for the County – all of which are provided as part of mixed use sites.

6.115 The policies that follow apply to allocated and non-allocated sites.

6.116 The LPA's most recent retail needs assessment (available on the Council's website) should be the starting point for any demonstration of need in relation to the requirements of Policies LU18-LU20.

6.117 Relevant national guidance in relation to retail includes:

- PPW (WG): Active and Social Places; and
- TAN 4: Retailing and Town Centres (WG).

6.118 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

Locating retail and other services in existing centres	PPW Some elements also dealt with in the LDP: Policies LU18-LU20.
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Specific Types of Land Use Proposals (LU Policies)

New regional centres	PPW
Mixed use development	PPW
Uses best located in centres – key factors	PPW
Uses best located in centres – needs	PPW
Major new retail proposals – incremental and cumulative effects	PPW
Retention of food shopping and essential services in centres	PPW
Out-of-centre food supermarkets,	PPW
Change of use to/from local shops and village shops, and to/from public houses	PPW, also LDP Policy LU21 TAN 4
Shops ancillary to other uses, e.g. farm shops	PPW
Change in nature of edge of centre and out-of-centre retail developments	PPW
Bulky goods	PPW
Factory outlets	PPW
Warehouse clubs	PPW
Amusement centres	PPW
Retention of allocated retail sites	PPW
Retail development on land designated for other uses	PPW

6.119 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.


Retail Proposals:

Policy LU18:

Retail Proposals Countywide

Change of use to retail, redevelopment or development of new retail or commercial land or buildings will be permitted provided that:

1. The scale is in line with that envisaged under Policies S02-S04;
2. Consideration has been given to the likely impact of the development on existing retail provision within the Service Centre, or nearest Service Centre if the proposal is located in a Linked Settlement or other settlement. The conclusion, and the basis for this conclusion, should be presented as part of the planning application;
3. It would not cause a material oversupply of convenience, comparison or bulky goods in the relevant Service Centre or Linked Settlement. The conclusion, and the basis for this conclusion, should be presented as part of the planning application;
4. A3 uses would not cause unacceptable disturbance to the occupiers of nearby properties or adversely affect amenity; and
5. Unless located within a town centre boundary, proposals for units of more than 800m² gross floorspace are accompanied by a Retail Impact Assessment demonstrating how the policy requirements of National Guidance and the LDP have been met.

 Objectives: 2, 3, 5, 7, 9

Policy LU19:

Retail Proposals in Urban Service Centres

Change of use to retail, redevelopment or development of new retail or commercial land or buildings in the USCs will be permitted provided that:

1. It accords with the requirements set out in Policy LU18;
2. It accords with Policy S01 if the proposal is in relation to an allocated site; and
3. It does not have a significant negative individual or cumulative impact on the vitality and viability of the existing town centre.

☞ Objectives: 2, 3, 5, 7

Policy LU20:

Retail proposals in Rural Service Centres

Change of use to retail, redevelopment or development of new retail or commercial land or buildings, in the Rural Service Centres will be permitted provided that:

1. It accords with the requirements set out in Policy LU18; and
2. It primarily serves local, convenient and accessible needs.

☞ Objectives: 2, 3, 5, 7

- 6.120 Policies LU18, LU19 and LU20 help deliver the aims of Objectives 3 and 5 by encouraging retail needs to be delivered in a sustainable manner. These policies apply to both allocated and non-allocated sites and deal with sites or buildings in relation to change of use to retail as well as development of new or the redevelopment of existing retail units. All proposed extensions relating to existing retail premises will be treated as new developments, and considered according to these policies.
- 6.121 New retail developments located outside of town centres can have a detrimental impact on existing retail uses within those centres. These impacts need to be considered when determining proposals for new retail development. In addition the need for the new retail development should be established with the onus being on the developer to provide evidence of need.
- 6.122 Large retail development should preferably be located within the defined town centre of one of the USCs (see Proposals Map). Proposals will be determined in accordance with the sequential approach as set out in PPW and TAN 4.
- 6.123 Shops within Ceredigion tend to be smaller in scale than in larger towns across Wales and therefore negative impacts become apparent sooner. For that reason a large scale retail unit is defined within the LDP as that which has a gross floorspace greater than 800 sq. m. All large scale units located outside of town centres must be accompanied by a retail impact study. This figure is however intended as a guide, and an impact study may be required, in some circumstances, for developments of less than 800 sq. m. Any proposed retail development which has a floorspace greater than 800 sq. m would generally be considered inappropriate in a rural location. This is because the size of shops and services which currently exist within the County outside of the USCs are generally less than 800 sq. m.
- 6.124 New retail development can have negative impacts or cause nuisances at the local level. It may, therefore, be necessary to condition the opening

hours of the proposed use in order to minimise the potential impacts on, for example, local residential amenity and the existing shopping provision. Where necessary, the LPA will consider the use of conditions or will seek to enter into negotiations to secure planning obligations to minimise the impact.

Change of Use from an Existing Retail Use:

Policy LU21:

Change of Use from an Existing Retail Use

Applications for the change of use of land or buildings which currently have a retail use (A class) will be determined in accordance with the following:

1. In the first instance the change of use should be to other retail uses (in class A) and will be permitted provided that the loss of the existing use does not leave an under provision of that type of use or goods sector within the area.
2. Where the proposal involves a change of use from class A that requires planning permission then this will be permitted where evidence is provided which demonstrates that:
 - i. The loss of the existing use does not leave an under provision of that use or goods sector within the area; or
 - ii. No other alternative suitable site exists and the new use would result in a significant improvement to the environment which outweighs the loss of a retail unit; or
 - iii. The scale of the proposed use is small and ancillary to the main use of the unit and supports the wider function of the unit, and where relevant, the designated site.

2. Where a change of use is proposed in locations other than within a defined Town Centre (see Proposals Map), and it is the only provision within the existing use class for that specific settlement it will only be permitted where it can be demonstrated that its retention in its present use class is no longer viable, through appropriate marketing for a period of 12 months at an appropriate market value.
3. In relation to existing retail parks and sites allocated for retail uses in the LDP, the change of use of the specific unit should not affect the overall integrity of the site to perform its function in meeting the retail needs of the area.
4. Within Town Centres (as indicated on the Proposals Map), the change of use of land or buildings which currently have a retail use will be permitted providing that:
 - i. It would not result in the creation of a 'dead store frontage';
 - ii. The proposal would not create predominance of non-retail uses unless it can be demonstrated that it contributes to or enhances the retail function of the town centre.

 Objectives: 2, 3, 5, 7

6.125 Policy LU21 is aimed at protecting and enhancing the vitality and viability of the County's retail provision by controlling the location, type and concentration of non-retail uses. It is acknowledged that the retail function will not only vary between different shopping centres and locations but it will also vary over time. The retail function of the individual Service Centre or settlement is therefore best evaluated when an application is received taking into account the retail hierarchy set in Policies S02-S04 and the most up to date retail capacity study available on the councils website.

- 6.126 Certain changes of use are permitted without the need to apply for planning permission. The GPDO needs to be consulted for these exceptions. Where permission is required, in the first instance the change of use of land or buildings within use 'class order A' should be directed to other uses in that class order.
- 6.127 Evidence will be required, as part of the submitted planning application, to demonstrate that change of use will not result in either a material under or overprovision in any given retail goods sector.
- 6.128 Criterion 5 deals with change of use from retail within the USCs. Town centres need to maintain a diversity of uses if they are to maintain their vitality and viability. The role of the town centre should be able to evolve in order to be able to meet the continually changing demands and needs of the population. This policy therefore seeks to protect a balance of uses within these town centres, without compromising the existing retail function of the town. When determining applications for change of use from retail, consideration should be given to the existing fabric of the town centre, which should include an assessment of the likely impact of the proposal on the retail function of the town. The location and proportion of existing non-retail frontage should also be considered, taking into account the impact of continuous blocks both individual and cumulative.
- 6.129 A potential threat to the vitality, viability and attractiveness of town centres is that of 'dead shop frontages' within the main shopping frontages. These occur when uses that may not require an active daytime frontage (e.g. night clubs, restaurants, book keepers) are established. 'Dead shop frontage' can be avoided by incorporating an A1, or other use that requires an active daytime frontage, into the development. The LPA may require a premises to be open during the core retailing times in the interest of the vitality, viability and attractiveness of the affected frontage and town centre.
- 6.130 Change of use can, either as a result of individual or cumulative presence of specific uses, have negative impacts or cause nuisances at the local

level. It may, therefore, be necessary to condition the opening hours of the proposed use in order to minimise the potential impacts on, for example, local residential amenity and the existing shopping provision.

Utility infrastructure

- 6.131 Policies relating to the provision of new utility infrastructure either as standalone development or as part of a wider development are covered in Section 8 'Development Management Policies'.

Community Provision

- 6.132 The Vision (Section 4) is for the County to be home to a vibrant network of bilingual communities whose residents are healthy, and have access to a range of services and facilities.
- 6.133 Sustaining and enhancement of communities is dependent on a number of elements. For communities to be healthy adequate access to health facilities has to be secured along with a range of adequate provision for recreation and leisure opportunities (physical activities, adult learning etc).
- 6.134 The 'community' can be defined in a number of ways. It can be used to define a group of residents in a precise location. It can also be used to refer to a group of individuals who share a particular interest or viewpoint. Community is not simply about facilities but also about social networks, in terms of meeting and greeting. The importance that the Welsh language plays in this is recognised in Section 8, Policy DM01.
- 6.135 Sustaining communities therefore relies in part on the protection and enhancement of the services and facilities of a given area. The policies that follow deal specifically with physical facilities and services, including educational facilities. Policy DM01 in Section 8 deals more specifically with the need to take into account impact on the community, in terms of its social

characteristics, and on the Welsh language as part of the decision making process.

6.136 Relevant national guidance in relation to community facilities/services, leisure and recreation matters include:

- PPW (WG), Active and Social Places; and
- TAN 16: Sport, Recreation and Open Space (WG).

TAN 16 provides information on the links between health and wellbeing, sport and recreational activity and sustainable development in Wales.

6.137 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

Off-road Recreational Vehicles	TAN 16: Sport, Recreation and Open Space
Golf courses	TAN 16: Sport, Recreation and Open Space
Major sporting and recreation facilities	TAN 16: Sport, Recreation and Open Space
Allotments, cemeteries and church yards	TAN 16: Sport, Recreation and Open Space

6.138 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

Community, Leisure and Recreation Facilities and Services

Policy LU22:

Community Provision

The LDP will help sustain and enhance community provision by:

1. Supporting the development of new sustainable community provision, provided that:
 - i. They are located in the first instance within or adjoining a USC or RSC and if justified another settlement;
 - ii. The planning application demonstrates that the feasibility of multi use has been considered;
 - iii. No suitable facility exists nearby which could appropriately accommodate the proposed use; and
 - iv. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use.
2. Resisting the loss or change of use of an existing community provision unless:
 - i. Alternative provision of at least equivalent local community value can be provided either within or adjoining the settlement or other settlements which are part of the Settlement Group. In relation to open space specifically, the alternative should be an enhanced provision which is preferably located within close proximity to the existing provision.
 - ii. It can be demonstrated that existing level of community provision is inappropriate or surplus to the community needs of that settlement or Settlement Group; or

- iii. The current use has ceased to be viable and no other community use can be viably established.
- iv. If change of use is not to an economic reuse it must be demonstrated that an economic reuse cannot be sought before residential use is acceptable.

A report will need to be submitted with any planning application for the change of use or loss of facility explaining why the loss or change of use is justifiable.

📄 Objectives: 5, 7 – 9

- 6.139 Policy LU22 aims to protect existing community provision and encourage the development of new where appropriate in line with Objectives 5, 6, 7, 8, 9, 11, 12 and 14.
- 6.140 Community Provision for the purposes of this policy includes leisure and recreation facilities and also open space. Community Provision should therefore be taken to include, but is not limited to, village halls, schools, sports pitches, play areas etc.
- 6.141 For communities to be sustainable there needs to be a range of community facilities and services available in terms of places to work, live, shop, socialise and also areas available for recreation, sporting activity, open space, education (including primary and secondary schools) and health care.
- 6.142 The type of facility that should be on offer within individual settlements will vary depending on the size and role of that settlement (see Policies S02-S04 and DM01). For example, leisure centres are generally suitably located in the USCs, whereas a football or rugby field will also be found in RSCs. Facilities that generate a high level of travel demand should be located

close to larger settlements which can be accessed by a choice of transport means and where the population base is already larger.

- 6.143 Where non-viability is given as the justification to change the use of a building or site from community provision evidence will need to be supplied in terms of the measures taken to attempt to secure its continued use for community purposes. The report should demonstrate the various methods of advertising, the period advertised for, and the attempts made to find alternative community uses for the building/site e.g. the multiple or shared use of the building for public or commercial purposes to serve the community. The evidence should also demonstrate whether the current use is adequately provided for elsewhere within reasonable travelling distance for that use, and if so where and to what standard. The report should also demonstrate how the building/area has been considered for any other type of community provision. For example a school which has ceased to function as a school could be used as a community hall. The applicant would need to demonstrate how this alternative provision sufficiently meets the needs of the community.
- 6.144 If an existing use is being relocated, for example a number of primary schools being replaced by one area school, then the planning application should be accompanied by a report detailing a proposed scheme for the existing, now surplus sites. This scheme should explain the possible future uses firstly focusing on a community use and then considering potential other uses.
- 6.145 If it can be established that no viable community use exists for the building then consideration of other suitable economic use should be the first priority. Evidence will be required to demonstrate what economic uses have been considered and how they have been marketed before conversion to residential will be considered potentially acceptable.
- 6.146 The Settlement Group Statements (SGS) (see SPG) indicate what facilities exist within each Service Centre. The Council undertake an assessment of

community provision available in settlements periodically. This information is available from the Council's website.

- 6.147 If an allocated site has an existing community provision within the site the LPA has identified this within the 'Sites characteristics, requirements and constraints' section of the SGS. Any development of these allocated sites will need to accord with Policy LU22.
- 6.148 Appendix 6 sets out LDP land allocations in relation to community, leisure or recreation facilities in the LDP (see Mixed Use Allocations).
- 6.149 One of the aims of Policy LU22 is to protect the network of open space that currently exists throughout the County to help ensure that communities remain healthy and active (Objectives 6 & 7).
- 6.150 Open space contributes to the amenity value of an area and to the quality of life of residents, encouraging community interaction and cohesion.
- 6.151 Open space is defined within the Town and Country Planning Act 1990 as land laid out as a public garden, or used for the purposes of public recreation or land which is a disused burial ground. Open space encompasses recreation land, playing fields, and many more variations. Open spaces vary in size and character and include both formal and informal provision. It includes equipped areas, such as playgrounds with swings and slides, along with tennis courts and football pitches. It also includes non-equipped open spaces which are areas where it is an identified and recognised open space but no equipment has been provided so that its users can decide how to use the space. Additionally open space can be areas that are not formally recognised, for example an area of land within a housing estate or a tree with a rope swing, or a field that has always been used for the village show.
- 6.152 If an open space has been identified as being a community provision, e.g. by the Community Council or local residents, the LPA will endeavour, where

appropriate, to protect or secure equal provision from any new development proposed at that location. This will be done via negotiations with the applicant.

- 6.153 If development is to affect existing open space resources then the preference for the relocation of the provision is to be on site within the new development in the first instance. Such relocation should result in an enhancement from the existing provision.
- 6.154 The LPA has undertaken an Open Space Assessment of formal open space available within the Service Centres. These reports help to indicate where shortfall in provision exists. The reports are available on the Council's website.

No Policy LU23 has been included within the LDP

Provision of New Open Space:

Policy LU24:

Provision of New Open Space

As specified in the Settlement Group Statements land allocated for housing will be required to make provision for open space through on or off site (but adjacent) provision, or through the upgrading of existing nearby facilities negotiated with the relevant local body.

Development that occurs on windfall and non-allocated sites will also be required to provide open space if the development results in the provision in total of more than 10 bedrooms.

Any provision of open space will be required to meet the Fields in Trust (FIT) Children's Playing Space Benchmark Standard and further design

guidance within the Supplementary Planning Guidance.

Objectives: 6, 7, 9, 11, 12

- 6.155 The aim of Policy LU24 is to provide additional open space where appropriate as part of new developments. By doing so the health and wellbeing of communities will be enhanced and social cohesion will be encouraged (Objective 7).
- 6.156 It is important that new development provides an environment that is safe and welcoming for residents and users. Open space enhances the character and appeal of an area.
- 6.157 The level of open space provision will differ between sites and between types of development.
- 6.158 All sites that have been allocated for housing within the LDP will be required to provide an element of open space in line with Policy LU24. The Settlement Group Statements (SPG) set out the requirements on sites allocated for housing.
- 6.159 The policy looks to provide open space in line with benchmarks set out by CCW 'Greenspace Toolkit' and the Fields in Trust Standards. This is set as 2.8 ha per 1000 people and equates to 2ha accessible natural green space and 0.8ha play space.
- 6.160 In order to ascertain the total amount of land required for open space the LPA will look at the type of development being proposed as some types of development will require a lower or higher provision. For example, a development of 1 and 2 bedroom bungalows will not be expected to provide the same amount of provision as a mixed development of 2 – 5 bedroom houses as the occupants are less likely to be families.

- 6.161 The policy will also apply to windfall and non-allocated residential sites which provide more than 10 bedrooms overall.
- 6.162 Publicly accessed places such as new hospitals and council offices can also provide opportunities for quality open space. Whilst it is accepted that these sites will be landscaped an element of accessible green space would also be beneficial. Pre-application discussion should be sought in relation to the level and type of provision likely to be sought.
- 6.163 Where a contribution to offsite open space is proposed the contribution will need to be commensurate with development cost of providing the open space onsite. The onus will be on the developer to demonstrate that a fair and reasonable sum has been secured based on the required amount of open space as set out in the Open Space SPG. The sum must also factor in an ongoing management and maintenance fee for an anticipated 10 year life span.
- 6.164 Many of the requirements included in the Allocated Site Schedules in relation to Policy LU24: Provision of New Open Space can be delivered in combination with other policy requirements. For example matters required as a result of, Policies DM10: Design and Landscaping, DM20: Protection of Trees, Hedgerows and Woodlands and DM22: General Environment Protection and Enhancement, could potentially all be met within the same part of the overall allocated site. This will reduce the amount of undevelopable area on these allocated sites. Where it was known at the allocation stage that a larger area for biodiversity or open space would be required, the LPA removed that undevelopable land area from the amount of developable land. Where this has been the case the LPA have included reference within the Allocated Site Schedule and the site has been given a 'net developable area'. Additionally, integrated approaches should be considered in terms of the requirements under SUDS (TAN 15). For more information regarding meeting several requirements within the same part of a site see the SPG: Nature Conservation and SPG: Open Space.

- 6.165 The Council recognises the important role allotments can play in providing recreation opportunities. This policy seeks to encourage the provision of allotments where viable, particularly in areas that can be accessed by a choice of means of transport.
- 6.166 A planning application which includes open space provision of any type should be accompanied by details of the future management mechanism for the open space this can be as prepared as part of the SUDS management plan. And if off site provision or enhancing of existing facilities is proposed, details of land ownership and where relevant, agreement in principle or statements of common ground from any third parties i.e. town and community councils will be required to demonstrate delivery. The onus will be on the developer to demonstrate that the development is in line with CIL regulations on the pooling of contributions.
- 6.167 Further guidance on the development of open space, including allotments, is included in the SPG: 'Open Space'.

Energy

- 6.168 This next part of the section deals only with the generation of energy. Energy efficiency measures are dealt with in Section 8: Development Management Policies.
- 6.169 The Wales National Energy Statement 2010 reinforces the focus in Wales on delivering renewable energy as a national priority.
- 6.170 The extension of Permitted Development Rights for microgeneration may see a focus on community scale developments.
- 6.171 Relevant national guidance in relation to energy proposals include:
- PPW (WG), TAN 8: Planning for Renewable Energy (WAG);

- Overarching National Policy Statement for Energy, EN-1, Part 2 Government Policy and Energy Infrastructure Development;
- National Policy Statement for Energy, EN4 deals with oil and gas supply;
- National Policy Statement for Renewable Energy Infrastructure (NPS)-EN3 sets out the policy basis for decisions on nationally significant infrastructure planning (>50MW installed capacity) – including wind energy and biomass energy most likely to be appropriate to Ceredigion;
- Wales National Energy Statement (WAG 2010) sets out Wales aims and intentions including detailed targets for a range of renewable and other non-fossil fuel generating sources, and which will be material to planning decisions;
- Statutory Instrument (SI No.2193 (W.185) - The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2009) allows a range of domestic microgeneration equipment (incl. solar photovoltaic and solar thermal panels, ground and water source heat pumps and flues for biomass heating); and
- (Consultation Draft) ‘Microgeneration and Low Carbon Energy Technologies: Proposed Changes to Permitted Development Rights for Non-domestic Premises and Householder (Turbines, Air Source Heat Pumps and Solar Panels on Flat Roofs) (WAG, April 2010).

6.172 Most offshore renewable energy developments will require consent from the Marine Management Organisation (MMO) established under the Marine and Coastal Access Act 2009.

6.173 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

Welsh Government renewable energy targets	PPW
Facilitation of additional grid network infrastructure	PPW

Large scale renewable energy development in internationally or nationally designated areas	PPW
Development control for renewable energy	PPW
Nature conservation and landscape considerations arising from renewable energy proposals	PPW see also LDP Policy DM21
Minimising detrimental effects on local communities arising from renewable energy	PPW

6.174 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

Renewable Energy Generation

Policy LU25:

Renewable Energy Generation

Subject to Policy LU26, renewable energy projects will be permitted which facilitate the development of additional renewable energy generating capacity and associated reduction in carbon emissions, where:

1. resource delivery has been assessed as an effective and viable option;
2. adverse impacts of the particular technology can be mitigated;
 - i. In line with natural heritage objectives; and
 - ii. To minimize the potential detrimental effects on local communities; and

3. a suitable scheme is provided for decommissioning at the end of the operational design life of the infrastructure, where appropriate.

➤ Objectives: 9, 10

- 6.175 Policy LU25 sets out a positive policy approach to the expansion of renewable energy capacity in the county, where planning permission is required, to help meet Objectives 9 and 10.
- 6.176 The LPA are currently undertaking a Renewable Energy Assessment and following this evidence these policies may be amended to reflect the results of the assessment. Once this work is completed, it will be published as full SPG: Ceredigion Renewable Energy Resources Audit. It will also provide targets for potential capacity delivery for the remaining plan period. Land allocations may be made in the deposit stage of the review of the LDP, subject to evidence of genuine intention to exploit identified resources.
- 6.177 Policy LU25 applies to the range of strategic, local, community and small scale renewable energy developments that are not the subject of the GPDO or appropriate to be determined under PPW, National Planning Statements, or under the Marine and Coastal Access Act 2009, or energy from waste, which is dealt with through Welsh Government work streams such as the National Waste Strategy for Wales.
- 6.178 In practical terms, it is anticipated that in respect of technologies other than wind turbines, renewable energy proposals in Ceredigion are most likely to fall into local, community and small scale projects as defined in PPW.
- 6.179 In respect of such developments, the potential issues of concern in respect of various technologies are provided in detail in 'Practice Guidance – Planning Implications of Renewable and Low Carbon Energy' (WAG, 2010).

- 6.180 General development sites particularly those in the USCs will need to consider whether there is potential to benefit from district heating/shared renewable resources.
- 6.181 There will be a need to demonstrate that the choice of renewable energy generation development is made on the basis of comparing viable alternatives and their impacts. For example, the LPA may encourage the installation of district heating and/or electricity generating schemes if it would be feasible and more efficient in new development than to employ microgeneration technology on each property.
- 6.182 The LPA generally supports the proximity principle whereby renewable energy is used close to its point of generation or processed close to where the resource is available, see Policy LU31.

Large and Medium Sized Wind Farms

Policy LU26:

Large and Medium Sized Wind Farms

Large (over 25MW installed capacity) and Medium sized (5-25 MW installed capacity) wind farms will not be permitted in Ceredigion outside the TAN 8 SSA D boundary (see Proposals Map). The development of wind farms within the TAN 8 SSA D boundary will be considered first within the defined preferred area (see the Proposals Map) and favourable consideration given to proposals outside the preferred area only where the potential operational yield for the whole of SSA D cannot be delivered from within the preferred area; in the latter case such proposals will be considered against and have regard to the requirements of DM13, DM14, DM15, DM18, DM19, DM20, DM21 and DM22.. In all cases development must satisfy the other 5 criteria set out below and should also have regard to the requirements of policies DM18 and DM21.

Development should:

1. not give rise to adverse cumulative visual impacts by virtue of incongruous variation in turbine design.
2. not undermine significant tourism projects and associated income streams.
3. not give rise to unmanageable health and safety risks for recreational and other users of the area within the SSA.
4. minimise potential detrimental cumulative effects within Ceredigion of construction and maintenance traffic, in particular of abnormal loads on:
 - i. the amenity, health and safety of communities that lie on the delivery routes;
 - ii. and infrastructure fabric ; and
5. include a suitable scheme for decommissioning at the end of the operational design life of the facility and associated infrastructure.

🔗 Objectives: 9 - 11

- 6.183 Large Wind Farms over 25MW but less than 50 MW installed capacity fall to the LPA to determine. Proposals over 50 MW are to be determined in accordance with National Policy Statements with input from the LPA in the form of a Local Impact Report. The purpose of Policy LU26 is to form the basis for assessment of the former and in respect of the latter, to inform the LPA response to the appropriate responsible body on respective proposals.

- 6.184 North Ceredigion, is home to SSA D: Nant y Moch (see Proposals Map), which TAN 8 suggests has an indicative generating capacity” of 140MW. The SSA extends into Powys on its eastern side.
- 6.185 In 2008 Arup prepared a report for Ceredigion and Powys County Councils intended as a ‘refinement’ exercise in accordance with TAN 8 Annex D methodology. The study resulted in a recommendation that TAN 8 capacity aspiration to 2010 could be met within a substantially reduced area largely within the TAN 8 SSA D boundary. The only part of the ‘refined’ area so identified to lie outside the TAN 8 SSA D boundary lies in Powys.
- 6.186 The preferred area of search is shown on the Proposals Map. This is taken from the ‘TAN 8 Annex D study of SSA D: Nant-y-Moch – Final Report, April 2007. This ranked the technically feasible areas within SSA D by sensitivity as set out in Table 10, page 45 of their report, reproduced below. The preferred area selected by the LPA reflects these rankings. To the extent that it is necessary in accordance with policy LU26 to consider areas outside the preferred area then these will be considered by reference to the sensitivity rankings in Table 10. However the Arup report had regard to land not within SSA D and also to land which although within SSA D is not within Ceredigion. This can be seen by reference to the Arup Figure 12a on page 48 of the report which is also reproduced below. Accordingly policy will operate by reference to Table 10 but subject to the requirement that, to be considered, land referred to in Table 10 must also be within Ceredigion and within SSA D as identified from Figure 12a.

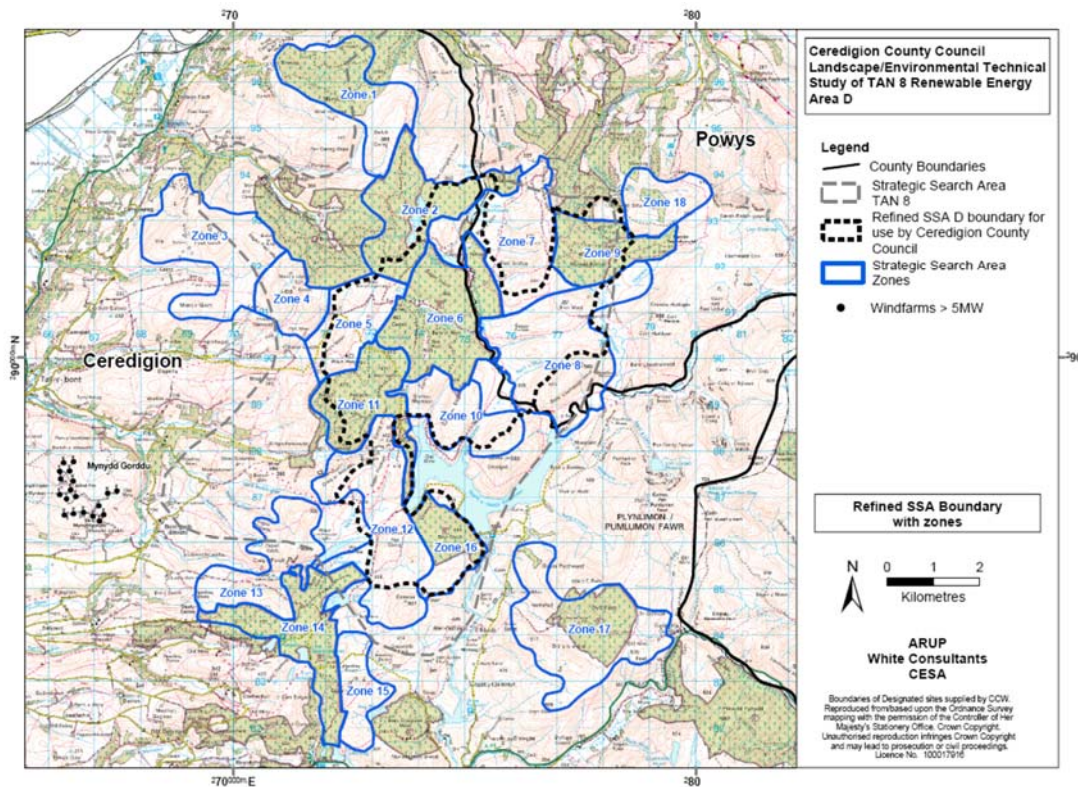
Figure 7.1: Extracted Table 10 Page 45 Arup Report 2007

Zone	Zone Name	Summary rank	Approx. Capacity (MW)	Cum Cap
11	Fynach Fawr	1	17	17
6	Banc yr Wyn	2	34	51
9	Mynydd Bychan	3	17	68

Specific Types of Land Use Proposals (LU Policies)

8	Plynlimon Moorlands – Banc Llechwedd Mawr	4	32	100
10	Cefn yr Esgair	5	17	117
12	Esgair Ffosfodr	6	16	133
5	Bryn Mawr	7	19	152
16	Nant-y-Moch Resr SE	8	9	161
2	Llyn Conach	9	36	197
13	Esgair Goch	10	9	206
7	Plynlimon Moorlands – Foel Fras	11	36	242
17	Drybedd	12	14	256
18	Plynlimon Moorlands – Llechwedd Diflas	12	11	267
14	Llyn Blaenmelindwr	14	8	275
15	Esgair Gorlan	15	4	279
4	Moel y Llyn	16	11	290
1	Mynydd Ddu	17	23	313
3	Foel Goch and Moel Garn	18	34	347

Figure 7.2: Extracted Figure 12a Page 48 Arup Report 2007



6.187 SSA D falls within a Special Landscape Area (SLA) (Policy DM 18) and Policy DM21 sets out the landscape considerations that will need to be addressed as part of any proposal in relation to SSA D.

6.188 The imperative for delivering renewable energy is accepted and will be weighed as such in any judgment in relation to income streams associated with significant tourism initiatives. It is anticipated that due reference will be made to this priority in the consideration and preparation of tourism projects. In respect of existing commitments, mitigation measures should be sought to achieve an optimum solution for all parties. 'Significant' income streams should be assessed on the basis of comparative value of wind energy and the respective tourism initiative to the Ceredigion economy.

6.189 It is not considered reasonable to develop medium sized wind farms outside SSA D in Ceredigion because there is no suitable brownfield land and it is

also considered that it would undermine the natural heritage objective implicit in TAN 8.

- 6.190 Transport Assessment guidance for windfarm developments should be used as available. There are specific concerns over the cumulative impacts of abnormal delivery loads over limited available routes from ports to SSAs in Wales.
- 6.191 The Cambrian Mountains are an important natural resource not only in a local sense but in a strategic sense as part of a larger ecosystem. The LPA is keen to ensure that negative impacts on the area are limited as far as possible within the opportunities remaining to it to do so, left by national policy.
- 6.192 The HSE reported in 2008 that the public health and safety aspects of wind farms should be dealt with as part of the planning process.

Nature Conservation and Ecological Connectivity

- 6.193 Policies relating to nature conservation including local biodiversity conservation and Regionally Important Geodiversity Sites (RIGS) are covered in Section 8: 'Development Management Policies'.

The Coast

- 6.194 Policies relating to coastal matters, including coastal management are covered in Section 8: 'Development Management Policies'.

Minerals

- 6.195 Minerals planning covers all minerals and substances in, on or under land extracted either by underground or surface working. Minerals make a vital contribution to the Welsh economy so it is essential that society has access

to the minerals it requires. However, mineral extraction operations and related development can also impact on the environment, landscape and amenities. The LA has a responsibility to safeguard mineral resources in Ceredigion from sterilisation, and to contribute to the sustainably managed supply of aggregates. This should be achieved by striking the best balance between environmental, economic and social costs; ensuring the prudent use of finite resources through efficiency of use, re-use and recycling, protecting the environment, reducing the impacts of mineral extraction, and ensuring high standards of restoration and aftercare.

6.196 Relevant national guidance in relation to mineral matters include:

- Planning Policy Wales (PPW), (WG);
- Minerals Technical Advice Note 1: Aggregates (MTAN1), (WG); and
- South Wales Regional Aggregates Working Party Regional Technical Statement (SWRAWP RTS).

6.197 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

Protection of existing amenity and environment;	PPW
Minimising effects on local communities;	PPW
Protection of SPAs, SACs, Ramsar Sites, SSSIs & NNRs and other Environmentally Important Areas;	PPW & MTAN1 Part B - Protecting Areas of Importance
Surface and Groundwater Resources;	PPW & MTAN1 Part B - Protecting Areas of Importance
Environmental Impact	MTAN1 Part C – Reducing the Impact

Specific Types of Land Use Proposals (LU Policies)

Assessments;	of mineral extraction etc. (EIA)
Traffic Impacts;	MTAN1 Part C – Reducing the Impact of mineral extraction etc. (Transport)
Monitoring and enforcement;	MTAN1 Part C – Reducing the Impact of mineral extraction etc. (Environmental Management).
Financial Guarantees;	MTAN1 Part D – Achieving restoration, aftercare and beneficial after-use. (Financial Guarantees)
Efficiency of use;	PPW & MTAN1 Part E Efficiency of Use/Recycling
Ensuring prudent use of finite resources;	PPW & MTAN1 Part E Efficiency of Use/Recycling
Maximising the use of alternative or recycled materials;	PPW & MTAN1 Part E Efficiency of Use/Recycling
Peat;	PPW Part 2 Policies for individual minerals - Peat
Metalliferous Minerals;	PPW Part 2 Policies for individual minerals - Metalliferous
Dust;	PPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Dust)
Blasting;	PPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Blasting)
Noise;	PPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Noise)
Visual Impact;	PPW & MTAN1 Part C Reducing the impacts of extraction/aggregates

	production (Visual Impact)
Environmental audits;	PPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Environmental Management/Management)
Community liaison;	PPW & MTAN1 Part C Reducing the impacts of extraction/aggregates production (Environmental Management/management)
European Protected Species;	MTAN1 Part B - Protecting Areas of Importance – European Protected Species

6.198 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

Sustainable Supply of Mineral Resources

Policy LU27:
Sustainable Supply of Mineral Resources

The LDP shall ensure that an adequate and sustainable supply of mineral resources can be produced to meet society’s needs, without compromising the environment, amenity, geodiversity, or future resource needs.

In practice ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out for Ceredigion in the RTS to be met (set at 4.5Mt of aggregate provision over 15 years from 2007 in the current RTS) and maintaining a minimum landbank (of permitted reserves) of 10 years for crushed rock aggregates and a minimum

landbank of 7 years for sand and gravel aggregates, throughout the plan period.

To ensure the above can be achieved:

1. Aggregate mineral resources identified in the LDP Proposals Map will be safeguarded (see Policy LU30).
2. Specific Sites for future sand and gravel extraction have been allocated and are shown on the Proposals Map (see Policy S01). Applications for minerals working within these areas will be considered in accordance with Policy LU28, relevant DM policies and other material considerations and having regard to the specific requirements set out in the relevant Settlement Group Statement and Site Allocations Schedule.
3. Mineral operations will be permitted where it can be demonstrated that they are needed:-
 - i. to provide local building stone (aka Dimension stone) In this case the production of aggregates as ancillary by-products will be permitted.
 - ii. to provide low grade fill materials **on a small scale** where no other suitable substitute materials can be sourced from anywhere within a 10 mile radius.
4. Borrow pits will be permitted where they meet the requirements set out in PPW.
5. Proposals for mineral extraction will not be permitted unless accompanied by a comprehensive scheme showing how the site will be restored to agriculture, forestry, woodland, conservation or amenity after-uses; and such schemes must show progressive

working and restoration, unless it can be demonstrated that this is not practicable without sterilising permitted reserves.

6. Proposals will be supported that enable a higher proportion of secondary aggregate/recycled materials to substitute for the consumption of primary aggregates; including facilities for storing, processing and recycling construction, demolition and excavation materials on construction sites and within active mineral sites and former quarries (see also Policy LU31).

 Objectives: 15

- 6.199 The SWRAWP RTS provides the strategic basis for ensuring a sustainably balanced supply of aggregates across the South Wales Region and sets the level of apportionment to individual authorities.
- 6.200 Policy LU30 sets out in detail what is meant by safeguarding.
- 6.201 MTAN1 defines aggregates as the basic constituents used in construction. It places aggregates into 3 categories (primary aggregates, secondary/recycled aggregates and mineral waste) and gives examples of each.
- 6.202 The specific land allocations identified on the Proposals Map (see also Policy S01) provide the extended landbank necessary to ensure that throughout the plan period Ceredigion can contribute to the regional supply of aggregates in accordance with the level of apportionment set out in the SWRAWP, RTS.
- 6.203 'Small-scale' (see Criterion 3 ii) is not defined anywhere in Minerals planning policy or guidance. By their very nature sites producing only 'as-dug' fill material tend to be significantly smaller than sites producing aggregates. In the context of Ceredigion the total output from sites producing 'as-dug' fill materials is unlikely to exceed a few thousand tonnes

per year. Circumstances will differ from site to site so no specific threshold is applied. However, in practice the larger the site proposed the more difficult it will be to demonstrate to the satisfaction of the LPA that the site is only required for the production of 'as-dug' fill material, and the less likely it will be that planning permission will be obtained.

- 6.204 'Low grade' refers to materials generally unsuited for use as a crushed rock aggregate because they do not meet the required specifications. In practice most of Ceredigion's rock faces contain both sandstone (suited for aggregate) and mudstone (only really suited for use as fill material) together. Where there is a predominance of mudstone over sandstone the rock is unlikely to be suitable for aggregate use and notwithstanding the presence of some sandstone, overall the material will be low grade.
- 6.205 Borrow Pits (criterion 4) are 'temporary mineral workings operated to supply particular construction projects, usually highways contracts' (see also MPPW).
- 6.206 Applicants seeking to obtain planning permission for a quarry extension under criterion 6 will need to demonstrate to the LPA which of the five circumstances listed under Criterion 6 apply. Early consultation with the LPA is recommended.
- 6.207 The following hypothetical situation sets out to illustrate what is meant by an environmental impact arising from changes in the pattern of aggregates supplies. It only illustrates one factor (transport impacts), but in practice other environmental impacts will need to be considered and it will be the net sum effect of all these environmental impacts that will be critical.
- Hypothetical site 'A' is reaching the end of its permitted reserves and wishes to extend so it can maintain its present level of supply into the future. Adequate permitted reserves of similar material may well exist at hypothetical site 'B'. If permission is refused for the extension to 'A' then demand from 'B' will increase. The routes from

'B' to the main markets may pass through a number of communities, or involve far longer haulage distances leading to greater adverse transport impacts than would occur if 'A' was permitted to extend and traffic movements remained as existing.

- 6.208 Extensions to quarries can sometimes enable access to mineral resources at depth, which would otherwise be sterilised if permission is refused.

Criteria that will be applied to Mineral Proposals

Policy LU28:

Criteria that will be Applied to Mineral Proposals

All mineral planning applications must include sufficient information to enable them to be fully assessed to establish whether individually or cumulatively they will have an unacceptable adverse impact on the environment and/or the amenity of nearby residents and will only be approved where it can be fully demonstrated that they will not.

Applications must also demonstrate they are meeting an identified national, regional or local need.

Each of the two areas shown allocated for future sand and gravel extraction on the Proposals Map (see Policy S01) represent the fullest extent of the allocated potential operational area, including associated margins for accommodation works, bunding or other mitigation requirements. The outer boundary of the allocation is not to be interpreted as the acceptable extent of future extraction. Approval of the precise form and extent of workings within the allocated area will be dependent on detailed consideration of the impacts arising from any scheme submitted for planning permission, in order to ensure an acceptable form of development in all material respects.

 Objectives: 15

6.209 MPPW requires development plans to set out the criteria that will be applied to minerals proposals and lists the issues to be addressed. Many of these issues are addressed by policies elsewhere within the LDP and National Policy. Accordingly the list below replicates the list from MPPW, together with the relevant LDP policies in brackets:

- Access and traffic generation including the routes to be used for minerals transportation (Policy DM03);
- Noise (in terms of limits, type and locations) (Policy DM22);
- The control of dust, smoke and fumes (Policy DM22);
- Disposal of mineral waste (Policies LU31 and LU32);
- Blasting Controls (Policy DM22) *for noise, but not for vibration and fly-rock;
- Land drainage, impact on groundwater resources and the prevention of pollution of water supplies (Policy DM22);
- Visual intrusion and general landscaping (Policies DM06 & DM17);
- Impact on sites of nature conservation, historic and cultural importance (Policies DM06; DM17, DM14, DM15 and DM16);
- Land instability (Policy DM22);
- Promotion of the use and treatment of unstable, derelict or contaminated land (Policy DM22);
- Cumulative impact (Policies DM14 and DM15); and
- Restoration, aftercare and after-use (Policy LU27).

6.210 *Although vibration and fly-rock from blasting are not covered by any policy, they are adequately covered by MTAN1 (bullet point 5 above).

6.211 As with many other types of development mineral operations can have a cumulative adverse impact on the environment and/or the amenities of nearby residents, such that a minerals proposal that might otherwise be acceptable, may nevertheless be unacceptable when its impacts are added together with the impacts of other minerals (or non minerals) development.

Development within Buffer Zones

Policy LU29:

Development within Buffer Zones

Exceptionally, subject to Policy LU27, extensions to mineral extraction sites and/or sensitive development will be permitted within Buffer Zones (see Proposals Map) if it can be clearly demonstrated that no less protection will be afforded to both the sensitive development and the mineral extraction site than would be achieved by applying the Buffer Zone rigidly.

Objectives: 15

- 6.212 The aim of Buffer Zones is two-fold: (i) to protect sensitive development from the impacts of mineral operations by ensuring mineral operations do not encroach too close to sensitive development; and also (ii) to protect mineral operations from any sensitive development locating too close and potentially impacting on the operator's capacity to carry out permitted mineral operations without causing nuisance.
- 6.213 MPPW indicates that there should be no sensitive developments within Buffer Zones (except where the sensitive development is within or on the far side of an existing built up area relative to the mineral operation). MTAN1 indicates the minimum distances that should be adopted: 200m for hard rock quarries and 100m for sand and gravel sites (and others where no blasting is permitted).
- 6.214 Mineral sites in Ceredigion can be very small and exceptionally there may be circumstances, where due to factors such as local topography sensitive development might be located closer to a mineral site than the minimum distances set out in MTAN1 without any greater impact.

Safeguarding

Policy LU30:

Safeguarding

Planning permission for any form of development within a Mineral Safeguarding Area that is incompatible with safeguarding the mineral resource will only be permitted where evidence is submitted which demonstrates that:

1. the mineral concerned is not of any commercial value or potential commercial value; or
2. the mineral can be extracted satisfactorily prior to the development taking place; or
3. the development is of a temporary nature and arrangements are in place for the development to be removed and the site restored to a condition that does not inhibit mineral extraction within a known timescale during which the mineral is unlikely to be needed; or
4. there is an overriding need for the development; or
5. the development is within an existing curtilage, or is a minor extension to an existing building such that the extent of any resource sterilisation is commensurate only with the extent of the extension; or
6. if the development is on the immediate fringe of a settlement there are no alternative appropriate sites adjacent to the settlement that are compatible with the settlement strategy and outside the Mineral Safeguarding Area.

Objectives: 15

- 6.215 Policy LU30 aims to ensure that aggregate mineral resources are not needlessly sterilised by other development, so that they may remain accessible to future generations. Defining Aggregate Safeguarding Areas carries no presumption that the mineral resources will be worked. Rather, Aggregate Safeguarding Areas should be considered as a form of constraint area, which when linked to Policy LU30 should ensure that the presence of aggregate resources is adequately and effectively considered in planning decisions.
- 6.216 The aggregate mineral resources identified for safeguarding on the Proposals Map are the Nationally and Regionally Important primary aggregate mineral resources identified on the Aggregates Safeguarding Map of Wales November 2012. Non-aggregates minerals identified on the Mineral Resource Map of Wales have not been safeguarded.
- 6.217 Development that is incompatible with safeguarding refers to any development that would have the effect of sterilising a mineral resource, either directly by preventing access to the resource, or indirectly, for example where the development would be sensitive to any mineral extraction nearby.
- 6.218 Pre extraction of a mineral resource can enable development to proceed where otherwise it would sterilise a resource. In practice though it is unlikely that anything other than very shallow sand and gravel resources will be capable of being 'extracted satisfactorily' prior to other development taking place on a site i.e. removed to such an extent that there remains no mineral resource to be sterilised. Most mineral resources extend to depths that would preclude pre-extraction.
- 6.219 Where incompatible development of a temporary nature is proposed it will be a matter for the developer to provide the evidence which demonstrates that the mineral resource affected is unlikely to be required during the temporary period applied for ('the known timescale').

Transport

- 6.220 Policies relating to transport matters are covered in Section 8: 'Development Management Policies', see Policies DM03 and DM04.
- 6.221 Policy S01 (Section 6) sets out land that has been specifically allocated within the LDP for Transport Infrastructure.

Waste

- 6.222 The LA in its role as the Waste Planning Authority is responsible for land-use planning control over waste management. This responsibility extends to all waste streams, not simply the Municipal waste collected by the LA in its role as a Municipal Waste Authority. The principle waste streams are Municipal Solid Waste (MSW), Industrial and Commercial Waste (I&C), Construction and Demolition Waste (C&D), Agricultural Waste and Other Wastes (including Biodegradable, Hazardous Waste, Packaging, End of Life Vehicles, and Waste Electrical and Electronic Equipment).
- 6.223 Ceredigion's waste policies seek to deal with waste in accordance with the LDP Vision, in a way that is sustainable, protects resources, enhances the environment and protects human health. It also seeks to do so by embracing the necessary changes needed to meet the 21st century challenges ahead in moving towards zero waste, addressing and responding to climate change, and contributing to a strong and diverse economy by supporting a dynamic growth sector of the economy.
- 6.224 The policies which follow address the need to ensure sufficient land is available for resource recovery and waste management facilities to enable all National and International obligations relating to waste to be satisfied; and the need to encourage all development to reduce and manage waste.
- 6.225 Relevant national guidance in relation to waste matters include:

- PPW (WG),
- TAN 21: Waste (WG);
- Wise about Waste: The National Waste Strategy for Wales 2002;
- Towards Zero Waste: One Wales: One Planet (The Overarching Waste Strategy Document for Wales) June 2010; and
- Consultation on the Transposition of the revised Waste Framework Directive (Directive 2008/98/EC).

6.226 No LDP policies have been included for the following matters as they are adequately covered by the above national guidance:

<p>Ensuring waste is recovered or disposed of without harming the environment, without endangering human health, without risk to water, air, soil, plants, or animals, without causing a nuisance through noise or odours, and without adversely affecting the countryside or places of special interest including areas of acknowledged importance in relation to the natural and cultural heritage.</p>	<p>PPW</p>
<p>The management of waste in accordance with the waste hierarchy, and the need to consider the Best Practical Environmental Option (BPEO).</p>	<p>PPW</p>
<p>The need for sustainability, the need to reduce the ecological footprint of waste to One Planet levels by 2050; the need to reduce greenhouse gas emissions from waste; the need to use resources more efficiently; and the need to achieve specific targets for recycling and the landfill diversion of biodegradable waste.</p>	<p>Towards Zero Waste: One Wales: One Planet</p>

- 6.227 New guidance and reviews of guidance will occur during the plan period. Please check national guidance at the time of application with the LPA and/or the LDP website for the most up to date list.

Resource Recovery and Waste Management Facilities

Policy LU31:

Resource Recovery and Waste Management Facilities

The LDP will ensure that sufficient land is available in appropriate locations to meet regional and national waste plans and strategies by:

1. safeguarding and retaining existing Unique waste management sites exclusively for resource recovery and waste management facilities, and removing permitted development rights for change of use on any new resource recovery and waste management facilities to ensure the facilities are retained for resource recovery and waste management uses;
2. permitting in-building resource recovery and waste management facilities located on land-use class B2 'general industrial' employment sites, and where appropriate alongside other employment uses;
3. permitting the storage and recycling of construction, demolition and excavation waste within active mineral sites, former quarry sites and within or immediately adjacent to farm complexes;
4. permitting composting and the maturation of digestate arising from Anaerobic Digestion facilities on agricultural land; and

5. permitting the co-location of facilities at or alongside waste producers to minimise and manage the waste that they generate at source and where practicable to recover energy from the remaining residual waste.

Objective: 10, 18

- 6.228 Policy LU31 aims to ensure that sufficient land is available in appropriate locations to meet regional and national waste plans and strategies and meet the obligations required by European legislation and hence deliver the aims of Objective 18.
- 6.229 The RWP 1st Review requires each constituent authority within the South Wales Waste Group to include in the development plan elements of the RWP that are germane to its area, bringing together the RWP technology Strategy and RWP Spatial Strategy to identify appropriate sites for waste management/resource recovery facilities. Policy S01 sets out the allocation requirement in relation to new sites.
- 6.230 Waste facilities are often Unique, but may be B2 or B8, with modern facilities increasingly falling within, or being more akin to B2 and B8 and in some circumstances even B1 operations and therefore suited to industrial estate locations. Successful progression towards a zero waste society is likely to involve a growing number of facilities engaged in a range of deconstruction, materials separation, sorting and storage activities, some of which may be highly specialised and product specific. This is a rapidly expanding field and it is not possible to predict how many such facilities might come forward. However, such facilities should be encouraged and where akin to B2 or B8 are appropriate for location on any industrial estates where B2 and B8 uses are acceptable. The criteria for considering the acceptability of such facilities on industrial estates will therefore be the same as would apply to other commercial and industrial activities seeking to

locate on an industrial estate (see Policies LU11-LU12 in Section 7 and Policy S01 in relation to employment allocations).

6.231 The term 'in-building' refers to resource recovery and waste management facilities that normally take place within a building. The following extract from the RWP 1st Review explains:

'Advances in technology and the introduction of new legislation, policies and practices mean that many modern waste management / resource recovery facilities appear no different to any other industrial building and on the inside contain industrial processes or energy generation activities that are no different to many other modern industrial processes in terms of their operation or impact. For this reason, many existing land use class B2 'general industrial' employment sites, existing major industrial areas and new B2 sites allocated in Development Plans will be suitable locations for the new generation of in-building waste management facilities.' (RWP 1st Review)

6.232 Appendix 6 of the RWP 1st Review SA Report identified the following as types of in-building facilities: Transfer Station, Pyrolysis, Dirty Materials Recycling Facility (MRF), Gasification, Incinerator, Mechanical Biological Treatment (MBT) and Autoclave.

6.233 In the context of criterion 2 an example of 'where appropriate' could be where a facility is proposed to satisfy criterion 5, or where the proposal represents an employment opportunity that complies with Policy LU13.

6.234 Dealing with construction, excavation and demolition materials as a waste matter crosses over with dealing with the use of secondary aggregates/recycled materials as a minerals matter. Maximising the use of secondary and recycled aggregates was identified as a Key Issue and led to criterion 7 of Policy LU27. Policy LU27 therefore needs to be considered in conjunction with criterion 3 of Policy LU31


New developments and the Waste hierarchy

Policy LU32:

Development and the Waste Minimisation

Development proposals will be required to demonstrate via the submission of a natural resources management plan, how the generation of waste has been minimised and any waste generated managed in order to keep resources in use for as long as possible in :

1. the layout and design of the development;
2. any demolition and construction phase;
3. respect of any opportunities for utilising waste for re-use and recycling;
4. in respect of any opportunities for utilising residual waste as a source of fuel.

 Objective: 10, 18

6.235 Policy LU32 is directed at all forms of development, not simply resource recovery and waste management facilities. The policy seeks to maximise the opportunities for waste to be minimised and managed effectively in accordance with the principles of the waste hierarchy at all stages in the progression of a development from the design stage through to the use phase by ensuring that the waste hierarchy has been given full consideration right from the outset in line with Objective 18.

6.236 The concept of the waste hierarchy is enshrined in the National Waste Strategy, PPW, TAN21 and the RWP. The revised EU Waste Framework

Directive (Directive 2008/98/EC) requires the 'waste hierarchy' to be given legal effect as a priority order in waste prevention and management legislation and policy, and the UK had to bring in domestic legislation giving effect to the revised EU Waste Framework Directive (rWFD) by 12 December 2010. It makes sense therefore to state that the waste hierarchy in Policy LU32 should be construed as being the waste hierarchy set out in the rWFD i.e. in descending priority: waste prevention; preparing for re-use; recycling; other recovery (e.g. energy recovery); and finally disposal.

- 6.237 The rWFD recognises that there can be circumstances where a departure from the waste hierarchy can deliver a better overall outcome and allows for such a departure. Consistent with this approach if it can be demonstrated with evidence that the waste hierarchy has been fully considered and that a departure from the waste hierarchy will enable the proposed development to deliver a better environmental outcome such a departure will be considered acceptable and not in conflict with Policy LU32.
- 6.238 Not all aspects of the waste hierarchy will apply to all forms of development or to different stages in the progression of a development, thus the reference to 'where applicable'.

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