

# Ceredigion

## Local Development Plan 2007-2022



### Annual Monitoring Report 2022

Monitoring Period 1 April 2021 - 31 March 2022



Ceredigion County Council, October 2022







**2022**

**Annual Monitoring Report**

**for the**

**Ceredigion**

**Local Development Plan**

**2007 – 2022**



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## 1. Executive Summary

- 1.1 The Ceredigion Local Development Plan 2007 - 2022 was formally adopted by Ceredigion County Council on 25<sup>th</sup> April 2013. This is the 9<sup>th</sup> Annual Monitoring Report and covers the period 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022 with referrals to earlier parts of the plan period where indicators dictate this to be necessary. The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from established trends identified. It seeks to assess the extent to which the LDP strategies, policies and key sites are being delivered.
- 1.2 This is the final AMR of the statutory plan period and represents the position at which targets should have been achieved. The plan has no formal drop-dead date and following the Councils decision to formally pause replacement plan preparation in October 2021, will remain the plan in place until a replacement plan is adopted. As discussed throughout the indicators in the AMR highlight it's a complex picture as to why some targets have been achieved and others haven't however one key factor plays a significant role. The household projections on which the plan was predicated. – In that they predicted population growth, however in reality Ceredigion has seen the largest decline in population in Wales in the intercensal period 2011 and 2021 with decline of 5.8%.
- 1.3 Whilst the plan remains in place the AMR will continue to be undertaken, however it's important to note the further we move from adoption the less relevant the housing targets and employment land targets become. In effect it is likely these targets will never be achieved in the short to medium term as the housing requirement of 400 units a year is not what we recognise now as an appropriate housing target for Ceredigion. That being said the AMR recognises that in many cases (outside of the housing targets) the LDP continues to function well and there are no major concerns over policy implementation.
- 1.4 The Monitoring framework for this AMR forms part of the adopted LDP. Consideration has been given to The Town and Country Planning (Local Development Plan) (Wales) Regulations (2005) (Regulation 37) and core indicators identified in the Local Development Plan Manual, Edition 2 (August

2015) and Edition 3 (March 2020). Subsequent changes to the LDP monitoring framework are provided in Appendix 1.

- 1.5 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) monitoring framework. Section 5 of this report includes monitoring the SA/SEA for the period 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022. It is considered that any issues of concern which have arisen during the monitoring period to materially change the Sustainability Appraisal will be taken into account in the Sustainability Appraisal of the replacement LDP at such time as this is prepared.
- 1.6 A Review of the adopted LDP has been undertaken and the report recommended a full replacement Plan is prepared. The Delivery Agreement for the replacement LDP was confirmed in June 2018.
- 1.7 The Review Report and Delivery Agreement are available on the Council's website.  
  
Review Report: <http://www.ceredigion.gov.uk/media/6187/ceredigion-ldp-2007-2022-review-report-eng.pdf>  
  
Delivery Agreement: <http://www.ceredigion.gov.uk/media/6189/2018-06-22-wg-agreed-da-eng.pdf>
- 1.8 In terms of progress with the replacement LDP, the Council consulted on its Preferred Strategy and undertook a further Call for Candidate Sites between June-September 2019. As a result of consultation responses to the Preferred Strategy changes were made to the Delivery Agreement that were signed off by the Minister for Housing Julie James on 19<sup>th</sup> March 2020. However due to the global COVID-19 Pandemic under advice from the Chief Planner on 18<sup>th</sup> March 2020 that under the current circumstances no formal public consultations should be undertaken and LDP teams should focus temporarily on technical and background evidence base work formal replacement plan stages were suspended.
- 1.9 Furthermore, in January 2021 NRW released Interim Planning Guidance regarding the phosphate levels in riverine SACs in Wales (updated in 2022) which affects Ceredigion due to the River Teifi SAC accounting for 45% of land



area of the county and encompassing 3 of the 6 main settlements (USCs), work on the LDP has not progressed as solutions and mitigations to enable planning consents to be determined within the catchment continues. The NRW advice is available here: [interim-planning-advice-following-river-sac-compliance-report.pdf \(cyfoethnaturiol.cymru\)](https://www.ceredigion.gov.uk/media/1000000/interim-planning-advice-following-river-sac-compliance-report.pdf)

- 1.10 At a Full Council held virtually on 21 October 2021, Ceredigion County Councillors agreed a pragmatic decision needed to be reached and agreed to a temporary but as yet unspecified length pause for the replacement LDP to allow essential evidence and data to be gathered and mitigation options to be devised. Therefore, at present the replacement LDP's timetable set out in the Delivery Agreement is temporarily suspended, and we will likely need to withdraw the previously prepared replacement plan and will need to submit a revised timetable as we move forward.
- 1.11 The work of the LDP team in the interim has focussed on regeneration of the 6 main towns and the team has delivered; Green Infrastructure Action Plans, draft Place Plans, and work continues on Marketing Strategies and Regeneration Plans. Meanwhile the Nutrient Management Board for the Teifi SAC has been established and work continues on identifying mitigations both strategic and site-based interventions.

## **Legislation, National Policy and External Considerations**

### **Regional and Local Policy Considerations**

- 1.12 Regional and Local considerations during the monitoring period include the following:
- Regional Local Housing Market Assessment  
Please see information in Section 2
- 1.13 In regard to regional conditions, all neighbouring LPAs are presently impacted by the Phosphates issues in riverine SACs in Wales and work on LDPs has largely been paused regionally. However, Ceredigion alongside neighbouring LPA's continues to identify opportunities for regional working (such as through the Growing Mid- Wales partnership and National Phosphates working group

alongside Nutrient management Boards and Regional Strategic Flood Consequences Assessment), with the shared opportunities identified for evidence base gathering in the years ahead.

- 1.14 Regional and Local Policy and considerations are considered in detail in Section 3. They have resulted in immediate significant changes to the context of the plan which requires the replacement LDP to completely re-evaluate the Preferred Strategy options when solutions and mitigations to the phosphate issues can be found, this is akin to neighbouring authorities who have had to return to earlier stages of plan preparation. Changes in relation to population distribution, high street renewal and house prices affordability have all been impacted by Covid 19 and further work is required locally and regionally to ascertain how these should inform replacement plan preparation also.

### **LDP Policy Monitoring**

- 1.15 The AMR considers LDP Policies against the adopted LDP monitoring framework to identify whether the policies are being effective and to identify any policies that are not being implemented. Detailed analysis and results are set out in Section 4.
- 1.16 Please note that the data collected for the AMR has been severely affected by the COVID-19 pandemic, as the residential completions & outstanding consents site survey was limited to sites where no information was available from Development Management and Building Control Officers, therefore the indicators may not provide an accurate reflection of the situation.

### **The Settlement Strategy**

- 1.17 The following table provides a summary of the performance of AMR Strategy Indicators.

Indicator	Performance								
	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH01 – Population Change	N/A	N/A	N/A	N/A	?	N/A	N/A	N/A	
AMRH02 – Settlement Strategy Countywide	0	0	-	+	-	--	-	-	
AMRH03 – Settlement Strategy Settlement Groups	0	0	-	-	-	--	-	-	
AMRH04 – Settlement Strategy – Development in ‘Linked Settlements’	0	0	-	-	-	--	-	-	
AMRH05 – Settlement Strategy – Development in ‘Other Locations’	?	0	-	-	-	--	-	-	

1.18 AMR indicator H01 relates to Population Change, as noted the 2018-based population and household projections have been received during the monitoring period and suggests that Ceredigion’s population will decline between 2018 and 2043, from 72,992 to 68,745 with a corresponding reduction in the number of households by roughly 4,500. The 2018-based projections reflect a reversal in the demographic trend The Mid-Year Estimates (MYEs) series suggests that, the county’s population had declined to 72,695 in 2019 from its peak of 76,000 in 2012. This is largely as a result of a decline in the number of students in higher education in the county. The projections reflect what has been seen in previous years with regards to housing completions and consents. The first release of the 2021 census results were published in June

2022 and the census population and household estimates confirm the downward trend and the robustness of the 2018-based projections. On Census Day (21st of March 2021), Ceredigion's population was estimated to be 71,500, which is identical to the 2018-based population projections for 2021. In terms of household numbers, census estimates were fairly in-line with what was projected, with the census figures (30,900) estimating an additional 100 households compared to the 2018-based projection (30,800). The next round of sub-national population projections will be 2021 based with a proposed release of early 2024 (these will use the updated base population from the 2021 census).

- 1.19 The Local population change is highly sensitive to local factors and these will be considered in further detail as part of replacement plan preparation when this is continued. Since the Global Pandemic started Ceredigion has consistently seen high interest from in-migration with house prices rising significantly and an extremely buoyant housing market as people are able to re-locate away from traditional work places or have re-evaluated their housing choices as a result of the lockdowns. Therefore, further work will be required to evaluate these changes and impacts on population growth as evidence emerges bearing in mind the overall picture of decline as evidenced through the early 2021 Census releases.
- 1.20 AMR indicator H02 relates to the Settlement Strategy Countywide and measures the percentage split of completions and commitments countywide between plan adoption and the end of the plan period to be 51% (USC's):24% (RSC's):25% (LS&OL). From adoption, the ratio of commitments and completions respectively is 42%:24%:34% and 38%:19%:43%. Incremental positive and negative movements occur year on year towards the identified targets from plan adoption. In this reporting year in respect of commitments the ratio is inconsistent with the identified target (49%:22%:28%). The target has not been met for completions which when measured from adoption are

40:16:43. The LDP review will consider the Settlement strategy in general and continues to identify ways to deliver housing in sustainable locations.<sup>1</sup>

- 1.21 AMR Indicator H03 considers the settlement strategy at the settlement group level and seeks to move towards the percentage split identified for each of the 22 settlement groups in Appendix 2 of the LDP. The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance. The LDP review will consider planning application decisions by location to better understand reasons for not meeting the required balance.
- 1.22 AMR Indicator H04 considers development in 'Linked Settlements' and requires commitments not to result in any one linked settlement growing by more than 12% of its size as at April 2007. From a total 90 Linked Settlements across 22 Settlement Groups 54 (60%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at plan adoption. The LDP review will consider the reasons for this negative shift away from the established capacity limits across the county.
- 1.23 AMR Indicator H05 considers development in 'other locations'. In this monitoring period there was an 86:14 split between residential development in 'other locations' approved during the monitoring period which was in accordance with the LDP and National Policy (15 Units) and that which were not. 1 unit was approved outside that permitted by the LDP strategy, PPW 3.60 (Edition 11) and TAN 6. This is a significant reduction on previous years.

## Housing Delivery

- 1.24 The following table provides a summary of the performance of AMR Housing Delivery Indicators.

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<sup>1</sup> Monitored in accordance with the indicator (from adoption) and not since plan start.

## Executive Summary

Indicator	Performance								
	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate	+	0	-	-	-	-	-	-	-
AMRH07 – Delivery of Allocated Housing Sites	0	0	-	-	-	-	-	-	-
AMRH08 – Housing Development in the Right Locations	0	0	-	-	-	-	-	-	-
AMRH09 – Housing Development on Previously Developed Land	+	+	+	+	+	+	+	+	+
AMRH13 – Housing Density	0	0	+	+	0	0	0	0	0

AMRH14 – Delivery of Housing	0	0	0	-	-	-	-	+	0
AMRH15 – Range of Housing	0	0	0	0	0	0	0	0	0

- 1.25 AMR Indicator H06 has been amended to include the Average Annual Requirement indicator. The current average annual requirement is based on the 6000 units required for LDP1, going forward work will take place to base this trajectory on actual completions to date and set out the timing and phasing of sites/supply. For 2021 -22 the Annual Completions (AC) Comparison against AAR is -226 (-56.5%). Cumulatively since the start of the plan period the Cumulative AC Comparison against Cumulative AAR is -3119 (-52%). The LDP review will consider the appropriateness of the LDP's housing strategy policies and allocations.
- 1.26 AMR Indicator H07 requires 100% of housing to be delivered on allocated sites by 2022. The percentage of anticipated units (permissions) has not altered from the previous monitoring period however the completions on allocated sites has increased to 8%. AMR Indicator H08 requires 90-100% of the requirement for USC and RSC residential development to be met on allocated sites post adoption. The results are 53.3% (units permitted in service centres) and 29.8% (units completed in service centres). The LDP review will consider the delivery of allocated sites in more detail as we progress the review.
- 1.27 AMR Indicators H06, H07 and H08 indicate the level of housing delivery continues to be below that which is required to meet the LDP Strategy. The appropriateness of the LDP's housing strategy, policies and allocations will be considered as part of the statutory four-year review of the LDP. The review will enable appropriate consideration in light of any emerging research currently being undertaken to look at housing supply and demand in Ceredigion and across Wales. The LDP review will re-assess the deliverability of all current

allocated sites and, as required will identify site allocations for the LDP 2 Plan in which there is confidence of delivery during the Plan period.

1.28 AMR Indicator H14 seeks a year-on-year decrease in the ratio of residential outstanding consents to completions. The starting ratio of 6.5 was achieved last year with a ratio of 6. However, it continues to be highly variable year on year by increasing to 8 this year, fluctuations suggesting this monitoring indicator is not a valuable indicator of progress as it is so temperamental to minor annual changes. The number of outstanding consents remains relatively static at approximately 1,600 across the county. The consents to completions ratio vary across the settlement groups.

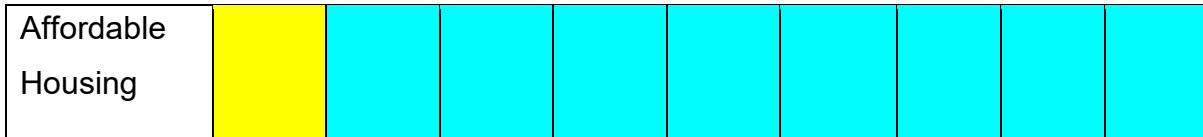
1.29 AMR Indicators H09, H13 and H15 indicate that identified targets are being achieved or where they are not there are no concerns over the implementation of the policy in relation to Housing development on Previously Developed Land, Housing Density and the Range of Housing needs.

### Affordable Housing (AH)

1.30 The following table provides a summary of the performance of AMR Affordable Housing Indicators.

Indicator	Performance								
	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH10 – Affordable Housing	0	0	0	0	0	0	0	0	0
AMRH11- Affordable Housing	+	+	+	+	0	0	0	0	0
AMRH12 – Type of	?	0	0	0	0	0	0	0	0





1.31 AMR Indicator H10 requires 1,100 affordable homes to be completed by 2022. Progress towards the identified target is evident with over 50% of the target already delivered. However, the rate of progress towards the identified target for 2022 to date suggests that the target will not be achieved by the end of the plan period. This is consistent with the over expectation of housing delivery set in the plan, and subsequent revision downwards of population projections for the county since plan adoption.

1.32 AMR Indicator H11 requires at least 20% of all permitted dwellings being affordable. This target has been exceeded with 37% of all residential development permitted since plan adoption being affordable. The number of viability challenges to the affordable housing policy (Policy S05) continues to be relatively high with 8 viability challenges mounted during the monitoring period, 100% of which were wholly or partially successful. Policy S05's housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. The Council commissioned a regional update to the viability assessment for the region and a Development Advice Tool (DAT) which is effectively a viability challenge calculator, the results of which will be used to inform the LDP review.

1.33 AMR Indicator H12 considers types of affordable housing and requires a % split in accordance with housing need evidence. The previously identified target requires the ratio of affordable housing types to be 9% (DFS 70%):32% (DFS 50%): 59% (Social Rent). Whilst these targets are not currently being met the overall distribution of affordable housing is considered satisfactory and there are no immediate concerns. This is because evidence including the LHMA (2019 and a re-refresh currently being reviewed, utilising the new WG model)) and the Strategic Viability Assessment (2017) demonstrate that, whilst the required tenure split is not being met, it is not a significant concern as the actual delivery of units aligns closely with the updated evidence. Further evidence on

housing need and viability is expected in early 2022, following which consideration will be given to policy change in any future replacement plan.

1.34 In summary, positive movements towards identified Strategy targets have been realised, however the scale / rate of progress is not as fast as anticipated. Housing supply and delivery indicator targets are not being met. Whilst it is noted that this is not a locally specific issue the LDP review will consider how to support more effective supply and delivery of housing in the county. More than 20% of all homes permitted and completed are affordable which is positive. However, the average annual rate of progress is not as fast as anticipated and identified targets have not been reached by the end of the plan period the reasons for which are multifaceted and strongly suggest an over provision of housing based on flawed population projections from the start of the plan period.

### Economy and Retail

1.35 The following table provides a summary of the performance of AMR Economy and Retail Indicators:

Indicator	Performance									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	
AMRE01 – Employment Land Supply	+	+	+	+	+	+	+	+	+	+
AMRE02 – Delivery of Allocated Employment Sites	+	+	+	0	0	0	0	0	0	0
AMRE03 – Economic Development in the Right Locations	+	+	+	+	+	+	+	+	+	+

AMRE04 – Economic Development on Previously Developed Land	0	0	+	+	+	+	+	+	+
AMRE05 – Town Centres	+	?	?	+	+	0	0	0	0
AMRE06 – Vitality of Rural Service Centres	?	+	+	+	+	+	+	+	+
AMRE07 – Retail Frontages	0	0	+	+	+	+	+	+	+

1.36 Economy and Retail Targets are predominantly being achieved and there are no significant concerns over the implementation of economic and retail policies. AMR Indicator E02 requires 100% of allocated sites to be permitted and completed by 2022, and only 81% and 61% respectively of development has been permitted and completed to date. Whilst this target has not been achieved there are no concerns over the implementation of the policies. The Council is in the process of updating its economic evidence base which will include a larger than local employment land review and needs assessment commissioned jointly with Powys to consider the delivery of existing employment allocations and the economic land supply needs into the future.

### Quality of Life

1.37 The following table provides a summary of the performance of AMR Quality of Life Indicators

## Executive Summary

AMR Indicator	Performance								
	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRQ01 – Loss of Open Space and Facilities	0	+	+	+	+	+	+	+	+
AMRQ02 – Loss of Greenfield Land	0	0	0	0	0	0	0	0	0
AMRQ03 – The Gain of Open Space	0	0	0	0	0	-	-	-	-
AMRQ04 – Environment and Local Biodiversity	+	0	-	0	0	0	0	0	0
AMRQ05 – Environmental Enhancements	-	-	0	+	0	0	0	0	0
AMRQ06 – Infrastructure	?	?	+	+	+	+	+	+	+
AMRQ07 – Reducing Flood Risk	-	0	+	+	+	0	0	0	0

AMRQ08 – Installed MW Capacity in SSA D  The monitoring indicator will be changed next monitoring year to reflect the provisions of Future Wales	0	?	0	0	0	?	?	?	?
AMRQ09 – Waste	?	?	?	?	?	?	?	?	?
AMRQ10 – Aggregates	0	0	0	+	+	+	+	+	+

1.38 AMR Indicators Q01, Q06, Q07 and Q10 indicate that identified targets are being achieved. AMR Indicators Q02, Q03, Q04, and Q05 targets are somewhat being achieved and where targets are not being met there are no concerns over the implementation of the relevant policies. In regard to AMR Indicators Q08 & Q09 no conclusions can be drawn at this stage.

### **Strategic Environmental Assessment/Sustainability Appraisal Monitoring**

1.39 The SEA Directive requires that the Council monitor the state of the environment through monitoring the sustainability objectives set out in the SA/SEA Report. This forms an integral part of the AMR and is contained in Section 5. A summary of the performance of SA Objectives and indicators is provided in Appendix 2. Any changes to the framework are included in Appendix 1. In conclusion, the SEA/SA monitoring indicates a positive change to the environment thus far in the plan period.

### Conclusion and Recommendations

1.40 In regards to the LDP Housing indicators, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress is not as fast as anticipated and it is now clear that the plan period targets have not been achieved by 2022. However as stated this is due in part to the flawed population projections on which LDP1 was based, and therefore what has been delivered is more akin to the actual need than that which was planned for, and in positive news the Affordable Housing target has yet again been exceeded (36% vs 20% target). Other housing indicators highlight the need for further investigation and new and emerging evidence which will inform the LDP review around allocated site size, Covid 19 related population change, housing affordability and now Phosphate's restrictions. In regard to the LDP Economy and Retail and Quality of Life indicators, targets are either being met or, where they are not being met, raise no immediate concerns for policy implementation, however structural changes to the high street have been evident pre-Covid but have as a result of the pandemic been speeded up and thus work will remain ongoing on how best to support the high street and the suitability of primary and secondary frontages and the impact of the changes of the relaxation of GPDO introduced as a result of the pandemic and how these can be best reflected in the replacement LDP and in determining applications in the interim. Alongside local work on the impact of temporary pedestrianisation measures which were introduced to support social distancing and outdoor trading.

## 2. Analysis of Significant Contextual Change / Indicators

2.1 The following section considers contextual changes that have, or could have, an influence on the implementation of the LDP including National, Regional and Local policy and conditions.

### National Legislation, Policy and Guidance

#### The Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (Wales) Order 2020

2.2 In light of the Covid-19 pandemic, an amendment was introduced permitting development for the purpose of preventing, controlling or mitigating the effects of, or taking other action in connection with a public health emergency in the United Kingdom, consisting of:

- A change of use of a building or land to a use falling within Class C2 (Residential Institutions) or Class D1 (Non-residential Institutions) of the Schedule to the Use Class Order,
- The provision on land of buildings, moveable structures, works, plant or machinery.

2.3 Such development is subject to certain limitations and conditions.

#### Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2021

2.4 An amendment was introduced in 2021 in relation to permitted development rights concerning temporary building and changes of use for public health emergency purposes and emergency development by local authorities. The amendment made provisions clarifying the expiry dates for such developments.

**Town and Country Planning (General Permitted Development)  
(Amendment) (No. 2) (Wales) Order 2021**

- 2.5 The Town and Country Planning (General Permitted Development) (Amendment) (Wales) (No.2) Order 2021 permitted an additional period of 28 days for a temporary use of land, of which 14 days may be for the holding of a market or for the purposes of motor car and motorcycle racing. Said permitted development rights applied during the period beginning on the 30th of April 2021 until the 3rd of January 2022. The provision of moveable structures for the purposes of the use was also permitted. Development was not permitted to a building or within the curtilage of a building where there is also a scheduled monument. Some types of development were not permitted where the land is in the curtilage of a listed building, is within a Site of Special Scientific Interest or is within a National Park.
- 2.6 Class B of Part 4 of Schedule 2 of the General Permitted Development Order permits the temporary use of land for a market for 14 days. As noted above, the Amendment Order introduced an additional 14 days until the 3<sup>rd</sup> of January 2022. These permitted development rights apply to the private sector, third sector and wider public. However, to assist local authority efforts to support businesses, the Amendment Order introduced new permitted development rights permitting local authorities to use land, excluding Sites of Scientific Interest, for the purpose of holding a market for an unlimited period. The change of use, however, must have ended on or before the 29<sup>th</sup> of April 2022. To facilitate the use, the erection of temporary structures, such as stalls or awnings, were also permitted.
- 2.7 Part 4A of the Order also introduced new permitted development rights for whole planning units which fall within the town centre boundary as identified in the development plan. The amendment permitted the following changes of use for such buildings between the 30<sup>th</sup> of April 2021 and the 29<sup>th</sup> of April 2022:



Part 4A	Existing Use	Permitted Change
Class C	Use Class A1 (Shops)	<ul style="list-style-type: none"> <li>• A2 (Financial and Professional Services)</li> <li>• A3 (Food and Drink)</li> <li>• B1 (Business)</li> <li>• D1 (Non-residential Institutions)</li> <li>• D2 (Assembly and Leisure)</li> </ul>
Class D	Use Class A2 (Financial and Professional Services)	<ul style="list-style-type: none"> <li>• A1 (Shops)</li> <li>• A3 (Food and Drink)</li> <li>• B1 (Business)</li> <li>• D1 (Non-residential Institutions)</li> <li>• D2 (Assembly and Leisure)</li> </ul>
Class E	Use Class A3 (Food and Drink)	<ul style="list-style-type: none"> <li>• A1 (Shops)</li> <li>• A2 (Financial and Professional Services)</li> <li>• B1 (Business)</li> <li>• D1 (Non-residential Institutions)</li> <li>• D2 (Assembly and Leisure)</li> </ul>

2.8 To protect residential amenity, for all the above permitted changes of use, development was not permitted if the proposed A3 use was for the sale of hot food to be consumed off the premises or where the proposed use was for B1(c) (i.e., for any industrial process).

2.9 To reduce the risk of spreading COVID-19, permitted development rights were introduced allowing premises falling within Class A3 (Food and Drink) to use the adjacent highway for the purposes of selling, serving or consuming food and drink supplied from those premises. The Order also made provisions permitting removable furniture to facilitate this. Consent for permitting spaces ceased on the 3<sup>rd</sup> of January 2022, after which the use ceased, and the highway was to be returned to its prior condition.

2.10 To facilitate outdoor trading, the Order further introduced permitted development rights allowing the erection of retractable awnings over the frontage of premises falling within Use Class A3 (Food and Drink) between the 30<sup>th</sup> of April 2021 and the 29<sup>th</sup> of April 2022. These permitted development rights did not apply to listed buildings, article 1(5) land and World Heritage Sites.

### **Consultations**

2.11 During the reporting year, published consultations with potential for impact on the LDP included:

- Planning legislation and policy for second homes and short-term holiday lets (Welsh Government, February 2022).
- Amendments to permitted development rights (Welsh Government, February 2022).
- Fire and rescue authorities becoming statutory consultees in the development management process (Welsh Government, October 2021).
- Technical Advice Note 15: Development, Flooding and Coastal Erosion (Welsh Government, September 2021).
- Changing Places Toilets and Baby Nappy Changing Facilities (Welsh Government, May 2021).

2.12 The following research, policy and guidance was also published during the monitoring period and at the very end of the monitoring period for 2021-2022:

- Green Infrastructure Assessments, protected species and permitted development rights: local authority questionnaire-privacy notice (May 2021, WG)
- Coronavirus (COVID-19): new temporary permitted development rights to support economic recovery. (April 2021, WG)

- Reducing emissions in Wales: Welsh Government response. (June 2021, WG)
- Second homes report: letter from the Welsh Government. (July 2021, WG)
- Cymraeg 2050: our plan for 2021 to 2026. (July 2021, WG)
- Changes to the determination of listed building consent applications (July 2021, WG)
- Net zero carbon status by 2030: public sector route map (July 2021, WG)
- Planning Inspectorate Wales services update (August 2021, WG)
- Planning and Environment Decisions Wales (September 2021, WG)
- A Guide to Future Wales: frequently asked questions 2<sup>nd</sup> Edition (September 2021, WG)
- Renewable Energy Deep Dive: terms of reference. (October 2021, WG)
- Net Zero Wales Carbon Budget 2 (2021-2025) (October 2021, WG)
- Regional Technical Statements for Aggregates 2<sup>nd</sup> Review- Clarification Letter. (November 2021, WG)
- Environmental Impact Assessment (EIA) Regulations: Barry Biomass (December 2021, WG)
- Safeguarding aerodromes, technical sites and military explosive storage areas Direction 2002 (direction and circular 01/2003). (December 2021, WG)
- Climate change allowances and flood consequence assessments (December 2021, WG)
- Guide to building regulations. (December 2021, WG)
- Welsh language strategy: annual report 2020 to 2021 (February 2022, WG)

- Best and most versatile agricultural land and solar PV arrays (March 2022, WG)
- Technical advice note (TAN) 15: development, flooding and coastal erosion. (March 2022, WG - will come into force on 1 June 2023)
- Cymraeg 2050: Welsh language strategy action plan 2022 to 2023. (March 2022, WG)
- Guidance principles for drainage and wastewater management plans (DWMPs). (March 2022, WG)

### Conclusion

2.13 National Policy and guidance introduced this year (1<sup>st</sup> of April 2021 – 31<sup>st</sup> of March 2022) largely focussed on consolidating temporary changes made during the Covid 19 emergency, powers and amendments made to allow local government to manage the crisis. With those that had proved useful being consulted on to be kept in perpetuity. Further consultations and legislation then focussed on commitments made through the Labour and Plaid cooperation agreement such as introducing powers to manage second homes, through planning, taxation and maximising Affordable Housing.

### National Conditions

#### Housing

2.14 Data from StatsWales indicates that during 2021 - 22 (last available annual figures), the number of new dwellings started nationally increased by 31% compared to the previous year 2020 - 21 (4,314) to 5,659 dwellings across Wales. The number of new dwellings completed increased by 14% during 2021 - 22 compared to the previous year 2020 - 21 (4,616) to 5,273 dwellings across Wales ([New house building \(gov.wales\)](https://gov.wales)).

2.15 RSLs were responsible for most social sector completions and 72 new dwellings were completed by Local Authorities in 2021 - 22 (last available

annual figures). 38% of all new dwellings completed in Wales during 2021 - 22 were 3-bedroom properties. This national picture exceeds that of at the local level in Ceredigion of 29% ([New house building \(gov.wales\)](#)).

## Economy

2.16 The Labour Force Survey published in September 2022 for the period April 2021 – March 2022 indicated that at March 2022 the employment rate in Wales was estimated to be 73.6% of people aged 16-64 (1.5 million people) – up 1.4 percentage points from the previous year at March. The number of people who were economically inactive (16 - 64 excluding students) in Wales for the year ending March 2022 was 342,800 (down by 8,900 compared to the previous year at March).

<https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Labour-Market-Summary/annuallabourmarketsummary16to64-by-welshlocalareas-economicactivitystatus>

2.17 The public sector is a significant employer in Wales with 29.5% (year ending March 2022) of people in employment being employed in the Public Sector compared to 30.8% (2021), 26.5% (2020), 28.5% (2019), 27.4% (2018), 25.9% (2017), 26.7% (2016) and 27.9% (2015). Whilst this is a slight decrease compared to last year, in general the pattern has been that of a slight increase and there have been no significant shifts in workforce jobs by industry since the plan's adoption in 2013.

<https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Persons-Employed/publicprivatesectoremployment-by-welshlocalauthority-status>

2.18 According to the Welsh Retail Consortium – Springboard Footfall and Vacancy Monitor, Footfall and vacancy rates across Wales have fluctuated significantly over recent years, realising a significant drop in footfall in 2011, which coincided with overall vacancy levels topping 13%. Since then, subsequent increases, over and above those experienced throughout the UK had been

realised and significant improvement in footfall levels across Wales has been achieved. However, as a result of Covid 19 national lockdowns, a move to online shopping and the cost-of-living crisis the impact on the high street has been considerable. It will be imperative in targeting support to the high street to understand how these relatively quickly implemented trends changes long-term retail habits in the coming years. As at quarter 1 in 2022 vacancy rates across Wales were 16.9% (WRC 2022) effectively meaning over 1 in 6 high-street units were empty, though all but one of Ceredigion's towns (Llandysul) were below this rate, with high street surveys demonstrating a growing independent retail sector in our towns.

2.19 In terms of the economy, the picture remains similar to the 2016-2021 AMRs; however, work on Growing Mid Wales, particularly the evidence base, to identify programmes of intervention has identified employment growth in quality jobs and availability of employment land as a priority area alongside the supporting of high tech and agri tech industry. Therefore, when these interventions are realised, we expect to see an uptake of employment sites and will be seeking in the future LDP review to support land allocations that support the programme of interventions. A larger than local employment needs and premises assessment has been commissioned jointly by Powys, Ceredigion and Welsh Government has been published and the results of which will inform the preparation of the LDP2 Deposit.

### **Other National Context Changes**

#### **Brexit**

2.20 The transition period for Brexit ended on 31/12/2020

2.21 The Office for Budgetary Responsibility estimate that Brexit has had impacts on the economy amounting to a drop in long run productivity of 4% and a drop in imports and exports of 15%, its short-term impacts continue to be felt, the longer-term impacts are more difficult to predict. But it's likely we will continue to see ongoing disruption, as we have seen with labour market shortages, food shortages, delivery infrastructure impacted and rising prices. The impact of

Brexit directly has largely been outshone by the impact of Covid-19 and now the War in Ukraine. These effects will become clearer over time and this will continue to be considered in respect of the LDP and any subsequent review.

### **Covid-19 Pandemic**

2.22 The monitoring period has been affected by the world wide Covid 19 pandemic. The impact of the pandemic on the economy will not be truly known for some time. The impacts on Ceredigion and its residents and businesses will be closely monitored for the foreseeable future. We know that the pandemic has impacted upon the housing market locally, with an extremely buoyant market and anecdotal evidence of significant in-migration. There have been shortages of labour in some sectors (again not Covid specific likely to be caused by Brexit) and we have seen larger multinational chains pull out of our towns with empty properties blighting the high street. As we are still in the aftermath of the pandemic it is hard to say at this stage what this means for the monitoring as well as the replacement plan however the LDP team remain actively engaged in considering how to manage these changes for the replacement LDP.

### **War in the Ukraine**

2.23 War in Europe between Russia and the Ukraine has had a significant impact on global wheat, oil, gas and electricity prices which has caused uncertainty in the markets and soaring inflation, all of which are coupled by Brexit and the Covid-19 pandemic. The main impacts of this in Ceredigion relate to the 'cost of living crisis' as the rising costs of food and heating push people into poverty and reliance on charitable associations. The impacts of this on the current plan and any future plan are not yet clear but focus will need to be on Affordable Housing that is energy efficient to reduce annual heating bills.

### **Phosphate Levels in the Afon Teifi Special Area of Conservation (SAC)**

- 2.24 The impact of the NRW Phosphates Interim Planning advice issued in January 2021 and updated in May 2021, June 2022 on developments in Ceredigion cannot be understated. Whilst the authority is mindful of their statutory duty as the competent authority in decision making in this regard, comparative to other authorities with similar issues we are disproportionately affected.
- 2.25 The size of the SAC catchment across Ceredigion which is effectively under a development embargo is 806 km<sup>2</sup> equating to 44.6% of the total land area of the county. It impacts upon 3 of our 6 main settlements, representing the most sustainable locations for future growth namely Tregaron, Llandysul and Lampeter, (Newcastle Emlyn being located in Carmarthenshire) and partially constrains a 4<sup>th</sup> Ceredigion settlement; Cardigan. These settlements comprise one of only 2 regional growth areas in the county as defined in Future Wales The National Plan 2040 titled the 'Teifi Valley Growth Zone' and are now undevelopable.
- 2.26 Under AMP 7 (2020 - 2025) and the proposed AMP 8 (2026 - 2030) improvements by Dŵr Cymru Welsh Water (DCWW) on their Waste Water Treatment Plants (WWTP) only Tregaron is scheduled for phosphate (P) stripping to be potentially installed in AMP 8. No other settlements in Ceredigion are presently identified in the plans despite 47 settlements in total being currently impacted. This provides no surety that solutions to the development embargo will be found in the coming decade for almost 50% of Ceredigion or in population terms approx. 21,200 residents and 9,600 households.
- 2.27 Source Apportionment evidence from DCWW demonstrate that 68% of the phosphates in the Afon Teifi is as a result of run off from WWTP, thus without chemical solutions, or plant upgrades nature-based solutions need to be sought and these can be difficult to implement and take time to organise and for benefits to be realised.
- 2.28 In terms of the current LDP the planned growth for the settlements impacted was 572 houses of which 115 were expected to be Affordable Homes spread



over 14 allocations (24% of all housing allocations). 7 further employment and mixed-use sites are now impacted again representing up to a 3<sup>rd</sup> of such developments countywide. There are upwards of 50 planning applications 'stuck in the system' which represents at least 55 potential new homes and several commercial developments. Whilst it's convenient to see these as mere numbers they do in fact represent the hopes and dreams of a number of Ceredigion residents.

- 2.29 Whilst the LDP articulates the strategic vision for the county in spatial terms, many of the councils' own projects are in jeopardy these include, the Cylch Caron integrated Care Centre which is likely to need a new planning application and will therefore be caught by the embargo. Furthermore, Welsh Governments own Transforming Towns grant may not be fully realised in Ceredigion as a number of potential and allocated projects are unable to go forward. Including those administered by the Local Authority for the revitalisation and repurposing of town centre properties; a central principle of the National Development Plans 'Town Centre First' approach. Here in Ceredigion, we will be unable to articulate the central tenants of national policy as growth will have to be directed out of town centres and away from the most sustainable locations and from the nationally designated regional growth areas.
- 2.30 It is anticipated that the replacement LDP will now be significantly delayed as the previous Preferred Strategy needs complete reassessment. Furthermore, in preparing a replacement plan it must meet the needs of the entire county and not only 45% of it, otherwise the plan will not meet the tests of soundness at examination. This will have an impact on monitoring, land availability and economic growth going forward, and could potentially delay development of the Strategic Development Plan and embedding the vision of the Growing Mid Wales partnership into a spatial plan.

## **Regional Policy and Conditions**

### **Adjoining Authorities and Collaborative Working**

- 2.31 Pembrokeshire Coast National Park Authority's replacement LDP was adopted on 30/09/2020, Pembrokeshire County Council and Carmarthenshire County Council adopted LDPs in 2013 and 2014 respectively. Pembrokeshire County Council, Brecon Beacons National Park Authority and Carmarthenshire County Council have all commenced plan revision. However, their replacement LDPs are now on hold or have moved back in stages of plan making due to the aforementioned Phosphates issues in riverine SACs, LDPs for Powys and for Gwynedd and Anglesey (Joint Plan) have both been adopted, Powys have commenced replacement plan preparation in 2022.
- 2.32 Ceredigion County Council participated in all neighbouring plan making processes as did those Authorities in Ceredigion's LDP, to ensure cross boundary complementarity. Following a letter from the Cabinet Secretary requesting that authorities consider joint working and subsequent meetings to discuss this, Ceredigion County Council continues to identify opportunities for regional collaboration across borders as appropriate. Ceredigion has worked in collaboration with several neighbouring authorities on joint commissioning of a, Strategic Viability Assessment, Strategic Flood consequences Assessment, Local Housing Market Assessment and several other smaller projects/ pieces of evidence where cross border working is opportune. The main piece of work that has been produced through regional collaboration during the monitoring period includes the establishment of the Nutrient Management Boards for the Teifi, Cleddau and Tywi rivers and associated evidence base. The region has worked tirelessly to deliver on phosphate mitigations and solutions which has included being the first to establish boards, production of a regional calculator and mitigation guidelines, creation of Nutrient Management positions and reviewing of evidence and lobbying at a national level.
- 2.33 The Introduction of Future Wales in 2021 and the requirement to undertake Strategic Development Plans (SDPs) also continues to be a focus of regional collaboration with work ongoing to set up the Corporate Joint Committee (CJC)

and associated sub groups including that for the SDP which is currently considering options on SDP resources, given the differing plan making stages of the constituent local planning authorities.

- 2.34 The growing Mid Wales Partnership continues to seek to provide a strategic focus and lead for the economic development of the Powys and Ceredigion Areas since its establishment in 2015. Trafnidaeth Canolbarth Cymru (TraCC) has been consolidated into the partnership and will continue to function as the Mid Wales Infrastructure and Connectivity Group, in order to align strategic transport planning activity with the partnership work to diversify the economic base, support and strengthen the economic base, create new jobs and opportunities, develop workforce skills and improve communications accessibility and infrastructure. An evidence gathering exercise is ongoing with AECOM acting as consultants to identify evidence-based programme of interventions.
- 2.35 Regional Policy and conditions introduced this year have significantly altered the context of the plan both in Ceredigion and in neighbouring authorities. Implications relating to Brexit, Covid 19, the war in Ukraine and the structural changes that have ensued as a result and Phosphates guidance from NRW have created significant challenges to LDPs and resulted in delays for most LDPs regionally further extensive work will be required to understand the full context of what this means for LDP revision which is underway.

## **Local Policy and Conditions**

### **Population and Household Data**

- 2.36 Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and other migration trends. Subnational population projection for 2018 to 2043 released in February 2020 (See AMRH01), suggests that Ceredigion's population will decrease by 3.3% to approximately 70,600 in 2028. This was confirmed by the Census data releases which

demonstrated Ceredigion had the highest population decline in Wales at 5.8%. However, the impact of structural changes resulting from the Covid 19 pandemic have not been factored into such revisions therefore some ambiguity exists as to how population change may continue in Ceredigion particularly when we consider the buoyancy of the local housing market with demand outstripping supply.

### **Housing**

2.37 In the current uncertain financial and political context, it is impossible to disentangle the effects of changes in methodology from changes in the underlying trends, such as a stronger pull towards urban centres and away from rural areas or vice versa as a result of greater flexibility in terms of home working as a result of the pandemic. A small decline in population does not necessarily result in fewer households but, as the population ages, there is likely to be a growing mismatch between its needs and the types of dwellings available. The main issues regarding housing delivery relevant to Ceredigion beside the population trends – are that there is a general lack of delivery across Wales, Ceredigion included, with the added issue of there being no volume builders operating in this region and viability being generally poor particularly in in-land areas which will be most impactful on the regional Teifi Growth zone as it is now constrained by phosphates and a developer pays solution to phosphate mitigations is unlikely to be viable..

### **Education**

2.38 No New schools have opened this year and no schools closed.

2.39 Consideration of new and closing schools and implications for the LDP development strategy, if any, will be considered as part of the LDP review.

2.40 Local Policy and conditions introduced this year have resulted in significant changes in the context of the plan and further work is needed to understand the

impacts moving forward. Any required changes to the plan will be considered as part of LDP replacement as and when work re-starts on the rLDP.

### 3. Analysis of Core & Local Indicators

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

#### Indicator Performance

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

#### Monitoring Actions

<b>Continue Monitoring</b>
Development plan policies are being implemented effectively.
<b>Training Required</b>
Development plan policies are not being implemented as intended and officer or Member training is required.
<b>Supplementary Planning Guidance (SPG) Required</b>
Development plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.
<b>Further Investigation/Research Required</b>
Development plan policies are not being implemented as intended and further research and/or investigation is required.
<b>Policy Review Required</b>
Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.
<b>Plan Review</b>
Development plan policies are not being implemented and the plan's strategy is not

being delivered, triggering a formal review in advance of the statutory 4-year review.

- 3.3 The plan review was triggered in 2016 after the 3<sup>rd</sup> AMR, therefore the above monitoring actions may not be relevant. However as stated in earlier sections, the replacement plan is not currently being progressed due to the situation with regards NRW guidance on Phosphates on riverine SACs in Wales.

**Housing**

<b>Monitoring Reference:</b> AMRH01 <b>Aspect Monitored:</b> Population Change <b>Policies Monitored:</b> S01 <b>Level:</b> Local <b>Frequency:</b> Every 5 years <b>Source:</b> Ceredigion County Council (CCC) from Office for National Statistics and other data				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
That population change in the county over the period of the LDP is broadly in line	Overall population; HE and non-HE population; and Average net migration.	A full analysis of population change including new projections will be carried out every five years of the plan	Various measures of population growth are showing an overall downwards trend of	Projected decrease in overall population and



<p>with the forecast change based on population projections.</p>		<p>period. Population change will be assessed together with the available evidence on change in the number of households and this demographic information will be considered against the policy objectives of the LDP to see whether any specific action needs to be undertaken.</p>	<p>population growth for Ceredigion when compared with earlier releases.</p>	<p>corresponding decrease in household need.</p>
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**Analysis**

Various measures on population and household numbers are showing an overall downward trend for Ceredigion when compared with earlier releases. The latest Mid-Year-Estimates (MYEs) series demonstrates an overall population decline in Ceredigion, from its peak of 76,000 in 2012 to 72,900 in 2020. The household estimate for Ceredigion also shows a reduction, albeit a more gradual reduction, from its peak of 31,860 households in 2013 to 31,410 in 2020.

Similarly, the most recent 2018-based population and household projections suggests that Ceredigion’s population will decline by approximately 4,250 people between 2018 and 2043, from 72,992 to 68,745 with a corresponding reduction in the number of

households by roughly 4,500. The 2018-based projections reflect a reversal in the demographic trend compared to the 2014-based set, which suggested a growth of approximately 5,400 people and 2,800 households between 2017 and 2037, from 76,000 to 81,500. Notably, a change has been made to the methodology of the 2018-based projections, internal (UK) migration is now based on migration rates rather than fixed numbers, which may have contributed to a slight reduction of the population shown in the population projections.

The first release of the 2021 census results were published in June 2022. Census data on population and household estimates are the most authoritative figures available and are fundamental to our understanding of population and household change. The census population and household estimates confirm the downward trend and the robustness of the 2018-based projections. On Census Day (21st of March 2021), Ceredigion's population was estimated to be 71,500, which is identical to the 2018-based population projections for 2021. In terms of household numbers, census estimates were fairly in-line with what was projected, with the census figures (30,900) estimating an additional 100 households compared to the 2018-based projection (30,800). Notably, out of the 22 local authority areas in Wales, Ceredigion experienced the greatest population decline (by 5.8%/4,500) and the second greatest household decrease (by 2.1%/700) since the previous census in 2011.

The more gradual household decline shown in both the census results and the Welsh Government estimates and projections, reflects a steady increase in the number of single-person households and an overall slow decline in household size. A small decline in population does not necessarily result in fewer households but, as the population ages, there is likely to be a growing mismatch between its needs and the types of dwellings available. The interpretation of the 2018- based projections suggests that there is likely to be a lower housing need, and consequently a lower demand for new dwellings which would need to be factored into the development of the LDP 2.

Using 2018 to 2033 as the base period, the effects of changing numbers in population projections are illustrated in the figure below.

Household projection base year	No. of households in 2018	No. of households in 2033	No. of additional households
2011	32,422	33,898	1,476
2014	32,332	34,538	2,206
2018	31,190	30,719	471

Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and other migration trends. The next round of census results will provide a greater understanding of what is driving the population decline. It is likely to be a combination of factors, such as, stalling fertility rates, negative natural change (the number of deaths exceeding the number of births) and net outward internal migration.

Welsh Government intend to publish their sub-national population projections every two years, however; their 2020-based projections were not produced in the autumn of 2021 due to the proximity of the census result dates. The next round of sub-national population projections will be 2021 based with a proposed release of early 2024 (these will use the updated base population from the 2021 census). It is important to note that Census Day took place during the COVID-19 Pandemic, which may

have affected people's choice of usual residence, for example students, which make up a high percent of Ceredigion's population. These changes might have been temporary for some and more long lasting for others. Therefore, from a Ceredigion perspective it may be some time before we can rely on the accuracy of housing projections realistically picking up on the nuances of such factors. If the apparent tide of population decline is real, then initiatives such as Growing Mid Wales may be the best means to reverse the trend.

### **Conclusions**

The 2021 census results have confirmed that the population of Ceredigion is in fact declining. Subsequent census releases will provide a greater insight into what is driving the decline, in addition to the potential impact on student numbers due to the census being undertaken during the COVID-19 Pandemic. These projected trends and the driving factors will be integral to the development of the LDP 2 (once released from pause). In the interim, initiatives such as Growing Mid Wales may be the best means to reverse this trend.

<b>Monitoring Reference:</b> AMRH02 <b>Aspect Monitored:</b> Settlement Strategy Countywide <b>Policies Monitored:</b> S01 – S04 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (25 <sup>th</sup> April 2013– 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Completions and commitments countywide by the end of the plan period to be:	From the date of adoption, the ratio of both completions and commitments across the County as a whole to be moving towards the percentage split sought	From the date of adoption, the ratio of both completions and commitments across the County should be moving towards the percentage split	From the date of adoption (25 April 2013) the ratio of commitments across the county as a whole is: <ul style="list-style-type: none"> <li>• USCs: 42%</li> <li>• RSCs: 24%</li> </ul>	-

## Monitoring Framework Local Development Plan

<p>At least 51% in the USCs; 24% in the RSCs; and A maximum of 25% in the 'Linked Settlements and Other Locations' and in any event no more than 1522 units.</p>	<p>Countywide by the end of the plan period.</p>	<p>sought Countywide by the end of the plan period.</p> <p>Should the annual percentage split not move towards that sought Countywide in any one year of the plan period, an investigation will be triggered to look into the reasons why. Where reasons are unjustified then necessary action will be considered.</p> <p>Note that as information is collected at Settlement Group level it will be possible to identify if there are</p>	<ul style="list-style-type: none"> <li>• Linked Settlements and Other Locations 34%</li> </ul> <p>From the date of adoption (25 April 2013) the ratio of completions across the county is:</p> <ul style="list-style-type: none"> <li>• USCs: 38%</li> <li>• RSCs: 19%;</li> <li>• Linked Settlements and Other Locations: 43%</li> </ul> <p><b>Note: figures may not sum correctly due to rounding.</b></p>	
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		geographical exceptions (for example, if all SGs are working towards the desired balance, bar one or two exceptions) that are the cause of the balance not being met countywide.		
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**Analysis**

The Strategy of the LDP is to refocus growth into Service Centres and the purpose of this indicator is to measure the effectiveness in delivering development in accordance with the settlement strategy. The 2022 results show that the percentage split of commitments at 42:24:34 is not consistent with the identified target of 51:24:25. The percentage split has remained static for the last few years, moving a percentage point or so between each settlement type. In terms of completions the ratio has remained reasonably static. Completion numbers have reduced since the start of the plan period which reflects part of a broader national picture of reduced completions. When measured from plan adoption (and from plan start), the percentage split of completions (Urban:Rural:Linked Settlements & Other Locations) has fluctuated slightly but does not show any significant change in ratio.

The following table summarises performance against the indicator measured from both plan start and adoption for commitments and completions.

<b>Commitments</b>	
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## Monitoring Framework Local Development Plan

<b>AMR</b>	<b>Performance measured from Plan Start (01/04/2007)</b>	<b>Performance measured from Adoption (25/04/2013)</b>
<b>2014</b>	42:15:43	40:30:30
<b>2015</b>	42:16:42	42:23:35
<b>2016</b>	44:18:39	50:25:25
<b>2017</b>	45:17:38	52:21:26
<b>2018</b>	44:18:38	47:24:29
<b>2019</b>	43:17:40	44:25:31
<b>2020</b>	41:18:41	41:24:35
<b>2021</b>	40:19:40	40:26:34
<b>2022</b>	41:19:40	42:24:34
<b>Completions</b>		
<b>AMR</b>	<b>Performance measured from Plan Start (01/04/2007)</b>	<b>Performance measured from Adoption (25/04/2013)</b>
<b>2014</b>	43:13:43	43:13:44



<b>2015</b>	44:13:43	46:11:43
<b>2016</b>	43:15:43	41:18:41
<b>2017</b>	44:14:42	44:15:41
<b>2018</b>	43:14:43	42:16:42
<b>2019</b>	42:15:43	41:16:43
<b>2020</b>	42:15:43	41:16:43
<b>2021</b>	42:15:43	41:16:43
<b>2022</b>	41:17:43	38:19:43

\*Performance ratios are shown as Urban Service Centres: Rural Service Centres: Linked Settlements and Other Locations. Figures may not sum correctly due to rounding.

**Conclusions**

The target has not been met for completions or commitments.

**Actions**

The target has not been met for completions or commitments. The LDP revision will consider the Settlement strategy and will identify ways to deliver housing in sustainable locations, in the interim the planning service continues to strive to deliver housing in sustainable locations where Phosphate's restrictions allow.

<b>Monitoring Reference:</b> AMRH03 <b>Aspect Monitored:</b> Settlement Strategy Settlement Groups <b>Policies Monitored:</b> S01 – S04 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in Appendix 2 of the	From the date of adoption, within individual Settlement Groups the ratio of both completions and commitments between Service Centre and ‘Linked Settlements and Other Locations’ is in line with or	Where the expected proportional growth is exceeded in the ‘Linked Settlements and Other Locations’, further residential development will be resisted in that Settlement Group, for the ‘Linked Settlement and Other Locations’, until outstanding permissions have either	See Appendix 5 (taken from Monthly Monitoring Figures).	-

LDP by the end of the plan period.	working towards the requirements set out in LDP volume 1, Appendix 2.	lapsed or been revoked and the commitments reflect or are working towards the proportional split as set out in Appendix 2 of the LDP.		
<p><b>Analysis</b></p> <p>Whilst the indicator is looking to measure from plan adoption the monitoring framework relies on data from plan start and cannot be measured from plan adoption.</p> <p>For commitments: Of the 22 service centres, 9 did not achieve improvements in the proportional split, 8 improved and 5 experienced no change since the previous monitoring period.</p> <p>Those that did not improve included Aberystwyth, Aberporth/Parcllyn, Bow Street, Llanarth, Llanilar, Llanon, Llanrhystud, Devils Bridge and Pontrhydfendigaid. Of these groups however, for completions, Aberaeron, Cardigan, Tregaron, Aberporth, Bow Street, New Quay, Felinfach/Ystrad Aeron, Llanon, Pontrhydfendigaid, Talybont and Borth experienced an improvement in the proportional split since the previous monitoring period. Aberystwyth, Newcastle Emlyn, Lampeter, Llandysul, Cenarth, Llanarth, Llanilar, Llanrhystud and Penrhyncoch experienced a decrease in the proportional split for completions since the previous monitoring period.</p>				

The results indicate a varied picture across service centres since the first monitoring period in 2014. Since this time a total of 13 settlement groups have achieved improvements in the percentage split of commitments, and 11 have achieved an improvement in the percentage split of completions. Since.

### **Conclusions**

The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance identified in Appendix 2 of the LDP. Since 2014, the change in the percentage split of commitments varies from +19.4% (Felinfach/Ystrad Aeron) to -15.9% (Talybont) and the change in the percentage split of completions varies from +27.7% (Felinfach) to -12.3% (Pontrhydfendigaid).

It is recommended that when work re-starts on the LDP revision, it should consider the settlement strategy in general and specifically delegated and non-delegated planning application decisions by location (and specifically post plan adoption), spatial distribution of growth need and delivery to better understand the spatial variations in balance across the County. The review of the settlement strategy will also need to consider the in more detail the Ceredigion specific patterns of growth and how these have shaped the natural patterns of development and how LDP 2 can support these rural issues in the most sustainable way.

### **Actions**

The target has not been met for completions or commitments. This indicator and the implications for it on plan delivery will need to be considered in future plan review.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRH04 <b>Aspect Monitored:</b> Settlement Strategy – Development in ‘Linked Settlements’ <b>Policies Monitored:</b> S01 – S04 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Commitments not to result in any one Linked Settlement growing by more than 12% of its size as at April 2007 (as specified in Appendix	From 1 <sup>st</sup> April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	If the 12% is reached then no further development will be permitted unless justified under Policy S04.	<ul style="list-style-type: none"> <li>• 54 LSs which have exceeded 12% growth in terms of commitments; and</li> <li>• 8 LSs which have reached the 12% growth</li> </ul>	-

5 of Volume 1 of the LDP).			limit in terms of commitments. <ul style="list-style-type: none"> <li>0 LSs fell back within the 12% growth limit.</li> </ul> See Appendix 6 for full details.	
<p><b>Analysis</b></p> <p>From the total 90 Linked Settlements across 22 Settlement Groups 54 (60%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at Plan adoption in 2013. Since last year's AMR, 0 Linked Settlements (fell back within their 12% limit.</p>				
<p><b>Conclusions</b></p> <p>60% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04.</p>				
<p><b>Actions</b></p>				

For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04. The LDP revision will need to consider why there is a negative shift away from capacity limits across the county, and consider alternatives to managing growth in rural settlements that allow the settlement to sustainably meet its specific rural needs. It is also important to recognise that the plan end date was 2022, and whilst no formal drop-dead date exists and the current plan will remain the plan in perpetuity the housing numbers become less useful as some large linked settlements will continue to need to deliver housing to meet local needs beyond their original cap provided, they meet the national sustainable place making goals and this is not incongruous with Future Wales the National Plan.



<b>Monitoring Reference:</b> AMRH05 <b>Aspect Monitored:</b> Settlement Strategy – Development in ‘Other Locations’ <b>Policies Monitored:</b> S01 – S04 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Commitments to be based on demonstrated need for affordable housing in locations that are compliant with paragraph 9.2.22 of	From the date of adoption, the type of development permitted.	Where development occurs that is not affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units, an investigation into the justification for such units will be triggered.	The type of development permitted in other locations during the monitoring period is as follows: <ul style="list-style-type: none"> <li>• 2 units that accord with TAN 6,</li> </ul>	-

<p>PPW or TAN 6 units only.</p>		<p>Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).</p>	<ul style="list-style-type: none"> <li>• 4 units that accord with PPW 3.60 (Edition 11)</li> <li>• 1 unit that does not accord with the LDP Strategy, TAN 6, or PPW 3.60 (Edition 11)</li> </ul>	
<p><b>Analysis</b></p> <p>15 dwellings with the application type Full or Outline were approved in 'other locations' during the monitoring period in accordance with the LDP. These included applications in accordance with TAN 6 (2), PPW 11 – 3.60 (4). 1 dwelling permitted did not accord with the provisions as set out in National Policy for development in the open countryside, however of the remaining 8:</p> <p>6 dwellings are adjacent to a linked settlement and provided a commuted sum for affordable housing</p> <p>2 dwellings are adjacent to a linked settlement are part of a previous application (2 open market dwellings &amp; 2 affordable dwellings)</p>				
<p><b>Conclusions</b></p>				

1 dwelling that was permitted that did not accord with the provisions as set out in National Policy for development in the open countryside, this is a significant reduction in the number approved in the previous monitoring period, also the split of consents in Service Centres, Linked settlements and those in other locations has improved.

**Actions**

The LDP revision will consider the Settlement strategy and will identify ways to deliver housing in sustainable locations.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRH06 (Statutory Indicator) <b>Aspect Monitored:</b> Annual Housing Completions versus Anticipated Annual Build Rate <b>Policies Monitored:</b> S01 - S04 and LU05 <b>Level:</b> Core <b>Frequency:</b> Annually <b>Source:</b> Annual Completions Information combined with large sites database and stakeholder workshop.				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AAR). Cumulative completions will be measured against the	Completions will be measured against the Average Annual Requirement (AAR) set out in the plan.  Primary Housing Delivery Indicator: Average Annual Housing Requirement	Where there is a shortfall of cumulative housing completions against the Annual Average Requirement (AAR) for 2 consecutive years (annual completions, not number of AMRs published) the scale of any	<b>Annual Completions (AC) Comparison against AAR</b>  400 (AAR) – 174(AC) = - 226 (-56.5%)  <b>AC% of AAR = 43.5%</b>	-

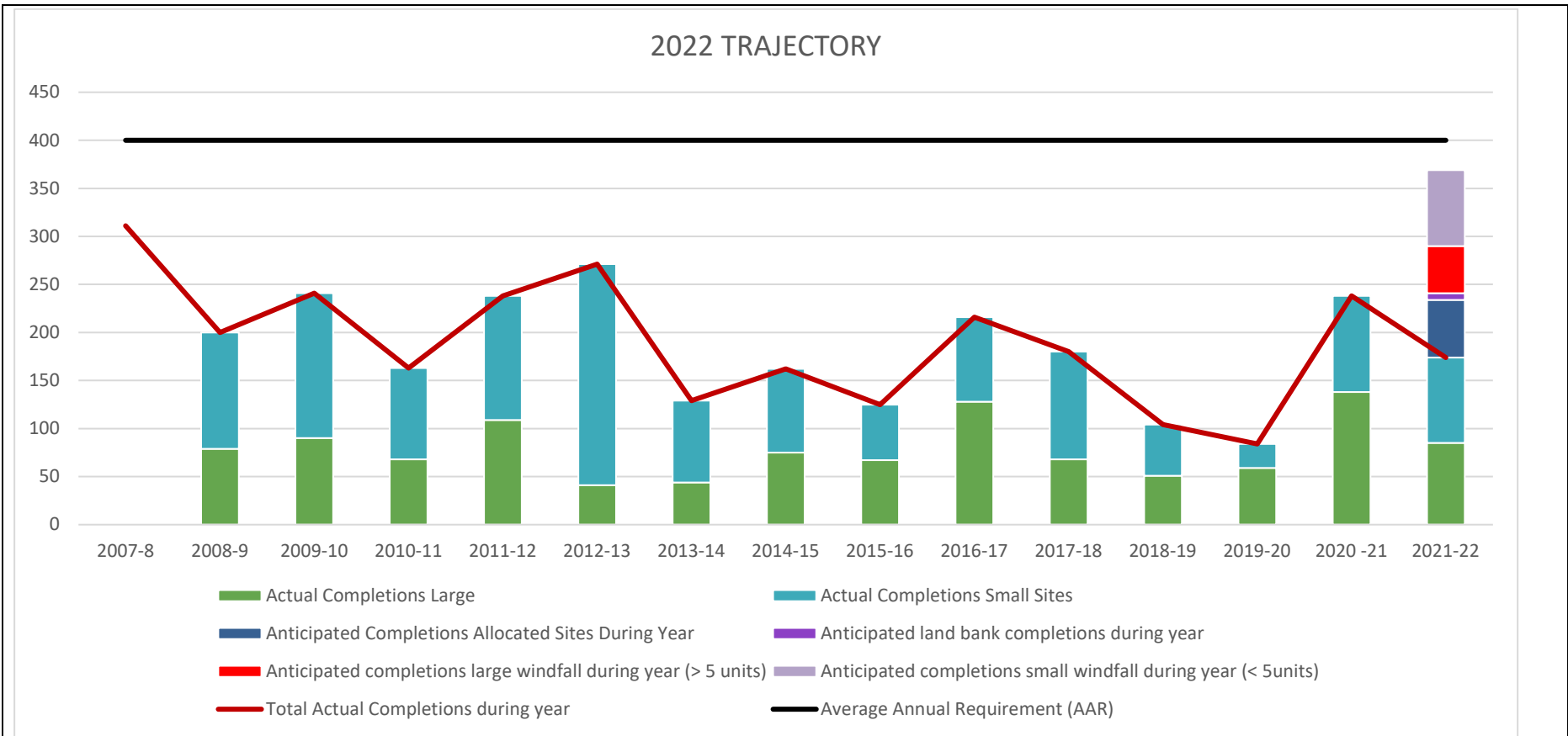
<p>cumulative average annual housing requirement set out in the plan.</p> <p>Housing Requirement = 6000</p> <p>6000/15 = 400</p>	<p>(Housing Requirement / 15 = AAR)</p> <p>This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %).</p>	<p>deficiency should be considered and set out in the conclusion/monitoring action in terms of implications for delivering the requirement level homes/strategy. Failure to deliver against the AAR could trigger an early review.</p>	<p><b>Cumulative AC Comparison against Cumulative AAR</b></p> <p>6000 (Cumulative AAR) – 2881 (Cumulative AC) = - 3119 (-52%)</p> <p><b>Cumulative AC% of Cumulative AAR = 48%</b></p>	
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**Analysis**

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2007-8	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020 - 21	2021-22
<b>Actual Completions Large</b>		79	90	68	109	41	44	75	67	128	68	51	59	138	85
<b>Actual Completions Small Sites</b>		121	151	95	129	230	85	87	58	88	112	53	25	100	89
<b>Anticipated Completions Allocated Sites During Year</b>															60
<b>Anticipated land bank completions during year</b>															7

## Monitoring Framework Local Development Plan

Anticipated completions large windfall during year (> 5 units)															49
Anticipated completions small windfall during year (< 5units)															79
Total Actual Completions during year	311	200	241	163	238	271	129	162	125	216	180	104	84	238	174
Average Annual Requirement (AAR)	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400



It is noted that the sites included as allocations aren't generally worse or more constrained, but that financial barriers to development and sale of market housing continues to impede progressing larger sites. A further consideration of the failure to achieve the timely delivery of LDP allocations has been the significant tightening of financial markets, both for development

finance and for mortgage finance. It is also clear that sites in Ceredigion that are delivered are usually substantially smaller than the allocated sites in the current plan and therefore where economies of scale may deliver larger housing sites elsewhere this type of development simply does not exist in Ceredigion due to the absence of volume builders.

A further factor which has an impact on housing deliverability is the demand side, driven largely by population growth and reducing household size. The 2018-based projections reflect a reversal in the demographic trend compared to forecast trajectories on which the LDP relied. Put quite simply, the growth anticipated by the 2008 forecasts has not taken place at the rate predicted and a later forecast (2011) was accompanied by a WG letter to Heads of Planning to treat this lower data with caution.

### **Conclusions**

Given that work has started on the LDP Review the Population changes and appropriateness of allocations are matters best considered as part of the review and revision of the Plan together with the LDP's housing strategy, policies and allocations across Ceredigion in light of any emerging research currently being undertaken to look at housing supply and demand across Wales.

### **Actions**

Continue to annually monitor progress whilst acknowledging the faults in the data set on which the plan was based and work in the future review to ensure a more robust methodology for forecasting housing demand is employed.



<b>Monitoring Reference:</b> AMRH07 (Statutory Indicator) <b>Aspect Monitored:</b> Delivery of Allocated Housing Sites <b>Policies Monitored:</b> S01 – S04 <b>Level:</b> Core <b>Frequency:</b> Annually <b>Source:</b> Information gathered for AMR06				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
40% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31 <sup>st</sup> of March 2017.	1. Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units) as follows:	If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered. This will involve an analysis of the relationship between planning permissions and completions.	Permitted on allocated sites: Units: 651(19%) Completed on allocated sites: Units: 274 (8%)	-

<p>100% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31<sup>st</sup> of March 2022.</p>	<p>i. At 31st of March 2015, 40%</p> <p>ii. At 31st of March 2017, 60%</p> <p>iii. At 31st of March 2019, 84%</p> <p>iv. At 31st of March 2021, 100%</p> <p>2. Amount of housing development completed on allocated sites as a % of LDP allocations (units) as follows:</p> <p>i. At 31st of March 2015, 20%</p>			
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	ii. At 31st of March 2017, 40%  iii. At 31st of March 2019, 64%  iv. At 31st of March 2021, 88%			
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**Analysis**

The percentage of anticipated units on allocated sites has remained the same this year to 19% and whilst the targets were not met for 2022 or are likely to be met for 2023 the increase shows a minor positive step in the right direction. The poor delivery of allocated sites in general reflects the continuing relatively depressed housing market conditions, low market confidence together with the relatively long lead in time for larger allocated sites, continuing difficulties with development finance and the resulting long-term commitment to investment, prior to a developer achieving a financial return. Only a limited number of local builders have the ability to venture the scale of development proposed. The LPA continues to work with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary, however concerns over the size of allocated sites remain.

The LDP review (and associated evidence such as a Strategic Viability Assessment and an Allocated Site Review which will be reviewed when replacement plan work begins) need to consider concerns regarding the local construction industry and allocated site size as well as general population decline.

### **Conclusions**

The percentage of anticipated units (permissions) has remained the same as the previous monitoring period at 19%.

### **Actions**

The LDP revision will consider delivery of allocated sites in more detail including analysis of the relationship between planning permissions and completions and size of allocation.

<b>Monitoring Reference:</b> AMRH08 (Statutory Indicator) <b>Aspect Monitored:</b> Housing Development in the Right Locations <b>Policies Monitored:</b> S01 – S03 <b>Level:</b> Core <b>Frequency:</b> Annually <b>Source:</b> Information gathered for AMR06				
Target	Indicator	Trigger and Actions	Performance (24 <sup>th</sup> April 2013 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
90 – 100% of requirement for USC and RSC residential development to be met on allocated sites, with the exception of Aberystwyth where 80-90% should be met on	1. Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (units post LDP adoption).	Where the percentages fall below the target for 2 consecutive years for any given Settlement Group an analysis of possible drivers will be undertaken, to understand and to action	<ul style="list-style-type: none"> <li>Permitted on allocated sites: 553 units as a % of total number permitted in service centres (53.3%)</li> <li>Units completed on allocated sites: 267 units as a % of total</li> </ul>	-

allocated sites, post LDP adoption.	2. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (units post LDP adoption).	appropriate measures to reverse the trend.	completed in service centres (29.8%)	
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**Analysis**

This is reflective of the time it takes for allocations to turn into permissions and permissions to become completions and the filter through effect. Given more time for development to come forward as it is common for allocations to take time to deliver more growth is anticipated in the USCs and RSCs as the market improves. However, the target is not being met and some explanations for this include:

- The low number of completions across the County including within the Service Centres;
- The number of allocated sites with planning permissions approved prior to LDP adoption; and
- A general slowdown in the development industry nationally, coupled with small windfall and infill development being targeted by small scale local developers whose business model precludes larger scale / long term allocations
- The implications of the NRW phosphate guidance on constraining development in 3 of the 6 main towns in Ceredigion

**Conclusions**

Whilst the target has not been achieved, positive movement in the right direction is evident since plan adoption and since the previous monitoring period.

**Actions**

The LDP review will consider the appropriateness of existing allocated sites to inform Plan revision, in particular seeking out sites for future allocation that meet the business model of developers operating in Ceredigion

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRH09 <b>Aspect Monitored:</b> Housing Development on Previously Developed Land <b>Policies Monitored:</b> S01 – S03 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
5% of all residential development permitted and completed to be located on previously developed (brownfield) land.	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed	If at least 4% of all residential development permitted and completed is not located on previously developed (brownfield) land then an investigation will be carried out into the causes of the shortfall in order to see	Permitted: 1.67ha (3%). Completed: 1.39ha (5%).	+



	<p>as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p>	<p>whether the LA can address any barriers to it coming forward.</p>		
<p><b>Analysis</b></p> <p>Although the amount permitted has not met the target (3%), the amount completed has exceeded the target (5%).</p>				
<p><b>Conclusions</b></p> <p>Although the permitted target has not been met there is no concern over the implementation of the policies.</p>				
<p><b>Actions</b></p>				

## Monitoring Framework Local Development Plan

Development plan policies are being implemented effectively.

<b>Monitoring Reference:</b> AMRH10 (Statutory Indicator) <b>Aspect Monitored:</b> Affordable Housing <b>Policies Monitored:</b> S05 <b>Level:</b> Core <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
1,100 Affordable Homes Completed (70 per annum) by 2022.	1. The number of net additional affordable and general market dwellings permitted since (1 <sup>st</sup> April) 2007.  2. The number of net additional affordable and general market dwellings	Further investigation will be undertaken on this indicator if the outstanding consents/completions of units of affordable housing over a 2-year period fall below the annual required level.	Net additional permitted: Affordable Homes: 901 General Market Homes: 2413* Total Homes: 3314*	0

	<p>completed since (1<sup>st</sup> April) 2007.</p>	<p>Critical to this investigation will be an understanding of the delivery of housing overall (see AMRH06 above).  Response to this target may need to be undertaken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p>	<p>*Years previous to 2020 included permissions before 01/04/2007  Completed:  Affordable Homes: 657  General Market Homes: 2048  Total Homes: 2705</p>	
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**Analysis**

The policy requirement for Affordable Housing is for 20% of all units to be affordable. The results are positive with more than 20% of all homes being permitted (901 homes (37%) and completed (657 homes (32%) being affordable since plan start. The target of 1,100 affordable homes permitted and completed is greater than 20% of all homes.

This slow delivery of Affordable Housing is a reflection of low delivery of general market housing and allocated sites in general. Further, completions are somewhat outside the control of the LDP as they are complicated by external factors including lack of market demand, the type of builders operating in the county, the limited commercial finance available to small builders and the

cautious approach of mortgage companies to house purchasers, as well as implications of NRW phosphate guidance constraining development in large parts of the county.

### **Conclusions**

The percentage of affordable homes permitted and completed is greater than 20% of all homes which is positive and the average annual completion rate of affordable homes whilst below the 70 per annum target has remained stable or increased since plan adoption. This indicates that the identified target of 1,100 affordable homes being completed by 2022 has not been achieved, again due to the incorrect population projections the LDP was predicated on, however it is extremely positive that 20% of all housing completions being affordable has been achieved and exceeded.

### **Actions**

The LDP revision (and associated evidence including an updated Strategic Viability Assessment) will consider housing delivery (including affordable housing delivery). This alongside changes in the overall housing requirement mean that the affordable housing target will be revised in LDP2 but reflecting the excellent delivery that had been made in LDP1.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRH11 <b>Aspect Monitored:</b> Affordable Housing <b>Policies Monitored:</b> S05 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Since the adoption of the LDP, at least 20% of all permitted dwellings are affordable units.	<ol style="list-style-type: none"> <li>The proportion of residential applications where a viability challenge is mounted.</li> <li>The number of sites where a successful challenge is mounted to reduce the Affordable</li> </ol>	If more than 20% of sites permitted fail to deliver the required affordable housing in any given year of the Plan period, then an investigation will be triggered into the reasons why.	8 viability challenges submitted this year, 100% partially or wholly successful.	0

	<p>Housing yield as a proportion of number of challenges.</p>	<p>If all sites deliver not less than 20% affordable housing in any given year of the Plan period, then an assessment will be conducted as to whether the affordable housing requirement of 20% is too low and should be revised upwards.</p> <p>This will be pursued by undertaking an updated viability exercise. The exercise will recommend a viable Affordable Housing % yield. A calculation will also</p>	<p>37% of all permitted dwellings are affordable units<sup>2</sup>.</p>	
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<sup>2</sup> Monitored in accordance with the indicator (from adoption) and not since plan start

		<p>need to be made by the District Valuer Service of the equivalent % Gross Development Value.</p>		
<p><b>Analysis</b></p> <p>The identified target has been met. Since 2007 37% of all permitted dwellings are affordable units.</p> <p>Notwithstanding the above, there continues to be a number of applications for residential development where a viability challenge is mounted. The number of sites where the challenge was successful was 8, which equates to 100% of all challenges being successful.</p> <p>Of the 8 viability challenges to the affordable housing policy S05, 7 were on conversion, change of use or redevelopment/restoration applications and 1 new build. It is acknowledged that conversions, changes of use and redevelopments are costly to undertake, and therefore it is not surprising that the viability of these scheme was compromised. In terms of the new builds this has decreased this year but still remains a concern and the reasons for this appear to be the continued scale of the dwellings proposed being high quality, large dwellings which are costly to develop and the general slowdown of the market and poor viability in certain areas of the county.</p>				
<p><b>Conclusions</b></p>				



The target is currently not being met given that 20% of all housing developments have received a viability challenge however there is no concern over the implementation of the LDP's policies due to the nature of the type of developments being challenged.

**Actions**

An updated strategic Viability Assessment will need to consider these issues including the cost of conversion, redevelopment and restoration applications and make specific recommendations which will inform policy revision, including specific reference to the threshold above which an affordable home contribution should apply taking into account any developer required contributions to off-site phosphate mitigations.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRH12 <b>Aspect Monitored:</b> Type of Affordable Housing <b>Policies Monitored:</b> S05 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Since the start of the LDP period:  9% of affordable units are discounted for sale (DFS) at 70% market value	Completions and Commitments by type	Where the proportion of completions or commitments of:  Affordable units discounted for sale at 70% market value fall outside the range of 8-10% of the affordable housing permitted.	Since the start of the LDP period, Affordable Housing Completions and Commitments (units) by type were as follows:  <b>DFS 70%</b>	0

<p>32% of affordable units are discounted for sale at 50% market value (both for direct sale to occupants and to be made available to landlords for letting at Intermediate rents (IR))</p> <p>59% of affordable housing units for social rents delivered by the private sector and Registered Social Landlords (RSLs).</p>		<p>Affordable units discounted for sale at 50% market value fall outside the range of 28-35%</p> <p>Affordable units conveyed at 35% market value to Registered Social Landlords for social rent fall outside the range of 53-66%</p> <p>It may be necessary to restrict/promote certain types of residential development to ensure the proportions more closely match the needs identified. These actions will need to be taken in collaboration with the Housing Department and</p>	<p>Completions: 236 (37% of all AH excluding Commuted Sums)</p> <p>Commitments: 377 (43% of all AH excluding Commuted Sums)</p> <p><b>DFS Other %'s</b></p> <p>Completions: 5 (1% of all AH excluding Commuted Sums)</p> <p>Commitments: 10 (1% of all AH excluding Commuted Sums)</p> <p><b>DFS 50% / Intermediate Rent</b></p>	
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		<p>other housing stakeholders, such as RSLs.</p>	<p>Completions: 6 (1% of all AH excluding Commuted Sums)</p> <p>Commitments: 10 (1% of all AH excluding Commuted Sums)</p> <p><b>Commuted Sums</b></p> <p>Completions: 56 (7% of all AH)</p> <p>Commitments: 119 (12% of all AH)</p> <p><b>Social Rent (conveyed to RSLs)</b></p> <p>Completions: 23 (4% of all AH excluding Commuted Sums)</p>	
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			<p>Commitments: 26 (3% of all AH excluding Commuted Sums)</p> <p><b>Social Rent (100% commissioned by RSLs):</b></p> <p>Completions 373 (58% of all AH)</p> <p>Commitments: 4471 (53% of all AH)</p> <p><b>Other (Combination of Mix Unknown):</b></p> <p>2 applications (approximately 15 units)</p> <p>Figures also exclude any expired permissions.</p>	
<p><b>Analysis</b></p>				

The target identified requires the ratio of affordable housing types to be: 9% DFS 70%:32% DFS 50%:59% Social Rent since the start of the plan period. The actual performance of commitments is 42% DFS 70%: 1% DFS 50%, 1% Other DFS %'s, 12% Commuted Sums: 56% Social Rent and completions is 37% DFS 70%:1% DFS 50%, 1% DFS Other %'s, 8% Commuted Sums: 62% Social Rent.

Since the adoption of the plan a number of changes have occurred which have meant that the tenure split suggested is out of date. These include the Welsh Government's focus on Welfare Reform and the updated LHMA (2020) which suggested a different mix of needs locally. Furthermore, the majority of AH completions and commitments have been commissioned by RSLs and are therefore likely to have benefited from Social Housing Grant support. Therefore, whilst the tenure split of the policy is not being achieved, this has to do with its being out of date rather than a failure to deliver the housing needs of the county. The data demonstrates that affordable homes delivered by RSLs are meeting identified needs. In order to ensure that privately built affordable homes are also meeting the needs of the potential occupiers a housing needs statement has been produced that outlines the types of evidence applicants need to demonstrate to support a planning application. It is expected that consideration of the needs basis of individual applicants for AH in the assessment of any application for affordable housing will result in fewer AH outstanding consents.

It should be noted that delivery of IR units may not be entirely reliant on new permission being granted. There is a mechanism within the revised model s106 agreement which allows the owner of the AH property to apply to the Council to change the nature of the AH from a DFS to an IR. Therefore, some of the existing AH (DFS) stock could potentially become affordable housing for intermediate rent in the future.

### Conclusions

The overall broad distribution of Affordable Housing is satisfactory. The performance of policy is therefore not of significant concern at present. The delivery of intermediate tenures should be monitored closely in future years. Evidence including the LHMA (2020) and currently being updated and whilst the tenure split proposed in the policy is not being met it is not a significant concern as the actual delivery of units aligns closely with the updated evidence of need – a matter for consideration through LDP Revision.

**Actions**

The tenure split will be further analysed following LHMA 2020 update (due early 2023) using the Welsh Government Model.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRH13 <b>Aspect Monitored:</b> Housing Density <b>Policies Monitored:</b> LU06 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Complies or exceeds the density, as per Allocated Site Schedule or Settlement Group Statement.	Average density of housing development permitted on allocated development plan sites.	If a site does not deliver its guide density, then an investigation will be triggered into whether or not additional land is needed to meet the housing provision allowed for in that SC.	The average density of housing development on allocated sites: 19.88 units per hectare.	0



<p>The average LDP guideline density on allocated LDP sites is 23 units per hectare.</p>		<p>If sites within a Service Centre consistently fail to deliver the guide density, then an investigation into whether or not an adjustment to the overall guide density for sites within that Service Centre will be triggered.</p>		
<p><b>Analysis</b></p> <p>Permissions to date indicate that development on:</p> <p>6 allocations have exceeded the LDP's guide density (and</p> <p>7 allocations are below the LDP's guide</p> <p>The majority of applications relate only to part of an allocation and so whilst some exceed or are below the average unit density identified by the LDP, on balance, the average density is approximately 19.88 units per hectare. These applications represented only part of a whole allocation and were justified as appropriate in each case.</p>				
<p><b>Conclusions</b></p>				

## Monitoring Framework Local Development Plan

The average density of residential development coming forward on allocated housing sites (19.88 dwellings per hectare) is broadly consistent with the average LDP guideline density for allocated sites (23.60 dwellings per hectare). There are currently no concerns over the implementation of this policy.

### **Actions**

Development plan policies are being implemented effectively.

<b>Monitoring Reference:</b> AMRH14 <b>Aspect Monitored:</b> Delivery of Housing <b>Policies Monitored:</b> LU05 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
A year-on-year decrease in the ratio of residential outstanding consents to completions, from a starting ratio of 6.5 outstanding consents to every 1 completion.	The ratio of permissions granted to completions for residential development  “The ratio of outstanding permitted residential units to residential completions.”	If the ratio between residential outstanding consents and completions in a Settlement Group does not decrease year on year, it will be necessary to increase the use of shorter permissions, mandatory completion dates	The ratio of residential outstanding consents to residential completions at 2021:  8 outstanding consents to every 1 completion.	+

		<p>and completion notices. If long build times are indicative of reduced demand, it may require the number of permissions granted to be decreased, as permissions should exist to meet the immediate needs.</p>		
<p><b>Analysis</b></p> <p>Average ratio across the County is 8 outstanding consents to every 1 completion, this is a slight increase on 2021 however it is less than the previous 4 years and demonstrates the continued demand for new properties locally much of which is evidenced in the buoyant housing market. However, year on year the figure remains highly variable and not a truly useful indicator. Completions are also complicated by external factors outside the control of the LPA including financing requirements, the lack of volume builders, the limited commercial finance available to small builders and the cautious approach of mortgage companies to house purchasers, as well as the impact of NRW's phosphate guidance on development in the Teifi catchment for example. This year's figure of 6 consents compares to 6 (2021), 20.5 (2020) (data collection affected by COVID-19), 9.5 (2019), 14 (2018) 8.5 (2017), 7.1 (2016), 12.3 (2015) and 9.3 (2014).</p>				

The Council has undertaken research into outstanding consents and considered opportunities for issuing completion notices. Since adoption the authority has been issuing short permissions in response to this issue, however, the Council is also implementing LDP policy LU05 more stringently in relation to short permissions and completion date conditions.

**Conclusions**

The indicator is not a useful measure and demonstrates high variability.

**Actions**

Action should be considered through management of permissions including continued issue of short permissions and reluctant to renew unimplemented consents.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRH15 <b>Aspect Monitored:</b> Range of Housing <b>Policies Monitored:</b> LU02 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (25 <sup>th</sup> April 2013 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Mix of housing type and bedrooms in line with Ceredigion's current LHMA report.	Number of Full or RM consents by housing type and bedroom number since adoption.  Number of completions by housing type and bedroom number since adoption.	Where aggregated figures are contrary to the proportions set out in the LHMA.  Collaborative action will be taken with the Council's Housing section, with the potential of increasing the	See Appendix 7.	0

		focus on delivering more of the required dwelling type.		
<p><b>Analysis</b></p> <p>The most recent LHMA (2020, which is still based on 2014 population projections) provides an update to the 2016 version which was considered in previous AMRs. The LHMA (2020) identifies that there is in terms of bedroom requirements, the greatest need for market housing is for 3 bed properties, whereas the greatest need for affordable homes is for 2 bed properties. The Strategic Housing Partnership consider housing needs and whilst increased provision of 1- &amp; 2-bedroom accommodation was being achieved in recent years in accordance with the LHMA (2008), the impact of welfare reforms is yet to be fully realised but as time has moved on planning officers are negotiating a greater mix which should work through the system in the coming years.</p> <p>Planning officers continue to work collaboratively with the Affordable Housing Team and RSLs to ensure that the type of market and affordable housing secured on sites matches the needs of the local community.</p> <p>A new common housing register was launched in Ceredigion on 1<sup>st</sup> June 2016. Recent analysis of the register demonstrates that there is a significant need for 1- &amp; 2-bedroom properties. An update of the LHMA 2020 is required in 2022 (using the 2018, population projections), however. The current LHMA is in the process of being reviewed and updated and will be available for the next AMR in 2023.</p>				
<p><b>Conclusions</b></p>				

The target is not currently being met however there are no concerns over the implementation of the policy. In terms of dwelling sizes, Policy LU02 is still considered to be fit for purpose.

### **Actions**

The need for accommodation for elderly persons will be factored into the LDP revision and may result in a change/addition to policy LU02 or LU04 to address the issue of an aging population and emphasize the need for suitable accommodation as part of the housing mix on housing sites.



**The Economy**

<b>Monitoring Reference:</b> AMRE01 <b>Aspect Monitored:</b> Employment Land Supply <b>Policies Monitored:</b> S01 – S04 and LU13 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
No net loss of employment land/floor space unless in	Net economic land supply/development (ha/sq. m).	If there is a net loss of 1 premises or area of land within use class B1, B2 or B8 that does not accord with	Change in the floorspace in employment use (B1, B2 and B8) of: +0.68 ha.	+

<p>accordance with Policy LU13.</p>		<p>Policy LU13 then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the indicator will be taken collaboratively with the Council's Economic Development Department and the Welsh Government DE&amp;T.</p>		
<p><b>Analysis</b></p> <p>0.68 ha of B1, B2 and B8 class development was permitted during the monitoring period. This figure compares to +0 (2021), +0.1ha (2020), +0.2 (2019), +1.7 (2018) +0.57 (2017), +0.14 (2016), +1.94ha (2015) and +0.14ha (2014).</p>				

**Conclusions**

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

**Actions**

Development plan policies are being implemented effectively.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRE02 (Statutory Indicator) <b>Aspect Monitored:</b> Delivery of Allocated Employment Sites <b>Policies Monitored:</b> S01 – S04 and LU13 <b>Level:</b> Core <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
<p>66% of allocated land should be permitted or completed at time of adoption.</p> <p>83% of allocated sites should be permitted or completed by 2017.</p>	<p>1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha).</p> <p>2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha).</p>	<p>If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment</p>	<p>Permitted: 81% (108.23Ha).</p> <p>Completed 61% (87.14Ha).</p>	0

<p>100% of allocated sites should be permitted or completed by 2022.</p>		<p>land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&amp;T.</p>		
<p><b>Analysis</b></p> <p>The target of 100% of allocated sites to be permitted or completed by 2022 has not been achieved., however 81% has been permitted and 61% completed by the end of the monitoring period. It is noted that most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses.</p> <p>There are no concerns over the level of employment development in general which in recent years has experienced a general slowdown in the economy which supports a likely reduced overall requirement for employment land. The Council has undertaken an employment land review, and is working with regional partners on a larger than local employment needs assessment which investigates the reasons for the lack of uptake of some employment allocations and considers what the demand is for future allocations in Ceredigion.</p>				
<p><b>Conclusions</b></p>				

## Monitoring Framework Local Development Plan

The LDP review will consider the updated Economic evidence base currently being prepared which is considering future employment land needs and reviewing employment allocations.

### Actions

Development plan policies are being implemented effectively.

<b>Monitoring Reference:</b> AMRE03 <b>Aspect Monitored:</b> Economic Development in the Right Locations <b>Policies Monitored:</b> S01 – S04 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Up to 40% of economic development to be located on allocated sites.	1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units).  2. Amount of economic development completed on allocated sites as a %	If 35% or less of all economic development permitted and completed fails to be located on allocated sites for 2 consecutive years then an analysis will be carried out into the causes of the shortfall in order to see	Permitted:  Units: 51% (51 units).  Ha: 43% (7.94ha).  (Figures do not take account of expired permissions that were	+

	<p>of total development completed (ha and units).</p>	<p>whether the LA can address any barriers to it coming forward.</p> <p>Due to the range of factors that can influence the uptake of employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&amp;T.</p>	<p>permitted during the period.)</p> <p>No new completions on undeveloped parts of the Allocated Sites in 2022.</p> <p>Completed:</p> <p>Units: 50% (45 units)</p> <p>Ha: 43% (7.00ha)</p>	
<p><b>Analysis</b></p> <p>According to the Mid Wales Region Employment Sites and Premises Needs and Action Plan April 2020 (B.E. Group for Powys, Ceredigion &amp; Brecon Beacons National Park), the recommended land needs for Ceredigion to 2040 for B1, B2/8 uses is -8.53ha, however while overall employment numbers are forecast to decrease, some sectors are projected to increase over the forecast</p>				



period and it may not be straightforward to convert floorspace from declining sectors to meet the needs of the growth sectors. Taking the growth in other sectors the increase in the need would be 1.99ha. The target of 40% of economic development to be located on allocated sites continues to be met, with 50% of units being permitted and 50% being completed on allocated sites and hence indicating that at present the LDP's allocated sites are operating as desired.

**Conclusions**

The amount of allocated employment land is sufficient to cover the plan period. The targets are currently being met and there are no concerns over the implementation of the policies.

**Actions**

Development plan policies are being implemented effectively.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRE04 <b>Aspect Monitored:</b> Economic Development on Previously Developed Land <b>Policies Monitored:</b> S01 – S04, LU11, LU12 and LU13 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
30% of all economic development permitted and completed be located on previously developed (brownfield) land.	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed	If at least 30% of all economic development permitted and completed is not located on previously developed (brownfield) land then an analysis will be carried out into the causes of the shortfall in order to see	Permitted: 50% (11.45ha) Completed: 53% (9.83ha)	+

	<p>as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p>	<p>whether the LA can address any barriers to it coming forward.</p>		
<p><b>Analysis</b></p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land. More than 30% of all economic development permitted and completed has been on brownfield land since the start of the LDP process with 50% permitted (11.45ha) and 53% (9.83ha) completed. The target has therefore been met and there are no concerns about the implementation of the LDP Policies.</p>				

**Conclusions**

The indicator is being met. There are currently no concerns about the implementation of the LDP's policies.

**Actions**

Development plan policies are being implemented effectively.

<b>Monitoring Reference:</b> AMRE05 (Statutory Indicator) <b>Aspect Monitored:</b> Town Centres <b>Policies Monitored:</b> S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21 and LU22 <b>Level:</b> Core <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
At least 80 % of all major office, retail and leisure development (development over 800 gross sq. m) to be in the Town Centres.	Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted within and outside established town and district centre boundaries.	If less than 70% of major development (in relation to office, retail and leisure) occurs in town centres in 2 consecutive years, then an investigation will be triggered into the reasons why and whether or not the LA needs	Within town centres Units: 0% (0 unit) Area: 0% (0sq. m) Outside established town and district centre boundaries Units: 0% (0 units)	0

## Monitoring Framework Local Development Plan

		to remove any barriers, either through the LDP or other means, for it to come forward.	Area: 0% (0 sq. m)	
<b>Analysis</b>				
0 applications were permitted within or outside the town boundaries in this monitoring period.				
<b>Conclusions</b>				
The target has not been met, however there are no concerns over the implementation of the policies.				
<b>Actions</b>				
Development plan policies are being implemented effectively.				

<p><b>Monitoring Reference:</b> AMRE06</p> <p><b>Aspect Monitored:</b> Vitality of Rural Service Centres</p> <p><b>Policies Monitored:</b> S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, and LU22</p> <p><b>Level:</b> Local</p> <p><b>Frequency:</b> Annually</p> <p><b>Source:</b> Ceredigion County Council (CCC)</p>				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Stable or increasing number of facilities in a Service Centre.	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre.	Loss of any 1 of the 6 key facilities in any one Service Centre will trigger an investigation into the reasons why. However, as there are a number of factors that can affect the provision of facilities, any net loss would need to be taken into consideration in the wider context.	See Appendix 8 for 2019 information. Due to the COVID-19 Pandemic the amenities survey was not given authorisation to be carried out in 2021.	+

### **Analysis**

Results pertaining to the number of key facilities in Rural Service Centres since adoption have been fairly constant. Whilst it is noted that there has been minor variation in the number of some facility types, detailed analysis has identified minor errors in survey classifications and historic reporting.

Further, there is some concern that the monitoring and performance figures are somewhat deceiving, for example where key facilities are located outside defined settlement boundaries, e.g., in Pontarfynach and Bow Street the data used to measure performance does not wholly reflect changes to uses since the amenities survey was established. In order to manage these corrections and develop a more robust protocol for reporting a review of key facilities will be conducted and utilised to inform the review of Service Centres and the overall settlement strategy as part of the LDP Review and Revision.

There has been no significant variation in the numbers and types of facilities in Rural Service Centres in recent years. The vitality of Rural Service Centres in general will be considered as part of the LDP Review / Revision. In respect of services and facilities in Service Centres, since the LDP has only been the basis for decision making since April 2013 it is too early to tell if this strategy is having an effect on retaining or enhancing them.

As a result of Covid the survey has not been completed, however anecdotal evidence suggests retail habits have changed locally with more people working from home and visiting local facilities, thus results next year should inform how true this is. A number of new village stores and café have opened in the last 18 months and we hope this trend continues and will report it formally next year.



**Conclusions**

There has been little change to provision of key facilities in the RSCs since adoption, there are therefore no major concerns regarding the implementation of the LDP policies.

**Actions**

Development plan policies are being implemented effectively.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRE07 <b>Aspect Monitored:</b> Retail Frontages <b>Policies Monitored:</b> S01 – S02, LU19 and LU21 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.  Stable or increasing retail use on Secondary Retail	Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan.  Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.	Where levels fall below the thresholds identified in Policy LU21 in 2 consecutive years an analysis will be instigated to understand and action where appropriate measures to limit further losses.	<b>Primary Retail Frontages (Policy requires 75% A1):</b>  <b>Cardigan</b>  P0201 High Street West: 66.7%	+

<p>Frontages in Aberystwyth and Cardigan.</p>			<p>P0202 High Street East: 81.5%</p> <p>Combined: 74.5%</p> <p><b>Aberystwyth:</b></p> <p>P0301 Great Darkgate Street North: 68.4%</p> <p>P0302 Great Darkgate Street South: 84.2%</p> <p>P0303 Owain Glyndwr Square North: 57.1%</p> <p>P0304 Owain Glyndwr Square South: 84.2%</p> <p>P0305 Pier Street East: 66.7%</p>	
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			<p>P0306 Pier Street West: 85.7%</p> <p>P0307 Chalybeate Street West: 60%</p> <p>P0308 Terrace Road West: 100%</p> <p>P0309 Terrace Road East: 63.6%</p> <p>Combined: 74.8%</p> <p><b>Secondary Retail Frontages (Policy requires 50% A1):</b></p> <p><b>Cardigan</b></p> <p>S0201 High Street West: 35.7%</p>	
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			<p>S0202 High Street East: 66.7%</p> <p>S0205 Priory Court: 91.7%</p> <p>S0206 Priory Street North: 45.5%</p> <p>S0207 Priory Street South: 57.1%</p> <p>S0209 Pendre: 64.3%</p> <p>Combined: 66.7%</p> <p><b>Aberystwyth</b></p> <p>S0301 Chalybeate Street East: 71.4%</p> <p>S0302 Terrace Road/Cambrian Place: 26.7%</p>	
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			<p>S0303 Terrace Road South: 53.8%</p> <p>S0305 Pier Street East: 50%</p> <p>S0307 Pier Street West: 44.4%</p> <p>S0308 Bridge Street West: 76.9%</p> <p>S0309 Bridge Street East: 83.3%</p> <p>Combined: 56.3%</p>	
<p><b>Analysis</b></p> <p>The combined secondary frontages in Cardigan and Aberystwyth are meeting the required policy target 50% (Secondary) The primary frontage in both Aberystwyth and Cardigan are over 74% and very close to the 75% target.</p> <p>In Aberystwyth for Primary Frontages, the proportion of retail uses varies from between 100% to 57.1%; for Secondary Frontages between 76.9% and 26.7%. In Cardigan for Primary Frontages, the proportion of retail uses is 66.7% in one frontage &amp; 81.5% in the other primary retail frontage areas, for Secondary Frontages varying between 91.7% and 35.7%.</p>				

It should also be noted that the (adopted) indicator monitors the performance of A1 uses only. Policy LU21 defines retail as A class and not A1 specifically and the policy is applied as such. If you were to consider A class uses (and not only A1) all Primary and Secondary retail frontages in both Aberystwyth and Cardigan would be well in excess of the 75% and 50% requirement.

When considering A class uses (including use classes A1, A2 and A3), primary frontages in Aberystwyth range from 86.7% – 100% (combined 94.2%) and in Cardigan 96.1% – 95.8% (96.1% combined) and secondary frontages in Aberystwyth range from 84.6 – 100% (combined 92.5%) and in Cardigan range from 71.4 – 100% (combined 95.8%). This picture indicates that all frontages are all exceeding required policy targets.

As part of plan review, consideration will be given to whether these frontages are appropriate and / or whether the targets are realistic and/ or whether a different measure would best show the performance of the primary and secondary frontages. Particularly given the changing nature of the British high street where leisure and recreation uses are as an important a driver of economic growth as traditional A1 retail shop space frontages.

### **Conclusions**

Retail has been impacted significantly by the Covid 19 pandemic and there has been significant local concern over the closure of multinationals chains on the high street, however it is pleasing to see a number of businesses have opened during the pandemic and the vacancy rates countywide remain stable bucking the national trend. Given that Policy LU21 defines retail as A class and not A1 specifically and the policy is applied as such there are no concerns of the implementation of polices.

### **Actions**

## Monitoring Framework Local Development Plan

Development plan policies are being implemented effectively.



**Quality of Life**

<b>Monitoring Reference:</b> AMRQ01 <b>Aspect Monitored:</b> Loss of Open Space and Facilities <b>Policies Monitored:</b> LU22 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
No net loss of open space and recreational facilities to development which is	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land.	The net loss of open space or recreational areas or facilities will trigger an investigation into the reasons why.	No net loss of informal open space.	+

## Monitoring Framework Local Development Plan

on windfall and non-allocated land.				
<p><b>Analysis</b></p> <p>There was no loss of open space recorded during the monitoring period which suggests that Policy LU22 is being implemented successfully.</p>				
<p><b>Conclusions</b></p> <p>The target is being met and there are therefore no concerns over policy implementation at this time.</p>				
<p><b>Actions</b></p>				
<p>Development plan policies are being implemented effectively.</p>				

<b>Monitoring Reference:</b>	AMRQ02			
<b>Aspect Monitored:</b>	Loss of Greenfield Land			
<b>Policies Monitored:</b>	S02 – S04			
<b>Level:</b>	Local			
<b>Frequency:</b>	Annually			
<b>Source:</b>	Ceredigion County Council (CCC)			
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2007 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
No More than:  75% residential development  70% economic development and	Since the start of the plan period, the amount of greenfield land lost to development (ha) which is on windfall or non-allocated land.	If more development is permitted and completed on greenfield land than the thresholds set out above then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.	<b>Residential Development (Target 75%)</b> Permitted: 201.77ha (71%) Completed: 149.06ha (79%) <b>Economic Development (Target 70%)</b>	0

<p>15% of all other development</p> <p>Permitted and completed on non-allocated land to be located on greenfield land.</p>			<p>Permitted: 6.34ha (23%)</p> <p>Completed: 5.32ha (46%)</p> <p><b>All Other Development (Target 15%)</b></p> <p>Permitted: 76.63ha (67%)</p> <p>Completed: 45.89ha (73%)</p>	
<p><b>Analysis</b></p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land and the indicator’s targets were designed to reflect this.</p> <p>The 75% threshold set for residential development has been met for development permitted, however it has not been met for development completed. The difficulty with this indicator is that the LA has no control over the planning permissions once granted. Many of those permissions now being completed would have been granted prior to adoption of the LDP and therefore prior to the LPA being able to influence the location of development in favour of brownfield sites.</p> <p>The targets for economic development permissions been met, with 23% of development permitted however 46% of economic development was completed, on greenfield land.</p>				

The target for other development has been exceeded but given the community/economic benefit realised in relation to ‘other development’ it is not considered cause for concern.

In summary the majority of targets identified for this indicator are being met. Those development targets not being met are not considered cause for concern.

**Conclusions**

Residential and Other Permissions targets are not being met. Economic Development permissions have met the target.

Notwithstanding, an analysis of the other developments suggests that they are appropriate in scale and in their given locations and therefore there are currently no concerns about the implementation of the LDP’s policies.

**Actions**

Council’s main focus will remain with applications received and how they translate into deliverable permissions more so than on completions which are largely outside the control of the LPA and largely permitted under a different set of planning policies to those set out in the LDP.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRQ03 <b>Aspect Monitored:</b> The Gain of Open Space <b>Policies Monitored:</b> LU24 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Provision of open space in line with Policy LU24.	Relevant planning applications as captured by Policy LU24.	If less than 85% of sites deliver the open space required by Policy LU24 then an investigation into the barriers to deliverability of these aspects on site will be triggered.	30% of relevant planning applications have met the requirements of open space provision in line with Policy LU24.	-

**Analysis**

13 relevant planning applications were received during the monitoring period. 4 included provision of open space in accordance with Policy LU24 and 9 did not. An analysis of the 9 applications that did not comply revealed:

- 1 application is development of a brownfield site into flats in a rural service centre location.
- 1 application failed to comply because it was approved against officer recommendation by Committee. The application included no communal/public open space - only private gardens, and was approved by committee as presented.
- 5 applications were for sites with 5 or less dwellings.
- 1 application was for extra care housing

**Conclusions**

30% (4) of planning applications provided open space in line with Policy LU24. Whilst the target is not being met there are no concerns over the implementation of the policy. The LDP review will need to consider open space provision in general and the policy requirements.

**Actions**

No concerns due to the rural nature of the County. Continue to monitor.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRQ04 <b>Aspect Monitored:</b> Environment and Local Biodiversity <b>Policies Monitored:</b> DM15, DM20 and DM22 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
To permit no more than 5% of development where there are predicted to be significant residual long term effects on the environment and local biodiversity.	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> <li>• LNRs, SINC's and priority habitats and species;</li> <li>• Ecological connectivity;</li> </ul>	If more than 10% of development permitted has a predicted significant long term residual effect on the above, then an analysis will be carried out into the causes of the excess in order to see	3.50% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity.	0



	<ul style="list-style-type: none"> <li>• Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or</li> <li>• Ecosystem services and natural processes.</li> </ul>	<p>whether the LA can address the issue.</p>		
<p><b>Analysis</b></p> <p>Of the 637 applications permitted during the monitoring period (other than display of signage but including applications for variation and removal of conditions), 22 applications (3.50%) were approved despite there being definite known significant impacts.</p> <p>For those applications that ecology was consulted on, conditions were requested for 188 applications (84.3%). 22 applications (3.50%) were permitted without the inclusion of either some or all of the recommended ecology conditions, and hence they were also permitted despite potential impacts being unknown. Conditions preventing work during the bird breeding season, and requiring low levels of external light to allow best to continue to use a site, were not included.</p> <p>Applications permitted without necessary ecology conditions include applications on which ecology was not consulted; not compensating for the loss bird nests, and preventing work during the bird breeding season.</p> <p>In order to reach our target for 2022/23 it is proposed that:</p>				

## Monitoring Framework Local Development Plan

- Communication with Development Management Officers is undertaken to discuss the monitoring results and highlight the importance of incorporating ecology conditions as required;
- The ecologist continues monitoring quarterly to identify any trends early and limit opportunities for non-compliance with the identified target.
- The ecologist monitors all applications validated to ensure ecology is consulted where necessary.

### Conclusions

The target of 5% has been met this year, however, there has been a slight decrease since the previous year

### Actions

Development plan policies are being implemented effectively.

<p><b>Monitoring Reference:</b> AMRQ05</p> <p><b>Aspect Monitored:</b> Environmental Enhancements</p> <p><b>Policies Monitored:</b> DM14, DM15, DM20 and DM22</p> <p><b>Level:</b> Local</p> <p><b>Frequency:</b> Annually</p> <p><b>Source:</b> Ceredigion County Council (CCC) and Natural Resources Wales (NRW)</p>				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
At least 85% of development permitted to include environmental enhancements in accordance with the requirements of	<p>% of applications where enhancements for:</p> <ul style="list-style-type: none"> <li>• Biodiversity (including LNRs, SINC's and priority habitats and species);</li> <li>• Ecological Connectivity;</li> </ul>	If less than 80% of development permitted incorporates some kind of enhancement measure where, required by policy, then an analysis will be carried out into the causes of	84.30% of development permitted included provision for environmental enhancements in accordance with the requirements of Policies	0

<p>Policies DM14, DM15, DM20 and DM22.</p>	<ul style="list-style-type: none"> <li>• Trees, hedgerows and woodlands; or</li> <li>• Ecosystem services and natural processes</li> </ul> <p>as required in accordance with Policies DM14, DM15, DM20 and DM22.</p>	<p>the excess in order to see whether the LA can address the issue.</p>	<p>DM14, DM15, DM20 and DM22.</p>	
<p><b>Analysis</b></p> <p>188 (84.30%) of all planning applications consulted on by ecology during the monitoring period were required to include an environmental enhancement.</p> <p>Of these 188 applications, 140 (74.5%) applications were permitted subject to relevant environmental enhancement conditions and a further 11 (5.85%) applications included environmental enhancements on the approved plans. Environmental enhancements were not required for all applications e.g., variation or removal of conditions, or where the site or development did not have a suitable environment for enhancements.</p> <p>Quarterly monitoring in 2022 - 2023 and further communications with officers and agents will ensure that the target is met, and preferably exceeded, over this period. The ecologist will encourage officers, agents, and applicants to include environmental</p>				

enhancements on plans to prevent including enhancements as a condition. The condition will be re-worded as a compliance condition.

**Conclusions**

The target has not been met but has remained stable since the last AMR period.

**Actions**

No action required, continue to monitor.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRQ06 <b>Aspect Monitored:</b> Infrastructure <b>Policies Monitored:</b> DM12 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	<p>If any infrastructure issues that are insuperable within the plan period are identified, then an investigation into potential solutions will be triggered.</p> <p>There are a number of factors that may affect the provision of</p>	<p>Discussions with Dŵr Cymru / Welsh Water (DC/WW) are ongoing with regard to securing funding via the AMP programme.</p> <p>3 Service Centres (2 waste water treatment works) are</p>	+

		<p>sewage and water infrastructure. Therefore, if infrastructure provision is not improved, then actions will need to be taken collaboratively with utility service providers. This could include:</p> <p>Evaluating whether inclusion in the next Asset Management Plan (AMP) round would be feasible if delivery of sites is to be ensured;</p> <p>Achieving certainty that slippages in the current AMP can be addressed;</p> <p>Where viability issues exist in relation to sites where</p>	<p>constrained in part by infrastructure issues:</p> <p>Aberaeron (Llwyncelyn only)</p> <p>Llanon</p> <p>Llanrhystud</p>	
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		<p>developer contributions were to be relied upon exploring the alternatives (AMP, other sites etc.); and</p> <p>Where capacity issues cannot be overcome, considering the options for addressing future development needs within that particular Service Centre.</p>		
<p><b>Analysis</b></p> <p>Discussions with DC/WW are ongoing. Welsh Water are currently delivering their AMP7 (2020 - 2025) there has been no change in the reduction in outstanding infrastructure issues this year. Only 3 Service centres are partly constrained, compared to the same 3 in 2018 &amp; 2017, 4 in 2016, 5 in 2015 and 9 in 2014. Of the 3 service centres that are constrained in part, the following is noted:</p> <ul style="list-style-type: none"> <li>• Llwynceilyn Waste Water Treatment Works (WwTW) has no capacity to accommodate further growth in Llwynceilyn (other than that with extant consent).</li> <li>• Llanrhystud WwTW has no capacity to accommodate growth proposed in Llanon and Llanrhystud (other than that with extant consent).</li> </ul>				



The two WwTW identified above are under consideration for AMP7 (2020-2025) investment, however the level of investment that can be supported by Welsh Water in any particular AMP period to increase WwTW capacities is limited therefore the available budget has to be prioritised carefully to ensure that customer's money is invested in the most appropriate way. The delivery of the AMP7 programme is fluid and final decisions about the WwTWs to invest in have not yet been taken, however in terms of investment at Ceredigion WwTWs Welsh Water currently expect to deliver a scheme at Tregaron WwTW in the AMP7 period. Prior to programmed regulatory investment, sites can come forward in the short term should developer's funds improvements themselves.

**Conclusions**

Engagement with DC/WW is positive. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 3.

**Actions**

The LDP review, as part of the candidate site process will consider any site-specific infrastructure issues. This will ensure that any allocations to come forward in a replacement LDP are deliverable.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRQ07 <b>Aspect Monitored:</b> Reducing Flood Risk <b>Policies Monitored:</b> National Policy and DM11 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2020 – 31 <sup>st</sup> March 2021)	
			Nature of performance	Significance
Zero planning permissions for development that do not meet TAN 15 tests	% of development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests.	1 development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests.  Where any planning applications for development that do not meet TAN 15 tests are granted permission,	9 Applications approved in C1 all met TAN 15 tests  2 Applications approved in C2 all met TAN 15 tests review.	0

		they will be analysed in order to ascertain how a decision to approve was reached.		
<b>Analysis</b>				
All 11 applications permitted met the TAN 15 test.				
<b>Conclusions.</b>				
Decisions have been based on information received by NRW and where appropriate conditions have been applied to ensure the safety of inhabitants. This demonstrates consideration of and compliance with TAN15 and Policy DM11. There are therefore no concerns regarding policy implementation.				
<b>Actions</b>				
Development plan policies are being implemented effectively.				

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRQ08 <b>Aspect Monitored:</b> Installed MW capacity in SSA D (the monitoring indicator will be changed next monitoring year to reflect the provisions of Future Wales) <b>Policies Monitored:</b> National Policy and DM11 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2020 – 31 <sup>st</sup> March 2021)	
			Nature of performance	Significance
The installed MW capacity for renewable energy development is in line with WG	The installed MW capacity of renewable energy development approved within SSA D.	Actions in relation to this target will be taken in collaboration with the WG and reported annually.	No application received. No longer monitored. As a result of Future Wales being published, TAN 8: Planning for Renewable	?

requirements within SSA D <sup>3</sup> .			Energy and the Wales Spatial Plan are revoked  Installed MW capacity is also monitored in Sustainability Objective 1a, which will now also monitor installed MW capacity in the two Pre-assessed areas (6 &7) for wind energy in Ceredigion identified in Future Wales The National Plan 2040	
<b>Analysis</b>				

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<sup>3</sup> As set out in WG TAN 8, Planning for Renewable Energy 2005; Strategic Search Area D covers an area straddling the Ceredigion and Powys boundary, including part of north east Ceredigion, shown on the LDP Proposals Maps 1 and 2.

In order to connect to the National Grid, new wind farm development in SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. A conjoined public inquiry into wind farm developments in Powys commenced in May 2013. In September 2015 the Department of Environment and Climate Change (DECC) refused planning consent for four major wind farm applications which would have supported proposed connection projects. The future of these Planning Applications remains unclear, with some currently being appealed. This has resulted in the suspension of proposed connection projects in Powys which are necessary infrastructure to enable any renewable energy development to come forward within SSA D.

The publication of Future Wales The National Plan 2040 identifies wind priority areas across Wales a number of which are in or bound Ceredigion, however uncertainty remains re capacity to connect to the grid, we await forthcoming applications for such areas to better understand capacity and infrastructure requirements.

### **Conclusions**

WG target MW capacity for SSA D cannot be achieved without further application(s) / approval(s). This situation is outside the control or influence of Ceredigion Local Planning Authority and the LDP. The position will continue to be monitored and will be addressed through the LDP Review / Revision.

### **Actions**

No longer monitored.

As a result of Future Wales being published, TAN 8: Planning for Renewable Energy and the Wales Spatial Plan is revoked.

Installed MW capacity is also monitored in Sustainability Objective 1a, which will now also monitor installed MW capacity in the two Pre-assessed areas (6 &7) for wind energy in Ceredigion identified in Future Wales The National Plan 2040.

## Monitoring Framework Local Development Plan

<b>Monitoring Reference:</b> AMRQ09 <b>Aspect Monitored:</b> Waste <b>Policies Monitored:</b> LU31 <b>Level:</b> Local <b>Frequency:</b> Annually <b>Source:</b> Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities to serve more than	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan (RWP).	If there is a change in circumstance that leads to a change in the area of land needed for any regional facilities to serve more than one local authority area or if there is a change that leads to the cessation of such a	7.25ha of land on the Glanyrafon Industrial Estate (Site Ref E0301) is allocated for resource recovery and waste management facilities to serve more than one Local Authority.	?



<p>one local authority area.</p>		<p>need (e.g., if the regional facilities needed to serve the Central Wales Waste Partnership are located outside Ceredigion), then an investigation will be triggered into the necessity of whether there should be a reduction in the land area allocated for waste.</p>	<p>To date 0% of the site's capacity has been taken up, and 0% of the regional waste management capacity identified in the RWP has been located in Ceredigion.</p>	
<p><b>Analysis</b></p> <p>A 48,500-tonne capacity, 3.0MW AD facility at Stormy Down, Bridgend, operated by Severn Trent Green Power (Bridgend Ltd), opened in December 2016, continues to receive food waste collected by the Central Wales Waste Partnership, including Ceredigion Council. The operators have submitted a planning application to increase the permitted tonnage to 95,000 tonnes per annum.</p> <p>Ceredigion is currently sending its residual waste to LAS in Lampeter. The Contract expires in 2022 with an option to extend for a further 2 years. Long term collaborative options continue to be explored.</p>				

To address the vacuum TAN21: Waste (2014) required that a lead authority within each of the three RWP areas prepare an annual monitoring report for the region. Carmarthenshire CC has taken responsibility for this, and the latest Waste Planning Monitoring Report for South West Wales covers the period 1st April 2020 to 31st March 2021. The Report confirms that the South West Wales Region has sufficient landfill void space to meet the requirements set out in TAN21 and that at the present time the management of residual waste and food waste is being adequately catered for.


### **Conclusions**

The LPA will draw on collaborative waste planning and monitoring work to inform Plan Review / Revision when it re-starts.

### **Actions**

Development plan policies are being implemented effectively.

<p><b>Monitoring Reference:</b> AMRQ010 (Statutory Indicator).</p> <p><b>Aspect Monitored:</b> Aggregates.</p> <p><b>Policies Monitored:</b> LU27 and LU30</p> <p><b>Level:</b> Core.</p> <p><b>Frequency:</b> Annually.</p> <p><b>Source:</b> SWRAWP Annual Surveys &amp; Reports.</p>				
Target	Indicator	Trigger and Actions	Performance (1 <sup>st</sup> April 2019 – 31 <sup>st</sup> March 2020)	
			Nature of performance	Significance
The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement (RTS) for Aggregates expressed as a % of	The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as	If the total level of permitted reserves, permitted output levels and actual output levels from aggregate sites in Ceredigion fall below the levels set in the RTS 1st Review, then an investigation into the situation will be	In 2019 sales of crushed rock aggregates were 0.06Mt i.e., 22% of the 0.272Mta RTS target.  The 10-year average sales figure for 2010-2019 was 0.15Mt i.e., 55% of the 0.272Mta target.	+

<p>the total capacity required as identified in the Regional Technical Statement.</p>	<p>identified in the Regional Technical Statement.</p>	<p>triggered to ascertain the reasons why.</p> <p>If the issue is inadequate permitted reserves, then consideration will be given as to whether or not there is a need to make further allocations and/or to identify 'Preferred Areas' for mineral extraction.</p> <p>If the issue is limitations on the levels of output permitted, consideration will be given as to whether there is scope to support applications to vary the conditions limiting the output levels.</p>	<p>In 2019 sales of sand and gravel in South West Wales were 0.17Mt i.e., 55% of the 0.31Mta target.</p> <p>The 10-year average sales figure for 2010 - 2019 was 0.21Mt i.e., 67.7% of the 0.31Mta target.</p> <p>However, across the authority grouping the capacity of sites to supply (i.e., operational capacity and annual output levels permitted) exceeded 100% of the target, and continues to do so.</p>	
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		<p>If the issue is actual output levels, then an investigation into whether the output is constrained by anything that might be addressed through the LDP, or is simply a reflection of demand.</p>		
<p><b>Analysis</b></p> <p>The SWRAWP RTS 2<sup>nd</sup> Review sets Ceredigion an annual crushed rock apportionment of 0.272Mta to run to the end of the Plan period plus ten years beyond (i.e., to 2032)- a total of 6.798 million tonnes. It also sets a land-won sand and gravel apportionment of 0.188 million tonnes per annum to run to the end of the Plan period and seven years beyond (i.e., to 2029 for Ceredigion) a total of 4.136 million tonnes. RTS2 does however require collaborative work in the provision of land won sand and gravel reserves collectively between Ceredigion, Pembrokeshire, Carmarthenshire and Pembrokeshire Coast National Park Authority to achieve a joint 6.792 million tonnes of land won sand and gravel apportionment target outside of the PCNP.</p> <p>In 2019 sales of crushed rock aggregates in Ceredigion were 0.06Mt, 22% of the target 0.272Mt apportionment. The 10-year average sales 2010 - 2019 are also below the apportionment figure of 0.272Mta at 0.15Mta. Figures taken from the 2019 Annual survey returns indicate that Ceredigion had around 5.41Mt of crushed rock reserves at the end of 2019, so if average sales were to continue to progress at the current 10-year average sales, these reserves would last until 2057. This is far longer than the</p>				

landbank requirement set in MTAN1, but less than the 6.798 million tonnes required in RTS2. Given the very low sales average over the last 10 years there is little danger of reserves being exhausted before the LDP Review and the next RTS (due in 2025). In 2019 the total sales of land-won sand and gravel in Ceredigion was 0.05Mt. This is 27% of the target 0.188Mta apportionment. The 10-year average sales 2010/2019 are also below the annual apportionment figure of 0.188 million tonnes at 0.09 million tonnes. Figures taken from the 2019 Annual Survey returns indicate that Ceredigion has around 0.55 MT of sand and gravel reserves at the end of 2019, so if average sales were to progress at their 10-year average level of 0.05 Mta the reserves would last until 2030, just sufficient for 7 years supply at the end of the plan period. However, if the LDP allocations at Penparc and Pant quarries are delivered they would add approximately 2Mta to the reserves which at the current 10-year average sales rate of 0.05 Mta would add 40 years to the landbank. The trend in sales suggests that the 10-year average sales will continue to reduce over time especially due to the concrete industry increasing the use of sand alternatives and the switch in supply at one site to non-aggregate production. Given the very low average sales over the last 10 years there is little danger of reserves becoming exhausted before the LDP Review and the next RTS due in 2025.

As required by RTS2, representative officers of the South West Wales Minerals Planning Group of authorities meet regularly to discuss cross boundary minerals issues, including the requirement for a Statement of Sub-regional Collaboration. The Group has sought to establish from the minerals industry whether there are any reserves of sand and gravel within the region that they have identified for future provision, but to date no sites have come forward. Three candidate sites have been submitted to Pembrokeshire County Council and One Candidate Site has been submitted to Ceredigion County Council for consideration in their respective LDP Reviews, but a full assessment of the suitability of the sites has yet to be made.

**Conclusions**

No action is currently required and any issues can be adequately addressed in the LDP Review at re-start.

**Actions**

Development plan policies are being implemented effectively.

#### 4. Results of SA/SEA Indicators

Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA). This Section 5 includes monitoring the SA/SEA for the period 1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022. Indicators have been identified to assess the performance of Sustainability Objectives. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.

As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows:

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

The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies.

The monitoring process is dependent upon a wide range of statistical information. Certain circumstances have led to changes to the original Monitoring Framework. Any changes are detailed in Appendix 1 of the report.



<b>Sustainability Objective:</b> 1a Reduce greenhouse gas emissions in both existing and new development.				
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 201 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Annual emissions of basket greenhouse gases (by sector).	UK Government  <a href="https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2020">https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2020</a>	As available.	Emissions estimates were last recorded for 2020 as follows:  Industry Electricity: 8.8 CO <sub>2</sub> (Kt)  Industry Gas: 7.2 CO <sub>2</sub> (Kt)  Industry Other Fuels: 19.5 CO <sub>2</sub> (Kt)  Large Industrial Installations: 0.1 CO <sub>2</sub> (Kt)	?

Monitoring Framework SA/SEA Indicators

			<p>Agriculture Total 76.2 CO<sub>2</sub> (Kt)</p> <p>Commercial Electricity: 12.4 CO<sub>2</sub> (Kt)</p> <p>Commercial Gas: 1.5 CO<sub>2</sub> (Kt)</p> <p>Commercial Other Fuels: 0.3 CO<sub>2</sub> (Kt)</p> <p>Public Sector Electricity: 4.6 CO<sub>2</sub> (Kt)</p> <p>Public Sector Gas: 3.7 CO<sub>2</sub> (Kt)</p> <p>Public Sector Other Fuel: 0.4 CO<sub>2</sub> (Kt)</p> <p>Domestic Electricity: 29.7 CO<sub>2</sub> (Kt)</p>	
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## Monitoring Framework SA/SEA Indicators

			<p>Domestic Gas: 20.0 CO<sub>2</sub> (Kt)</p> <p>Domestic Other Fuels: 89.4 CO<sub>2</sub> (Kt)</p> <p>Road Transport (A roads): 57.5 CO<sub>2</sub> (Kt)</p> <p>Road Transport (Motorways): 0.0 CO<sub>2</sub> (Kt)</p> <p>Road Transport (Minor roads): 66.9 CO<sub>2</sub> (Kt)</p> <p>Diesel Railways: 0.4 CO<sub>2</sub> (Kt)</p> <p>Transport Other: 1.6 CO<sub>2</sub> (Kt)</p> <p>LULUCF Net Emissions: -- -29.9 CO<sub>2</sub> (Kt)</p>
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## Monitoring Framework SA/SEA Indicators

			Total for all sectors: 370.2 CO <sub>2</sub> (Kt)	
Ceredigion's global ecological footprint.	Welsh Government <a href="http://gov.wales/docs/desh/publications/150724-ecological-footprint-of-wales-report-en.pdf">http://gov.wales/docs/desh/publications/150724-ecological-footprint-of-wales-report-en.pdf</a>	As available	The latest figures from 2015 indicate the following:  Ecological Footprint of 3.59 global hectares per capita (gha/c) (compared to a Welsh Ecological Footprint of 3.28 (gha/c))	0
The installed MW capacity of renewable energy development approved.	Ceredigion County Council	Annually	<ul style="list-style-type: none"> <li>• 2.5015 MW granted planning permission 2021 – 2022, in 2 applications.</li> <li>• 1 Biomass application 0.0015 MW</li> <li>• 0 Ground/Water/Air heat pump 0 MW</li> </ul>	?

			<ul style="list-style-type: none"> <li>• 0 Hydropower 0 mw</li> <li>• 1 Solar application 2.5 MW</li> <li>• 0 Wind mw</li> <li>• 0 Wind mw in Pre-assessed Area 6</li> <li>• Wind mw wind mw in Pre-assessed Area 7</li> </ul>	
<p>Average consumption of:</p> <ul style="list-style-type: none"> <li>i. Ordinary Domestic Electricity,</li> <li>ii. Economy 7 Domestic Electricity, and</li> <li>iii. Domestic Gas.</li> </ul>	<p>Neighbourhood Statistics</p> <p><a href="https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics">https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics</a></p>	As Available	<p>Consumption was last recorded in 2020 as follows:</p> <p>Consumption of Ordinary Domestic Electricity: 104.80 GWh</p> <p>Consumption of Economy 7 Domestic Electricity: 53.70 GWh</p>	?

	<a href="https://www.gov.uk/government/statistical-data-sets/stacked-gas-consumption-statistics-data">https://www.gov.uk/government/statistical-data-sets/stacked-gas-consumption-statistics-data</a>		Consumption of Domestic Gas: 111.20 GWh  Total Consumption of Domestic Electricity and Gas: 269.70 GWh	
<p><b>Analysis</b></p> <p>In 2020 total annual greenhouse emissions estimates in Ceredigion were 370.2 CO<sub>2</sub> (Kt). This figure is lower than the 2019 estimates however this is likely due to the impact of COVID-19 lockdowns.</p> <p>Two permissions were granted for the monitoring period for renewable energy development.</p> <p>Ceredigion’s ecological footprint was last recorded in 2015 as 3.59 (gha/c). The rural nature of Ceredigion will continue to affect its ecological footprint due to its rurality and a combination of limited public transport and heavy reliance on private transport to access services. Access to public transport is limited and therefore there is a greater reliance on private transportation.</p>				
<p><b>Conclusions</b></p> <p>Ceredigion is providing a level of renewable energy helping Wales meet its national renewable energy target. The LDP continues to reduce greenhouse gas emissions in both existing and new development.</p>				

<b>Sustainability Objective:</b> 1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.				
Indicator	Source	Frequency	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	Ceredigion County Council	Annually	This indicator can no longer be monitored. *	?
Number of commercial or other relevant developments (units and proportion) of 1,000m <sup>2</sup> / 1ha or over that achieve BREEAM standard excellent.	Ceredigion County Council	Annually	This indicator can no longer be monitored.  Units: 0 Proportion: 0%	?
<b>Analysis</b>				

The Code for Sustainable Homes Level 4 no longer exists due to the devolution of Building Regulations to the Welsh Government. Since 2014 BREEAM standards no longer apply to new development. Notwithstanding the removal of BREEAM requirements some buildings (such as Projects that benefit from Welsh Government funding) still opt to achieve this standard. There were no relevant developments that achieved BREEAM standard 'excellent' during the monitoring period.

### **Conclusions**

Whilst the Code for Sustainable Homes Level 4 no longer exists the elements that relate to ensuring adequate measures to adapt to climate change (through energy efficient building design standards) now form part of the building regulations and hence apply to all new developments. Whilst BREEAM standards no longer apply to certain new developments some buildings seek to achieve excellent standards anyway and these developments will continue to be captured by this indicator. There are no concerns over the Sustainability objective. The LDP Revision is considering possible new indicators to measure sustainability in the longer term.



<b>Sustainability Objective:</b> 1c To reduce flood risk				
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Amount of development permitted in the C1 and C2 floodplain areas as defined by TAN 15.	Ceredigion County Council	Annually	9 Applications approved in C1 all met TAN 15 tests  2 Applications approved in C2 all met TAN 15 tests	+
Amount of new residential development (units) permitted with SuDS.	Ceredigion County Council	Annually	A Sustainable Drainage Body (SAB) has been set up in Ceredigion and it will manage all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP	N/A

## Monitoring Framework SA/SEA Indicators

			SA/SEA monitoring framework to include these indicators.	
Amount of new commercial (units) development over 500m <sup>2</sup> permitted with SuDS	Ceredigion County Council	Annually	A Sustainable Drainage Body (SAB) was set up in Ceredigion and manages all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP SA/SEA monitoring framework to include these indicators.	N/A
<p><b>Analysis</b></p> <p>On 7<sup>th</sup> January 2019 a new service was introduced by Ceredigion County Council to deliver the statutory legislation enacted by Welsh Government under the Flood and Water Management Act 2010.</p> <p>This legislation applies to ALL new developments of more than 1 house or where the construction area is 100m<sup>2</sup> or more.</p>				

A Sustainable Drainage Body (SAB) was set up in Ceredigion and it manages all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP SA/SEA monitoring framework to include these indicators.

### **Conclusions**

The SAB body has been established and through the regulatory framework are assessing the relevant applications as the indicator demonstrates all applications in a C1 or C2 floodplain met the TAN 15 tests therefore no further action is required at this time. ...

## Monitoring Framework SA/SEA Indicators

<b>Sustainability Objective:</b> 2a Minimise contamination and safeguard soil quality and quantity.				
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2007 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of permitted applications have been on brownfield land:  34% (154.04)	+
Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of completed development has been on brownfield land:  25% (67.55ha)	+

Average density of housing development permitted on allocated development plan sites.	Ceredigion County Council (AMR Indicator H13)	Annually	The average density of housing development permitted on allocated LDP sites is 19.88 units per hectare.	?
<p><b>Analysis</b></p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute a high proportion of total developable land. However, a percentage of brownfield land has been developed every year since adoption. AMR indicator H09 sets a target for residential development on previously developed land as 5%. This indicator shows that in excess of 20% of development is being secured and delivered on brownfield land for all types of development which is positive. The average density of development on LDP allocated sites is broadly consistent with the LDP guideline density for allocated sites of 23 units per hectare.</p>				
<p><b>Conclusions</b></p> <p>Despite having only, a low level of brownfield development, there are currently no concerns about the implementation of the LDP's policies as they encourage the use of brownfield development where appropriate. The average density of development on LDP allocated sites is lower than the average LDP guideline density of 23 units per Hectare, however this fluctuates regularly and has been justified on a case-by-case basis. The LDP continues to minimise contamination and safeguard soil quality and quantity.</p>				

## Monitoring Framework SA/SEA Indicators

<b>Sustainability Objective:</b>		2b To maintain and improve air quality across Ceredigion		
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Levels of key air pollutants (e.g., NO <sub>2</sub> , PM <sub>10</sub> , Benzene, ozone).	Ceredigion County Council's Air Quality Progress Report 2022 was prepared and submitted in 2022 and considers Air quality data from 2021	Annually	<p><b>NO<sub>2</sub>:</b></p> <p>An annual mean standard of 40µg/m<sup>3</sup> was not exceeded at any of the key monitoring / worst case and road-side locations in Ceredigion in 2021. Standards were in fact well below this limit every month monitoring was undertaken.</p> <p>Concentrations of NO<sub>2</sub> continue to comply with the</p>	0

		<p>First European Air Quality Directive and domestic legal standards.</p> <p><b>PM<sub>10</sub></b></p> <p>No new monitoring of particulate pollution was undertaken in 2021.</p> <p>Modelled background PM<sub>10</sub> concentrations in Ceredigion in 2021 were estimated to be below 13µg/m<sup>3</sup> as an annual mean. Concentrations even at the worst case, roadside and hot-spot locations in Ceredigion were predicted to be well below annual PM<sub>10</sub></p>	
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		<p>standard of 40 µg/m<sup>3</sup> also.</p> <p><b>Benzene</b></p> <p>No new monitoring of Benzene was undertaken in 2021. Modelled background Benzene concentrations in Ceredigion in 2021 were estimated to be below 5µg/m<sup>3</sup> as an annual mean, in compliance with mandatory standards for benzene.</p> <p><b>Ozone</b></p> <p>The Air Quality Standards Regulations 2010 set the target that that a three-year average of 8-hour mean concentrations of O<sub>3</sub></p>	
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		<p>should not exceed 120 µg/m<sup>3</sup> more than 25 times. Modelled background Ozone concentrations in Ceredigion in 2021 indicated that this limit was exceeded no more than 5 times in 2021 which allows us to estimate that Ceredigion will satisfy the target of these regulations within the coming years should we see a continuation of this rate.</p>	
<p><b>Analysis</b></p> <p>Last year’s air quality monitoring identified similar levels of air pollutants as observed in 2020, with all standards being complied with in that no mean levels in relation to NO<sub>2</sub>, PM<sub>10</sub> or Benzene were exceeded. It should be noted however that the national</p>			

COVID-19 lockdown may have had a positive impact on observed levels. Air quality levels will continue to be monitored in future to ensure continual compliance with these legal standards.

### **Conclusions**

Ceredigion continues to experience some of the best air quality standards in Wales and there is no data to indicate that any LDP policies have had a detrimental effect on Air quality in our local authority area.

<b>Sustainability Objective:</b> 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality				
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Bathing water quality.	Natural Resources Wales <a href="http://environment.data.gov.uk/wales/bathing-waters/profiles/index.html">http://environment.data.gov.uk/wales/bathing-waters/profiles/index.html</a>	Annually	14 monitored beaches for 2021 have quality standards of:  1. Aberporth: Good  2. Aberystwyth North: Good  3. Aberystwyth South: Excellent  4. Borth: Excellent  5. Cilborth: Excellent  6. Clarach South: Good	+

## Monitoring Framework SA/SEA Indicators

			<p>7. Llangrannog: Excellent</p> <p>8. Llanrhystud: Excellent</p> <p>9. Mwnt: Excellent</p> <p>10. New Quay Harbour: Good</p> <p>11. New Quay North: Good</p> <p>12. New Quay Traeth Gwyn: Excellent</p> <p>13. Penbryn: Excellent</p> <p>14. Tresaith: Excellent</p>	
<p><b>Analysis</b></p> <p>Water quality is tested 20 times during the bathing water season from 15 May to 30 September each year. These samples are analysed against the standards laid out in the European Bathing Water Directive. Of the 14 beaches assessed in 2021 9 were classified as 'Excellent', and 5 as 'Good'.</p>				
<p><b>Conclusions</b></p>				

64% of the assessed beaches within Ceredigion are measured as meeting 'Excellent' standards of the European Bathing Water Directive and the remaining 36% meeting 'Good' standards. LDP policies help support this by seeking to ensure that development does not pollute water bodies.

## Monitoring Framework SA/SEA Indicators

<b>Sustainability Objective:</b>		3a Make sustainable use of natural resources.		
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2020 – 31<sup>st</sup> March 2021)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Total tonnage of Municipal waste and Performance against:  Local Authority Recycling Targets (LART) i.e., minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). The target for 2020/21 was 64%.	Welsh Government Performance Indicators WMT10 (CCC).	Annually	Total Municipal waste for 2020/21 was 29,271.61  For comparison in 2019/20 it was 33,326.48T 2018/19 it was 34,262.55 2017/18 it was 35995.37 2016/17 it was 38115.07 2015/16 it was 35,202.76  For the financial year 2020/21 overall, the authority achieved 70.21% of Municipal waste	+

			prepared for re-use, recycled /composted (or sent for Anaerobic Digestion (AD)), against an LART target of 64%	
<p>Performance against Landfill Allowance targets i.e., allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill.</p> <p>The allowance target set for the authority is progressively more restrictive over time. It was set at</p> <p>9,656 tonnes for 2016/17</p> <p>9,160 tonnes for 2017/18, 8,661 tonnes for 2018/19</p> <p>8,170 tonnes for 2019/20</p>	<p><b>Waste Data Flow</b></p> <p>i. Welsh Government Performance Indicators</p>	Annually	<p>The quantity of BMW sent to landfill during the financial year 2020/21 was 847t, compared to 1305t in 2019/20.</p>	+

## Monitoring Framework SA/SEA Indicators

<p>Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.</p>	<p>NRW Waste Permit Returns Data Interrogator <a href="https://www.data.gov.uk/dataset/71d7279f-a6aa-4a60-a9fa-51406b223277/waste-permit-returns-data-interrogator">https://www.data.gov.uk/dataset/71d7279f-a6aa-4a60-a9fa-51406b223277/waste-permit-returns-data-interrogator</a></p>	<p>Annually</p>	<p>The total tonnage for the 2021 calendar year was 106063.22t, of which 3305.95t was landfilled (all landfilled out of County), 43992.61t was recovered, 8331.11t was transferred, 8207.41t was incinerated and 422263.14t was sent for treatment.</p>	<p style="text-align: center;">+</p>
<p><b>Analysis (Provisional)</b></p> <p>The authority continues to meet its Local Authority Recycling Targets (LART) and *landfill diversion targets.</p> <p>Ceredigion is currently sending its residual waste to an Energy from Waste facility under contract to LAS Recycling in Lampeter up until 2022 whilst a longer-term solution is sought</p> <p>All the source segregated food waste collected by the Central Wales Waste Partnership including Ceredigion is sent to an out of County Anaerobic Digestion (AD) facility, which contributes significantly to the authority’s current success in meeting both the LART and landfill diversion targets.</p>				



Although the Council continues to meet the recycling/composting targets the authority remains committed to meeting the progressively more challenging targets that lie ahead, and is committed to driving the management of waste further up the waste hierarchy in line with national and European policies To do this, to date the authority has successfully relied upon (i) the existing waste sites within Ceredigion, (ii) the availability of land allocation E0301 on the Glanyrafon Industrial Estate, (iii) regional scale facilities located outside of Ceredigion and (iv) any new sites that might be developed under the permissive waste policies contained within the LDP.

The land allocated under E0301 has the capacity to meet any foreseeable future need for any regional resource recovery or waste treatment facility to serve the Central Wales Waste Partnership Area, or alternatively to serve as a component element within a broader longer term Central and West Wales residual waste solution area. Whether or not the E0301 site is ever selected as a regional waste site the use, or continued availability of site E0301 should, when taken together with any other land that might become available for resource recovery and waste facilities under LDP's permissive waste policies enable Ceredigion to accommodate the full range of resource recovery and waste infrastructure that might be needed, whether it be for the municipal waste that the authority is responsible for or commercial and industrial waste that is managed by the private sector, sufficient to meet or exceed all present and foreseeable waste targets.

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

### **Conclusions**

There are currently no concerns about the LDP's effect on Ceredigion's capacity to keep within the Landfill Allowance Targets, or to exceed the Local Authority Recycling Targets (LART)

<b>Sustainability Objective:</b>		3b Build and maintain environmentally friendly, high-quality services and infrastructure.		
Indicator	Source	Frequency	Performance (1 <sup>st</sup> April 2021– 31 <sup>st</sup> March 2021)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Ceredigion County Council (AMR Indicator Q06)	Annually	3 Service Centres constrained by infrastructure issues (Sewage treatment and/or water supply).	+
<b>Analysis</b>				
Engagement with DCWW is positive and ongoing. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 3. Refer to AMRQ06 above for further details.				
<b>Conclusions</b>				
Engagement with DCWW is positive. Since the beginning of the plan period the numbers of service centres that are constrained in part have reduced from 9 to 3. The LDP review and revision, as part of the candidate site process will consider any site-specific infrastructure issues. This will ensure that any allocations to come forward in a replacement LDP are deliverable. However, it is				

important to note, given the Phosphates concerns on the river Teifi further work on engagement is needed and is ongoing with DCWW to manage the discharges of the WWTPs which account for 68% of the phosphates in the Afon Teifi.

## Monitoring Framework SA/SEA Indicators

<b>Sustainability Objective:</b>		4a To value, conserve and enhance biodiversity.		
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance</b> (1 <sup>st</sup> April 2020 – 31 <sup>st</sup> March 2021)	
			<b>Nature of performance</b>	<b>Significance</b>
% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> <li>• LNRs, SINC's and priority habitats and species;</li> <li>• Ecological connectivity;</li> <li>• Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or</li> <li>• Ecosystem services and natural processes.</li> </ul>	Ceredigion County Council and Natural Resources Wales.	Annually	3.50% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity.	0

<p>% of applications where there are enhancements for:</p> <ul style="list-style-type: none"> <li>• Biodiversity (including LNRs, SINC's and priority habitats and species);</li> <li>• Ecological Connectivity;</li> <li>• Trees, hedgerows and woodlands; or</li> <li>• Ecosystem services and natural processes</li> </ul>	<p>Ceredigion County Council and Natural Resources Wales.</p>	<p>Annually</p>	<p>84.30% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.</p>	<p>0</p>
<p>Loss of priority habitat (ha) due to new development.</p>	<p>Ceredigion County Council.</p>	<p>Annually</p>	<p>5.65% of applications for development have resulted in a loss of priority habitat (due to loss of hedgerows).</p>	<p>0</p>
<p>Loss of sites (ha) that meet SINC criteria due to new development.</p>	<p>Ceredigion County Council.</p>	<p>Annually</p>	<p>5.96% application led to a loss of sites that meet SINC criteria (scrub).</p>	<p>0</p>

### **Analysis**

3.50% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity. 84.30% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22. 52 applications for development have resulted in a loss of priority habitat (due to loss of hedgerows without the inclusion of a condition relating to replanting or translocation of the lost hedgerow).

The monitoring highlights that for the most part indicators are being met and hence biodiversity is being valued, conserved and enhanced. Notwithstanding actions have been identified to further support policy implementation and improve performance for the next monitoring period. For further information refer to LDP Indicators Q04 and Q05 above.

### **Conclusions**

Whilst the objective has not been met, actions have been identified to support better performance moving forward and it is positive to note that on almost 85% of permitted applications environmental enhancements were included.

<b>Sustainability Objective:</b> 5a To understand, value, protect, enhance and celebrate Ceredigion’s landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage				
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	Ceredigion County Council.	Annually.	<b>Residential Development Permitted:</b> Hectares: 2.79 (5%) Units: 24 (15%) <b>Residential Development Completed:</b> Hectares: 4.71 (39%) Units: 69 (42%) <b>Non-residential Development Permitted:</b>	+

## Monitoring Framework SA/SEA Indicators

			<p>Hectares: 9.01 (38%)</p> <p>Units: 16 (28%)</p> <p><b>Non-residential Development Completed:</b></p> <p>Hectares: 0.54 (15%)</p> <p>Units: 1 (10%)</p>	
<p>Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Aspect Area with an overall evaluation of Outstanding and</p> <p>Amount of development (ha, units and proportion) permitted and completed within the Visual and Sensory LANDMAP Aspect Area with an overall evaluation of Outstanding.</p>	Ceredigion County Council.	Annually.	<p><b>LANDMAP Aspect Area with Overall Evaluation Outstanding</b></p> <p><b>Residential Development Permitted:</b></p> <p>Hectares: 51.69 (94%)</p> <p>Units: 136 (87%)</p> <p><b>Residential Development Completed:</b></p> <p>Hectares: 6.71 (56%)</p>	+



			<p>Units: 85 (52%)</p> <p><b>Non-residential Development Permitted:</b></p> <p>Hectares: 21.55 (92%)</p> <p>Units: 49 (84%)</p> <p><b>Non-residential Development Completed:</b></p> <p>Hectares: 2.31 (65%)</p> <p>Units: 8 (80%)</p> <p><b>Visual and Sensory LANDMAP Aspect Area with an overall evaluation of Outstanding</b></p> <p><b>Residential Development Permitted:</b></p>	
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Monitoring Framework SA/SEA Indicators

			<p>Hectares: 0.44 (1%)</p> <p>Units: 2 (1%)</p> <p><b>Residential Development Completed:</b></p> <p>Hectares: 0.50 (4%)</p> <p>Units: 7 (4%)</p> <p><b>Non-residential Development Permitted:</b></p> <p>Hectares: 0.23 (1%)</p> <p>Units: 2 (3%)</p> <p><b>Non-residential Development Completed:</b></p> <p>Hectares: 0 (0%)</p> <p>Units: 0 (0%)</p>	
<b>Analysis</b>				

Ceredigion is home to a rich, diverse and highly valued landscape. Consequently, around 45% of its land area has been deemed of high enough quality to afford designation as part of Special Landscape Areas (SLAs), of which there are thirteen. It also has around 15% of its land identified as being of Outstanding value according to LANDMAP's Visual and Sensory Methodological Chapter, making it of national or even international importance.

It should be noted that neither the SLA designations nor the outstanding LANDMAP evaluations necessarily preclude development and that many forms of development will have no effect on landscape. It should also be noted that where development does occur within SLAs and other highly valued landscapes, then the policies of the LDP can be used to require a higher quality of design and landscaping.

### **Conclusions**

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

## Monitoring Framework SA/SEA Indicators

<b>Sustainability Objective:</b>				
6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and				
6b Build vibrant, safe and cohesive communities.				
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	Ceredigion County Council (AMR Indicator H10 & H11).	Annually	Since the start of the plan period LDP, the following affordable homes have been committed:  Permitted: 901 (37%)  Completed: 657 (32%)	+
Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	Ceredigion County Council (AMR Indicator E06).	Annually	See Appendix 8.	+

<p>Number of Lower Super Output Areas (LSOAs) in the most deprived 30%.</p>	<p>Welsh Government  <a href="#">Welsh Index of Multiple Deprivation (gov.wales)</a>  <a href="#">Updated every 4-5 years last update 2019</a></p>	<p>As available</p>	<p>According to the Welsh Index of Multiple Deprivation (WIMD) (2019), 3 out of 46 LSOAs (6.5%) were identified as being within the most deprived 30%. These were, Aberystwyth Penparcau 1 (W01000515), Aberteifi/Cardigan - Rhyd-y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).                   2 out of 46 LSOAs (4.3%) were identified as being within the most deprived 20%. These were Aberteifi/Cardigan - Rhyd-</p>	<p>?</p>
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## Monitoring Framework SA/SEA Indicators

			<p>y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).</p> <p>1 out of 46 LSOAs (2.2%) was identified as being within the most deprived 10%, this was Aberteifi/Cardigan - Teifi (W01000511).</p>	
Notifiable offences recorded by police by type.	<p>Office for National Statistics <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatcommunitysafetypartnershiplocalauthoritylevel">https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatcommunitysafetypartnershiplocalauthoritylevel</a></p> <p>From 2020 use <a href="https://www.ons.gov.uk/peoplepopulationandcommunity/crimean">https://www.ons.gov.uk/peoplepopulationandcommunity/crimean</a></p>	As Available	<p>Statistics for notifiable offences for 12 months preceding March 2022 are as follows:</p> <ul style="list-style-type: none"> <li>• Violence with Injury (Offences): 390</li> <li>• Violence without Injury (Offences): 672</li> </ul>	?

	<p><a href="#">djustice/datasets/recordedcrime</a>  <a href="#">databycommunitysafetypartners</a>  <a href="#">hiparea</a>  <a href="#">Table C2</a></p>		<ul style="list-style-type: none"> <li>• Stalking and harassment (Offences): 823</li> <li>• Robbery (Offences): 5</li> <li>• Theft from the Person (Offences): 6</li> <li>• Criminal Damage and Arson (Offences): 392</li> <li>• Residential Burglary (Offences): 116</li> <li>• Non-Residential Burglary (Offences): 40</li> <li>• Vehicle Offences (Offences): 51</li> <li>• Drug Offences (Offences): 320</li> </ul>	
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		<ul style="list-style-type: none"> <li>Sexual Offences (Offences): 155</li> </ul>	
<p><b>Analysis</b></p> <p>In respect of Affordable Homes, the percentage is above the required target of 20% for both permissions and completions. See AMR Indicator H10 for further details.</p> <p>In respect of services and facilities in Service Centres, there has been little variation in the numbers of key services and facilities in recent years and given the structural changes occurring as a result of the Covid-19 pandemic it is difficult to assess how the LDP has influenced services in settlements with year-on-year changes showing variability. See AMR Indicator E06 for further details.</p> <p>With regards notifiable offences recorded by police by type, there have been no significant changes in the number or type of notifiable offences since plan adoption with reductions in most crime typologies evident in the data.</p>			
<p><b>Conclusions</b></p> <p>The AMR suggests that the proportion of Affordable Homes permitted and completed is making a positive contribution to the maintenance of the distinctive cultural identity of the County in a way that is responsive to a range of needs by enabling access to housing for local people in affordable housing need for both private and social housing sectors.</p> <p>There has been little variation since adoption of the numbers of key services and facilities in Rural Service Centres, deprived LSOA's and notable offences.</p>			



<b>Sustainability Objective:</b>		7a Promote and provide opportunities and services to maintain healthy communities.		
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	Ceredigion County Council.	Annually	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services: 9.88%	?
Proportion of new dwellings within 300m of their nearest natural green space.	Ceredigion County Council.	As Available.	Proportion of new dwellings within 300m of their nearest natural green space 37.9 %	?
Amount of new open space facilities (ha) provided.	Ceredigion County Council (AMR Indicator Q01 & Q03).	Annually.	In this monitoring period there has been no net gain of open space within the county.	+

### **Analysis**

Many of the applications received during this monitoring period relate to sites already granted as outline under the Unitary Development Plan (UDP) and as such it has not been possible to require the development to provide open space in accordance with Policy LU24.

The proportion of dwellings within proximity to key health services is 9.88%. This is due to the rural nature of the county and historic population distribution.

The proportion of dwellings within 300m of natural green space is 37.9%. Refinement of the information on natural greenspace has enabled the collection of this data for the first time, and therefore no comparison can be made for monitoring purposes in this reporting period.

### **Conclusions**

The LDP continues to promote and provide opportunities and services to maintain healthy communities.

<b>Sustainability Objectives:</b> 8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.				
Indicator	Source	Frequency	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Tourist days and Tourist numbers by i. Serviced Accommodation, ii. Non-Serviced Accommodation, iii. Staying with friends or relatives and iv. Day Visitors.	Ceredigion County Council <a href="http://www.discoverceredigion.co.uk/English/footer/tradepartner/site/tourismreportstatistics/Pages/default.aspx">http://www.discoverceredigion.co.uk/English/footer/tradepartner/site/tourismreportstatistics/Pages/default.aspx</a>	As Available	This information is for the 2021 calendar year and is the latest information available: 887,000 Total Staying Visitors including: • 146,000 persons staying in Serviced Accommodation • 712,000 persons staying in Non-Serviced Accommodation	0

		<ul style="list-style-type: none"> <li>• 29,000 persons staying with Friends or Relatives</li> <li>• 1.07 million-day visitors.</li> </ul>	
<p><b>Analysis</b></p> <p>There have been significant changes in total visitor numbers or visitor types due to the Covid 19 pandemic lockdowns resulting in an overall decrease across the board from previous non-covid years. However, these visitors have been only able to travel for part of the monitoring year due to covid restrictions so probably equate to higher visitor numbers during non-restricted times. Given the general reluctance of people to utilise air-travel at the present time it is likely we will see a rise in ‘stay cations’ and as such subsequent year’s monitoring will be important in better understanding long term trends than this snapshot in time data.</p>			
<p><b>Conclusions</b></p> <p>Whilst there has been a notable drop in numbers for staying visitors this due to the Covid 19 pandemic lockdowns. The suite of tourism polices in the LDP are considered to support the objective and the LDP continues to promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.</p>			

<b>Sustainability Objectives:</b>		9a Increase opportunities to build the Ceredigion education and skills base.		
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Number and % of people aged 16-64 with NVQ qualifications.	<a href="https://www.nomisweb.co.uk/reports/imp/la/1946157390/report.aspx?town=ceredigion%20-%20tabquals#tabquals">https://www.nomisweb.co.uk/reports/imp/la/1946157390/report.aspx?town=ceredigion%20-%20tabquals#tabquals</a>	Annually. Jan - Dec	<ul style="list-style-type: none"> <li>• NVQ4 and above: 23,200 (50.2%)</li> <li>• NVQ3 and above: 32,700 (70.7%)</li> <li>• NVQ2 and above: 39,500 (85.4%)</li> <li>• NVQ1 and above: 42,600 (92.1%)</li> <li>• Other qualifications: 2,000 (4.4%)</li> <li>• No qualifications: 1,600 (3.5%)</li> </ul>	?

## Monitoring Framework SA/SEA Indicators

<p>Proportion of people aged 16-24 within 30, 60, 90-minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.</p>	<p>Ceredigion County Council.</p>	<p>2011 - 13 and 2021 - 23</p>	<p>Not due to be monitored this year</p>	<p>N/A</p>
<p><b>Analysis</b></p> <p>The LDP strategy continues to promote growth in sustainable locations. Changes due to school's modernisation will be factored into the LDP Review at re-start.</p> <p>In Ceredigion the numbers achieving NVQ qualifications has increased. Other qualifications have increased and no qualifications has decreased. When comparing Ceredigion to the Wales averages the Ceredigion population have higher levels of NVQ Qualifications and lower levels of Other Qualifications. Further, only 3.5% of the Ceredigion population have no qualifications compared to the Wales average of 8.2%.</p>				
<p><b>Conclusions</b></p> <p>There are no concerns over the LDP Strategy and policy in relation to the objective.</p>				

<b>Sustainability Objectives:</b>		10a Promote the use of the Welsh language.		
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Number and % of persons age 3 and over who say they can speak Welsh by Census year.	Office of National Statistics <a href="http://www.ons.gov.uk/ons/index.html">http://www.ons.gov.uk/ons/index.html</a> <a href="#">Annual Population Survey - Ability to speak Welsh by age, sex and year (gov.wales)</a>	2011 - 13 and 2021 – 23 (Data release due December 2022-January 2023) outside of the monitoring period for this report.	31 <sup>st</sup> March 2011: <ul style="list-style-type: none"> <li>• All persons aged 3 and over: 73,847</li> <li>• Persons who can speak Welsh: 34,964</li> <li>• Persons who cannot speak Welsh: 38,883</li> <li>• Percentage of people who say they can speak Welsh: 47%</li> </ul>	N/A

## Monitoring Framework SA/SEA Indicators

<p>% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.</p>	<p>Welsh Government</p> <p><a href="https://statswales.wales.gov.uk/Catalogue/Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure">https://statswales.wales.gov.uk/Catalogue/Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure</a></p> <p><a href="https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure">https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure</a></p>	<p>Annually</p>	<p>31 March 2022, persons aged 3 and over:</p> <ul style="list-style-type: none"> <li>• All persons aged 3 and over: 73,600</li> <li>• Persons who can speak Welsh: 42,100</li> <li>• Persons who cannot speak Welsh: 31,500</li> <li>• Percentage of people who say they can speak Welsh: 57.2%</li> </ul>	<p>?</p>
<p>Number and % of Ceredigion pupils who speak Welsh at home.</p>	<p>Ceredigion County Council</p>	<p>Annually</p>	<p>Data is for the academic year –2021 - 2022:</p>	<p>?</p>



	<p>School Census</p> <p>Or</p> <p><a href="https://statswales.gov.wales/Catalogue/Education-and-Skills/Schools-and-Teachers/Schools-Census/Pupil-Level-Annual-School-Census/Welsh-Language/speakingwelshhomepupils5andover-by-localauthorityregion-category">https://statswales.gov.wales/Catalogue/Education-and-Skills/Schools-and-Teachers/Schools-Census/Pupil-Level-Annual-School-Census/Welsh-Language/speakingwelshhomepupils5andover-by-localauthorityregion-category</a></p>		<ul style="list-style-type: none"> <li>• Speaks Welsh at home: 2885 (34%)</li> <li>• Does not speak Welsh at home: 3284 (39%)</li> <li>• Not applicable (cannot speak Welsh): 2247 (26%)</li> <li>• No information provided: 0</li> </ul>	
<p>The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.</p>	<p>Welsh Government</p> <p><a href="https://statswales.gov.wales">https://statswales.gov.wales</a></p> <p>(National Strategic Indicators)</p>	<p>Annually</p>	<p>Data for year 2021/2022:</p> <p>478 pupils were assessed in Welsh out of a total of 715 pupils (66.9%)</p>	<p>?</p>
<p><b>Analysis</b></p>				

The APS estimates and the School Census both indicate that the number of Welsh speakers in Ceredigion has reduced. In March 2022 57.2% of people in Ceredigion could speak Welsh. This compares to 2021 (62.3%) 57.3% (2019), 59.6% (2018), 58.6% (2017), 53% (2016), and 52.3% (2015 and 2014) 54.3% (2013). The data reflects the year-on-year variability of this indicator, and no firm conclusions can be drawn.

Education data taken from Ceredigion's annual School Census and Welsh Government's National Strategic Indicator indicates there has not been a significant change in the number of children who do and do not speak Welsh at home or undertake school assessments in Welsh during the monitoring period.

Policy DM01 of the LDP requires that the impact of development on the Welsh Language and the Community is assessed in certain circumstances. To support the implementation of this policy an SPG was adopted on 23<sup>rd</sup> June, 2015. Following the adoption of the SPG the Council is also reporting the performance of Policy DM01 requirements for a Community Linguistic Impact Assessment (CLIA) in the annual Welsh Language Monitoring Report. However, this guidance does not necessarily reflect the latest TAN 20 and will need to be amended in accordance with the new policy during the review process.

### **Conclusions**

Given the period the plan has been in place it is not possible to draw any conclusions regarding the LDP's effect on the Welsh language at this stage and the impact of the plan on the Welsh Language will be best considered following the next census. Causally linking linguistic change and spatial planning is extremely difficult. Evidence above suggests that there has not been a significant change to Welsh speakers in Ceredigion in recent years.

<b>Sustainability Objectives:</b>		11a Reduce the need to travel/transport and promote sustainable modes of transportation; and		
		11b Improve accessibility to services for communities, and connectivity for the sake of the economy.		
Indicator	Source	Frequency	Performance (1 <sup>st</sup> April 2021 – 31 <sup>st</sup> March 2022)	
			Nature of performance	Significance
Proportion of households within 30-, 60- and 90-minute travel time thresholds of amenities, including supermarket, post office and doctor surgery and/or hospital; by walking, car and public transport.	Ceredigion County Council	Annually	<b>Supermarket</b> <ul style="list-style-type: none"> <li>• Car: <ul style="list-style-type: none"> <li>• 30 min.: 99.91%</li> <li>• 60 min.: 0.07%</li> <li>• 90 min.: 0%</li> <li>• Over 90 min.: 0%</li> </ul> </li> <li>• Public Transport: <ul style="list-style-type: none"> <li>• 30 min.: 71.81%</li> </ul> </li> </ul>	?

			<ul style="list-style-type: none"> <li>• 60 min.: 4.93%</li> <li>• 90 min.: 0.07%</li> <li>• Over 90 min.: 23.17%</li> <li>• Walking:             <ul style="list-style-type: none"> <li>• 30 min.: 39.72%</li> <li>• 60 min.: 8.09%</li> <li>• 90 min.: 11.20%</li> <li>• Over 90 min.: 40.97%</li> </ul> </li> <li><b>Post Office</b> <ul style="list-style-type: none"> <li>• Car:                 <ul style="list-style-type: none"> <li>• 30 min.: 99.99%</li> <li>• 60 min.: 0%</li> <li>• 90 min.: 0%</li> <li>• Over 90 min.: 0%</li> </ul> </li> </ul> </li> </ul>	
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			<ul style="list-style-type: none"> <li>• Public Transport:                             <ul style="list-style-type: none"> <li>• 30 min.: 74.95%</li> <li>• 60 min.: 1.92%</li> <li>• 90 min.: 0.25</li> <li>• Over 90 min.:22.86</li> </ul> </li> <li>• Walking:                             <ul style="list-style-type: none"> <li>• 30 min.: 58.99%</li> <li>• 60 min.: 17.39%</li> <li>• 90 min.: 13.37%</li> <li>• Over 90 min.: 10.24%</li> </ul> </li> </ul> <p><b>Doctor surgery and/or hospital</b></p> <ul style="list-style-type: none"> <li>• Car:                             <ul style="list-style-type: none"> <li>• 30 min.: 99.99%</li> </ul> </li> </ul>	
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## Monitoring Framework SA/SEA Indicators

		<ul style="list-style-type: none"> <li>• 60 min.: 0%</li> <li>• 90 min.: 0%</li> <li>• Over 90 min.: 0%</li> <li>• Public Transport:             <ul style="list-style-type: none"> <li>• 30 min.: 73.90%</li> <li>• 60 min.: 4.30%</li> <li>• 90 min.: 0.049%</li> <li>• Over 90 min.: 21.75%</li> </ul> </li> <li>• Walking:             <ul style="list-style-type: none"> <li>• 30 min.: 46.81%</li> <li>• 60 min.: 12.06%</li> <li>• 90 min.: 14.41%</li> <li>• Over 90 min.: 26.71%</li> </ul> </li> </ul>	
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<p>Volume of road traffic.</p>	<p><a href="http://gov.wales/docs/statistics/2016/161130-road-traffic-2015-en.pdf">http://gov.wales/docs/statistics/2016/161130-road-traffic-2015-en.pdf</a></p> <p><a href="https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Traffic/volumeofroadtraffic-by-localauthority-year?_ga=2.216523606.1122744816.1568042032-246819962.1561535796">https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Traffic/volumeofroadtraffic-by-localauthority-year?_ga=2.216523606.1122744816.1568042032-246819962.1561535796</a></p>	<p>Annually</p>	<p>Traffic volume was last recorded in 2020 as follows:</p> <p>0.67 billion vehicle kilometres.</p>	<p>?</p>
<p>The main mode of transport for traveling to work.</p>	<p>Office of National Statistics</p> <p><a href="http://www.ons.gov.uk/ons/index.html">http://www.ons.gov.uk/ons/index.html</a></p>	<p>2011-13 and 2021-23 Census data on this target not available within this</p>	<p>31<sup>st</sup> March 2011:</p> <ul style="list-style-type: none"> <li>• All categories: Method of travel to work (alternative): 57,405</li> <li>• Work mainly at or from home: 6,780 (11.8%)</li> </ul>	<p>N/A</p>

## Monitoring Framework SA/SEA Indicators

		monitoring period.	<ul style="list-style-type: none"> <li>• Underground, metro, light rail, tram: 32 (0.1%)</li> <li>• Train: 125 (0.2%)</li> <li>• Bus, minibus or coach: 910 (1.6%)</li> <li>• Taxi: 98 (0.2%)</li> <li>• Motorcycle, scooter or moped: 148 (0.3%)</li> <li>• Driving a car or van: 17,917 (31.2%)</li> <li>• Passenger in a car or van: 1,652 (2.9%)</li> <li>• Bicycle: 361 (0.6%)</li> <li>• On foot: 4,266 (7.4%)</li> <li>• Other method of travel to work: 157 (0.3%)</li> </ul>	
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			<ul style="list-style-type: none"> <li>• Not in employment: 24,959 (43.5%).</li> </ul>	
Number of car or vans per household.	Office of National Statistics <a href="http://www.ons.gov.uk/ons/index.html">http://www.ons.gov.uk/ons/index.html</a>	2011-13 and 2021-23 Census data on this target not available within this monitoring period.	<p>31<sup>st</sup> March 2011:</p> <ul style="list-style-type: none"> <li>• All households: 31,562</li> <li>• Households with no cars or vans: 5,803 (18.4%)</li> <li>• Households with 1 car or van: 13,627 (43.2%)</li> <li>• Households with 2 cars or vans: 8,677 (27.5%)</li> <li>• Households with 3 cars or vans: 2,449 (7.8%)</li> <li>• Households with 4 or more cars or vans: 1,006 (3.2%)</li> </ul>	N/A

		<ul style="list-style-type: none"> <li>Sum of all cars or vans: 42,905.</li> </ul>	
<p><b>Analysis</b></p> <p>The impact of new residential development as a proportion of existing housing stock dispersed across the County is likely to be largely imperceptible on a year-by-year basis and in respect of some of the data; causal relationship between journey times and residential development is not easily identifiable. Analysing the data over a longer time period may however offer some indication as to the effects of the LDP.</p> <p>In terms of travel times to key facilities, the results remain largely unchanged since adoption The % over 90 mins from key facilities by public transport has increased due to changes in the public transport network and frequency of services; however, the majority remain within 30mins travel time.</p>			
<p><b>Conclusions</b></p> <p>The AMR cannot draw any conclusions regarding the effect of the LDP at this point. It is likely that a year by year ‘no change’ scenario will persist and that substantive effects will not be identifiable until more development has come forward. Any significant changes should be the subject of analysis of potential causes beyond the impact of the LDP.</p>			

<b>Sustainability Objectives:</b>		12a Encourage a vibrant and diversified economy.		
<b>Indicator</b>	<b>Source</b>	<b>Frequency</b>	<b>Performance (1<sup>st</sup> April 2021 – 31<sup>st</sup> March 2022)</b>	
			<b>Nature of performance</b>	<b>Significance</b>
Number and % of economically active people in employment.	NOMIS Official Labour Market Statistics <a href="https://www.nomisweb.co.uk/reports/imp/la/1946157390/report.aspx">https://www.nomisweb.co.uk/reports/imp/la/1946157390/report.aspx</a> <a href="#">(view time series for April – March info)</a>	Annually	April 2021 – March 2022: <ul style="list-style-type: none"> <li>• Economically Active: 38,600 (74.1%)</li> <li>• In employment: 35,700 (71.9%)</li> <li>• Employees: 27,400 (56.4%)</li> <li>• Self-employed: 7,800 (14.5%)</li> <li>• Unemployed (model-based): 1,200 (3.3%).</li> </ul>	+

## Monitoring Framework SA/SEA Indicators

Median gross weekly pay for residents within Ceredigion.	<p>NOMIS Official Labour Market Statistics</p> <p><a href="https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx">https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx</a></p>	Annually	<p>2021:</p> <ul style="list-style-type: none"> <li>• Full-time workers: £533.60</li> <li>• Male full-time workers: £558.10</li> <li>• Female full-time workers: £548.90</li> </ul>	?
Number of employees by broad economic sector.	<p>Stats Wales:</p> <p><a href="https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/workplaceemployment-by-welshlocalareas-year">https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/workplaceemployment-by-welshlocalareas-year</a></p>	<p>Annually</p> <p>(Data release estimated December 2022-January 2023)</p>	<p>Workplace employment by industry 2019 (latest update) as follows:</p> <ul style="list-style-type: none"> <li>• Agriculture, forestry and fishing: 4,500</li> <li>• Production: 1,700</li> <li>• Construction: 3,100</li> </ul>	+

		<ul style="list-style-type: none"> <li>• Wholesale, retail, transport, hotels and food: 10,600</li> <li>• Information and communication: 1,000</li> <li>• Finance and insurance activities: 200</li> <li>• Real estate activities: 500</li> <li>• Professional, scientific and technical activities; administrative and support service activities: 2,700</li> <li>• Public administration, defence, education and health: 9,400</li> </ul>	
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## Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> <li>• Other service activities: 1,900</li> <li>• All industries: 35,500</li> </ul>	
Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03).	Annually	See AMR Indicator E03 results.	+
Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03).	Annually	See AMR Indicator E03 results.	+
Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	Ceredigion County Council.	Annually	Survey carried out Summer 2022: <ul style="list-style-type: none"> <li>• Aberaeron: 6.9%</li> <li>• Cardigan: 11.2%</li> <li>• Aberystwyth: 11.7%</li> <li>• Lampeter: 11.6%</li> <li>• Llandysul: 22.7%</li> </ul>	0

			<ul style="list-style-type: none"> <li>• Tregaron: 12.5%.</li> </ul>	
% of retail uses on primary retail frontage.	Ceredigion County Council (AMR Indicator E07).	Annually	See AMR Indicator E07 results.	+
% of retail uses on secondary retail frontage.	Ceredigion County Council (AMR Indicator E07).	Annually	See AMR Indicator E07 results.	+
Footfall levels in Aberystwyth.	Ceredigion County Council.	Annually	<p>Last Footfall recorded 3<sup>rd</sup> of December 2021, between 10am and 5pm:</p> <ul style="list-style-type: none"> <li>• Great Darkgate Street: 1706</li> <li>• Sgwar Owain Glyndwr: 1699</li> <li>• Terrace Road (North): 1462</li> <li>• Terrace Road (South): 1153</li> </ul>	?

		<ul style="list-style-type: none"> <li>• Chalybeate Street: 1173</li> <li>• Clocktower – Bridge Street: 399</li> <li>• Clocktower – Upper Great Darkgate: 349</li> <li>• Promenade two locations: 755</li> <li>• Eastgate: 447</li> <li>• Pier St: 669</li> <li>• Total: 9842</li> </ul>	
<p><b>Analysis</b></p> <p>While the economic recession caused the numbers in employment to drop from 69.6% in 2010 to 61.3% in 2011/2012, since then there has been a steady rise in numbers in employment. This monitoring period shows a decrease in the proportion of economically active persons in employment from 77.6% (2020) to (74.1% (2021). The proportion of economically active persons in employment may seem low, being lower than the UK (78.5%), but higher than the Wales (76.5%) average but Ceredigion has a relatively high student population, which contributed to a significant percentage of those individuals not in employment. It is important to note that the Covid 19 pandemic has significantly altered the employment profile across the UK with many people during the monitoring</p>			



period possibly still on furlough during some of the monitoring period and many others unemployed, these figures are a snapshot of a turbulent time and it remains to be seen how they will alter over the coming recovery period.

Gross weekly pay for full time employees has not varied significantly since the LDP was adopted. Further, given that the Ceredigion figures are derived from survey data for a small area, the year-on-year change may be more the result of sample variability than evidence of an actual change in income. Notwithstanding, wages in Ceredigion continue to be lower the Welsh and UK averages and the assumed growth is also below the average annual rate of inflation for this period.

In relation to the development of the LDP's allocated employment sites, 50% of their area is now committed for development and 50% of the units have been completed. Most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses. This is a satisfactory situation, and reflects that employment land allocations are meeting the requirements of industry in the area.

Shop vacancy rates are highly variable between Town Centres. The average shop vacancy rate within Ceredigion's Town Centres is 13%. This figure compares to 10.7 (2021), 10.2% (2020), 9.7% (2019), in 2019 the rate for Tregaron was 3.3% (due to the small number of retail unit in Tregaron any change affects the percentage greatly). This is on a par with the UK vacancy average, which according to the Local Data Company was 14.5% in March 2020 & the Wales average 19.4% (Local Data Company Looking Beyond Lockdown Report September 2021). Therefore, with the exception of Llandysul (22.7%) all town centres are performing better than the Welsh national average and overall, the situation is a cautiously optimistic one, particularly as Aberystwyth, which is by far Ceredigion's largest shopping centre, has a vacancy rate of just 11.7%.

The total footfall recorded in 2021 was 9842 compared to the Pre Covid 2019 figure of 11674.

### **Conclusions**

There are indications of a mixed picture regarding growth in the economy and job market within Ceredigion this is particularly pertinent given the turbulent period of the Covid pandemic. However, it is too early to tell what the long-term trend will be and whether or not it is in any way causally linked to the implementation of LDP, which is unlikely given the external factors (move to online shopping, Brexit, Covid-19, War in Ukraine) that impact upon employment rates, vacancy rates and footfall. Despite these uncertainties, there is no evidence to suggest that the LDP is having a negative effect on the local economy and therefore, within the context of the SA/SEA, the overall effect of the LDP does not raise any concerns at the present time.

### 5. Conclusions and Recommendations

- 5.1 The findings of the 3<sup>rd</sup> AMR in 2016 triggered plan review. An LDP Review Report was prepared and consulted on. The Review Report set out the extent of changes required to the LDP identified in the preceding AMR's, updates to the evidence base and ongoing surveys. A delivery Agreement was prepared and submitted and signed off by Welsh Ministers, The Preferred Strategy consultation and two calls for candidate sites have also been undertaken.
- 5.2 In regard to contextual changes, new legislation, policy and external conditions which have been introduced during this monitoring period, as noted in the discussion and several AMR indicators significant policy contextual changes have occurred since this time; Including the Covid 19 pandemic and its structural changes on the work place and retail and the knock-on impacts on the housing market and in-migration. The publication of phosphates interim planning guidance within the Afon Teifi catchment which effectively places an embargo on development on 45% of the county. And the publication of Future Wales the National Plan 2040 and a revised PPW. With these in mind a whole new approach to the replacement plan will need to be undertaken and thus at present the replacement plan preparation is on formal pause and a new DA will need to be submitted. In the interim the existing plan remains compatible with Future Wales and PPW 11 and has a remaining allowance sufficient given the initial over provision to continue supporting development where sustainable for the medium term and has no formal drop-dead date.
- 5.3 In regard to the AMR Indicators, this year's results show that the plan is performing successfully across a range of areas. Of the 32 AMR Indicators 22 (69%) are meeting identified targets or where targets are not being met there are no concerns over the implementation of policies. Only 7 (22%) have been identified of concern and their performance is summarised in the following table:

## Conclusions and Recommendations

Indicator	Policies	Performance	Comment
AMRH02 – Settlement Strategy Countywide	S01, S02, S03, S04.	-	A less than positive movement has occurred towards the identified targets from plan adoption comparative to last year although the ratio is broadly consistent with the identified target.
		-	The target has not been met for completions which when measured from adoption are 45:25:31. The LDP revision should consider the Settlement strategy and continue to identify ways to deliver housing in sustainable locations.
AMRH03 – Settlement Strategy Settlement Groups	S01, S02, S03, S04.	-	<p>The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance identified in Appendix 2 of the LDP.</p> <p>It is recommended that the LDP revision should consider the settlement strategy in general and specifically delegated and non-delegated planning application decisions by location (and specifically post plan adoption) and spatial distribution of growth need and delivery to better understand the spatial variations in balance across the County.</p>



Indicator	Policies	Performance	Comment
AMRH04 – Settlement Strategy – Development in 'Linked Settlements'	S01, S04	-	60% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04.  The LDP revision should consider why there is a negative shift away from capacity limits across the county.
AMRH05 – Settlement Strategy – Development in 'Other Locations'	S01, S04	-	6 units in 'other locations' approved during the monitoring period were in accordance with the LDP and National Policy. 9 units were approved outside that permitted by the LDP strategy, TAN 6 and PPW 3.60 (Edition 11). However, 6 dwellings are adjacent to a linked settlement and provided a commuted sum for affordable housing and 2 dwellings are adjacent to a linked settlement are part of a previous application (2 open market dwellings & 2 affordable dwellings)

## Conclusions and Recommendations

Indicator	Policies	Performance	Comment
AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate	S01, S02, S03, S04, LU05	-	The AAR has not been achieved however; the 2018-based projections reflect a reversal in the demographic trend compared to forecast trajectories on which the LDP relied. Put quite simply, the growth anticipated by the 2008 forecasts has not taken place at the rate predicted and a later forecast (2011) was accompanied by a WG letter to Heads of Planning to treat this lower data with caution.
AMRH07 – Delivery of Allocated Housing Sites	S01, S02, S03, S04	-	The identified targets for 2022 have not been met. The percentage of anticipated units (permissions) and completions on allocated sites have both changed from the previous monitoring period to 19% and 8% respectively.  The LDP review will need to consider delivery of allocated sites in more detail.
AMRH08 – Housing Development in the Right Locations	S01, S03	-	Whilst the target has not been achieved, positive movement in the right direction is evident since plan adoption and since the previous monitoring period.



Indicator	Policies	Performance	Comment
			The LDP revision will need to consider the appropriateness of existing allocated sites to inform a replacement Plan.

- 5.4 In regards to the LDP Housing indicators where concerns have been identified, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress is not as fast as anticipated and it is now clear targets have not been achieved by 2022. This is indicative of the over provision of housing allowance planned for given the population projections assumptions the plan was based on.
- 5.5 The key concerns identified by the 9<sup>th</sup> AMR relate primarily to the LDP strategy and housing supply and delivery, specifically Policies S01, S02, S03 and S04 and LU05 as they have done for a number of years. There are no simple solutions to the issues identified, as they are partially historic failures as a result of an over provision of development at start of the plan period due to flawed population projections, which are compounded by a historic backlog of unimplemented planning consents which are unlikely to come forward. In the replacement plan it will be a key priority to address these concerns, in the interim the policy team work closely with the development management service and the development management committee of Ceredigion County Council to extol the sustainable development principle and recognise areas where improvements can be made.
- 5.6 LDP review and revision (which has already been triggered by the 3<sup>rd</sup> AMR in 2016) will consider the following:
- The 2018 based population and household projections and their implications for development;
  - The 2021 Census data and the implications of a declining population on Ceredigion's housing needs
  - The 2019 LHMA and the refresh update due in 2022
  - The Settlement strategy (county-wide, at settlement group level, and development coming forward in 'linked settlements and other locations);
  - The appropriateness of allocated sites specifically size and ability of local builder types to develop them; and



- The lack of housing delivery in general and in service centres/the right locations.
- How to support a more effective supply and delivery of housing (and affordable housing) across the County; and
- The delivery of existing employment allocations and the economic land supply needs into the future.
- Phosphates constraints on the Afon Teifi and the impacts on the strategy moving forward
- Emerging themes in the SDP and shared methodologies regionally
- Emerging work on the growth deal for the Growing Mid Wales Partnership
- Updated and emerging evidence base.

5.7 The AMR includes 53 Sustainability Indicators. This year's monitoring results indicate that an overall positive effect on sustainability has been realised.

5.8 Finally, as we look forward it's important to recognise the housing targets in the plan are less and less meaningful, given what we know now about housing provision and population decline, compounded by the lack of deliverability due to the Phosphates issue. Thus, delivering sustainable development which is both in accordance with Future Wales and the LDP is the key priority of the LPA. However, with an eye to the future we need to be mindful it is highly likely a marine nutrient release is expected from NRW in 2023 and this could yield yet more restrictions on development county wide, with the entire coast of Ceredigion forming part of 3 separate SACs. So, it is with nutrient mitigations at a strategic and site-specific level we focus our attention to ensure we deliver sustainable development as well as restoring the health of our special areas of conservation.

## Appendix 1: Changes to the Monitoring Framework (2021 – 2022)

\*For previous Changes to the Monitoring Framework refer to previous AMR Reports.

Monitoring Reference	Indicator	Change	Reason	Monitoring period in which change occurred
AMRQ08	The installed MW capacity of renewable energy development approved within SSA D.	Indicator no longer monitored	<p>As a result of Future Wales being published, TAN 8: Planning for Renewable Energy and the Wales Spatial Plan are revoked</p> <p>Installed MW capacity is also monitored in Sustainability Objective 1a, which will now also monitor installed MW capacity in the two Pre-assessed areas (6 &amp;7) for wind energy in Ceredigion identified in Future Wales The National Plan 2040</p>	2021- 2022

## Appendix 2 Summary of LDP Indicators

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH01	Overall population; HE and non-HE population; and Average net migration.	Local	N/A	N/A	N/A	?	N/A	N/A	N/A	N/A	N/A
AMRH02	From the date of adoption, the ratio of both completions and commitments across the County as a whole to be moving towards the % split sought Countywide by the end of the plan period.	Local	0	0	-	+	-	-	-	-	-
AMRH03	From the date of adoption, within individual Settlement Groups the ratio of both completions and	Local	0	0	-	-	-	-	-	-	-

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	commitments between Service Centre and 'Linked Settlements and Other Locations' is in line with or working towards the requirements set out in Appendix 2 of Volume 1 the LDP.										
AMRH04	From 1 <sup>st</sup> April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	Local	0	0	-	-	-	-	-	-	-
AMRH05	From the date of adoption, the type of development permitted.	Local	?	0	-	-	-	-	-	-	-
AMRH06	Annual Housing Completions versus Anticipated Annual	Core	+	0	-	-	-	-	-	-	-

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Build Rate as of 1 <sup>st</sup> April per annum.										
AMRH07	<p>Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units and ha) as follows:</p> <p>At 31<sup>st</sup> of March 2015, 40%</p> <p>At 31<sup>st</sup> of March 2017, 60%</p> <p>At 31<sup>st</sup> of March 2019, 84%</p> <p>At 31<sup>st</sup> of March 2021, 100%</p> <p>Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows:</p>	Core	0	0	-	-	-	-	-	-	-

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	At 31 <sup>st</sup> of March 2015, 20% At 31 <sup>st</sup> of March 2017, 40% At 31 <sup>st</sup> of March 2019, 64% At 31 <sup>st</sup> of March 2021, 88%										
AMRH08	Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (ha and units post LDP adoption).  Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (ha and units post LDP adoption).	Core	0	0	-	-	-	-	-	-	-

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRH09	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.  Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	Local	+	+	+	+	+	+	+	+	+
AMRH10	The number of net additional affordable and general market dwellings permitted since (1 <sup>st</sup> April) 2007.	Core	0	0	0	0	0	0	0	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	The number of net additional affordable and general market dwellings completed since (1 <sup>st</sup> April) 2007.										
AMRH11	The proportion of residential applications where a viability challenge is mounted.  The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges.	Local	+	+	+	+	0	0	0	0	0
AMRH12	Completions and Commitments by type	Local	?	0	0	0	0	0	0	0	0
AMRH13	Average density of housing development permitted on	Local	0	0	+	+	0	0	0	0	0



Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	allocated development plan sites										
AMRH14	The ratio of outstanding permitted residential units to residential completions.	Local	0	0	0	-	-	-	-	+	0
AMRH15	Number of Full or RM consents by housing type and bedroom number since adoption.  Number of completions by housing type and bedroom number since adoption.	Local	0	0	0	0	0	0	0	0	0
AMRE01	Net economic land supply/development (ha/sq. m)	Core	+	+	+	+	+	+	+	+	+
AMRE02	Amount of economic development permitted on	Core	+	+	+	0	0	0	0	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	allocated sites as a % of LDP allocations (ha and units).  Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).										
AMRE03	Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units).  Amount of economic development completed on allocated sites as a % of total development completed (ha and units).	Local	+	+	+	+	+	+	+	+	+
AMRE04	Amount of new development (ha) permitted on previously	Local	0	0	+	+	+	+	+	+	+

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	<p>developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.</p> <p>Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p>										
AMRE05	Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted within and outside	Core	+	?	?	+	+	0	0	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	established town and district centre boundaries.										
AMRE06	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre	Local	?	+	+	+	+	+	+	+	+
AMRE07	Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.	Local	0	0	+	+	+	+	+	+	+
AMRQ01	Amount of open space and recreational facilities lost to development (ha and units)	Local	0	+	+	+	+	+	+	+	+

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	which is on windfall and non-allocated land										
AMRQ02	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land	Local	0	0	0	0	0	0	0	0	0
AMRQ03	Relevant planning applications as captured by Policy LU24.	Local	0	0	0	0	0	-	-	-	-
AMRQ04	% of development permitted where there are predicted to be significant residual long term or unknown effects on: LNRs, SINC's and priority habitats and species; Ecological connectivity;	Local	+	0	-	0	0	0	0	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or Ecosystem services and natural processes										
AMRQ05	% of applications where enhancements for: Biodiversity (including LNRs, SINC's and priority habitats and species); Ecological Connectivity; Trees, hedgerows and woodlands; or Ecosystem services and natural processes	Local	-	-	0	+	0	0	0	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	as required in accordance with Policies DM14, DM15, DM20 and DM22										
AMRQ06	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Local	?	?	+	+	+	+	+	+	+
AMRQ07	% of development categorised under paragraph 5.1 of TAN 15 permitted in C1 and C2 floodplain areas that do not meet all of the tests set out under paragraph 6.2 i-v of TAN 15.	Local	-	0	+	+	+	0	0	0	0
AMRQ08	The installed MW capacity of renewable energy	Local	0	?	0	0	?	?	?	?	?

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	development approved within SSA D  The monitoring indicator will be changed next monitoring year to reflect the provisions of Future Wales										
AMRQ09	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan.	Local	?	?	?	?	?	?	?	?	?
AMRQ10	The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total	Core	0	0	0	+	+	+	+	+	+



Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022
	capacity required as identified in the Regional Technical Statement.										

## Appendix 3 Summary of Sustainability Indicators

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
1a Reduce greenhouse gas emissions in both existing and new development.	Annual emissions of basket greenhouse gases (by sector).	?	?	?	+	?	?	?	?	?
	Ceredigion's global ecological footprint.	-	-	0	0	0	0	0	0	0
	The installed MW capacity of renewable energy development approved.	+	+	+	+	?	?	?	?	?
	Average consumption of Ordinary Domestic Electricity, Economy 7 Domestic Electricity, and Domestic Gas.	?	?	?	?	?	?	?	?	?
1b Ensure that adequate measures are in place to	Number of new residential developments (units and	0	?	?	?	?	?	?	?	?

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
adapt to climate change and to mitigate the effects of climate change.	proportion) built to achieve at least Code for Sustainable Homes Level 4.									
	Number of commercial or other relevant developments (units and proportion) of 1,000m <sup>2</sup> / 1ha or over that achieve BREEAM standard excellent.	+	+	?	?	?	?	?	?	?
1c To reduce flood risk.	Amount of development (units and ha) permitted in C1 and C2 floodplain areas as defined by TAN 15.	0	0	0	+	+	+	+	+	+
	Amount of new residential development (units and proportion) permitted with SuDS.	+	+	+	+	+	N/A	N/A	N/A	N/A
	Amount of new non-residential (units)	+	+	+	+	+	N/A	N/A	N/A	N/A

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	development over 500m2 permitted with SuDS									
2a Minimise contamination and safeguard soil quality and quantity.	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	+	+	+	+	+	+	+	+	+
	Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	+	+	+	+	+	+	+	+	+
	Average density of housing development permitted on	+	+	+	+	?	?	?	?	?

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	allocated development plan sites.									
2b	To maintain and improve air quality across Ceredigion.	Levels of key air pollutants (e.g., NO2, PM10, Benzene, ozone)	0	0	0	0	0	0	0	0
2c	Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.	Bathing water quality.	+	+	+	+	+	+	+	+
3a	Make sustainable use of natural resources.	Total tonnage of Municipal waste and  Performance against: Local Authority Recycling Targets (LART) i.e., minimum levels to be achieved for preparing for re-use and recycling/composting (or	+	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). Target currently set at 52%.									
	Performance against Landfill Allowance targets i.e., allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13 & 11,140 tonnes for 2013/14.	+	+	+	+	+	+	+	+	+
	Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.	+	+	+	+	+	+	+	+	+
3b Build and maintain environmentally friendly,	The number of Service Centres constrained by	0	0	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
high-quality services and infrastructure.	infrastructure issues (Sewage treatment and water supply).									
4a To value, conserve and enhance biodiversity.	<p>% of development permitted where there are predicted to be significant residual long term or unknown effects on:</p> <ul style="list-style-type: none"> <li>• LNRs, SINC's and priority habitats and species;</li> <li>• Ecological connectivity;</li> <li>• Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or</li> <li>• Ecosystem services and natural processes.</li> </ul>	+	-	-	0	0	0	0	0	0

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	% of applications where there are enhancements for: Biodiversity (including LNRs, SINC and priority habitats and species); Ecological Connectivity; Trees, hedgerows and woodlands; or Ecosystem services and natural processes.	-	-	0	+	?	?	?	?	?
	Loss of priority habitat (ha) due to new development.	-	-	-	0	0	0	0	0	0
	Loss of sites (ha) that meet SINC criteria due to new development.	0	0	-	0	0	0	0	0	0
5a	To understand, value, protect, enhance and celebrate Ceredigion's Amount of development (ha, units and proportion) permitted and completed	+	+	+	+	+	+	+	+	+



SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage.	within Special Landscape Areas.									
	Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area with an overall evaluation of Outstanding.	+	+	+	+	+	+	+	+	+
6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and 6b Build vibrant, safe and cohesive communities.	Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	+	+	+	+	+	+	+	+	+
	Number of 6 key facilities (food shop, PO, petrol station, public house, village	?	?	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	hall, primary school) in a Service Centre.									
	Number of LSOAs in the most deprived 30%.	?	?	?	?	?	?	?	?	?
	Notifiable offences recorded by police by type.	?	?	?	?	?	?	?	?	?
7a	Promote and provide opportunities and services to maintain healthy communities.									
	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services. *	N/A	N/A	N/A	?	?	?	?	?	?
	Proportion of new dwellings within 300m of their nearest natural green space.	+	+	+	+	+	N/A	N/A	N/A	N/A
	Amount of new open space facilities (ha) provided.	+	+	+	+	+	+	+	+	+
8a	Promote, develop and improve opportunities for sustainable and									
	Tourist days and Tourist numbers by (i) Serviced Accommodation, (ii) Non-	0	0	0	0	0	0	0	0	0

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
environmentally friendly tourism, leisure and recreation facilities within Ceredigion.	Serviced Accommodation, (iii) Staying with friends or relatives and (iv) Day Visitors.									
9a Increase opportunities to build the Ceredigion education and skills base.	'Number and % of people aged 16-64 with NVQ qualifications'	?	?	+	?	?	?	?	?	?
		+	?	?	?	?	?	?	?	?
	Proportion of people aged 16-24 within 30, 60, 90-minute travel time thresholds of 'Learning Providers' by walking public transport and car.	+	+	+	N/A	N/A	N/A	N/A	N/A	N/A
10a Promote the use of the Welsh language.	Number and % of persons age 3 and over who say they can speak Welsh by Census year.	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	?	?	?	?	?	?	?	?	?
	Number and % of Ceredigion pupils who speak Welsh at home.	?	?	?	?	?	?	?	?	?
	The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	?	?	+	0	?	?	?	?	?
11a Reduce the need to travel/transport and promote sustainable modes of transportation; and 11b Improve accessibility to services for	Proportion of households within 30-, 60- and 90-minute travel time thresholds of amenities, including (i) supermarket, (ii) post office and (iii) doctor surgery	?	?	?	?	?	?	?	?	?

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
communities, and connectivity for the sake of economy.	and/or hospital; by walking, car and public transport.									
	Volume of road traffic.	?	?	?	?	?	?	?	?	?
	The main mode of transport for traveling to work.	?	?	N/A	N/A	N/A	N/A	N/A	N/A	N/A
	Number of car or vans per household.	?	?	N/A	N/A	N/A	N/A	N/A	N/A	N/A
12a Encourage a vibrant and diversified economy.	Number and % of economically active people in employment.	+	+	+	+	+	+	+	+	+
	Median gross weekly pay for residents within Ceredigion.	?	+	+	?	?	?	?	?	?
	Number of employees by broad economic sector.	?	+	+	+	+	+	+	+	+
	Amount of economic development permitted on allocated sites as a % of	+	+	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	LDP allocations (ha and units).									
	Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	+	+	+	+	+	+	+	+	+
	Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	+	+	0	0	0	0	0	0	0
	% of retail uses on primary retail frontage.	0	0	+	+	+	+	+	+	+
	% of retail uses on secondary retail frontage.	0	+	+	+	+	+	+	+	+
	Footfall levels in Aberystwyth.	?	?	?	+	+	?	?	?	?

## Appendix 4: Status of Allocated Sites 2020 - 2021

### Housing

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0101	Cae Rhiwgoch, Aberaeron	1.78	19	Aberaeron (Llwynceilyn)	Owner has discussed site with an RSL.
H0102	Site adj to Llwynceilyn Primary Llwynceilyn.	2.49	39	Aberaeron (Llwynceilyn)	Issues in regard to the WWTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020 - 2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves. One unit complete on part of site
H0103	Land behind Ivy Dean Llwynceilyn	2.26	41	Aberaeron (Llwynceilyn)	Local developer on-board to deliver units. Note: Launchford Developments Ltd don't own whole site. A170702 application for 9 units refused 19/09/2018

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0104	Land south of Maesyentre Llwyncelyn	0.44	9	Aberaeron (Llwyncelyn)	Remainder of allocation has permission and is under construction.
H0201	Land at Stepside Farm, Gwbert Road (1)	2.76	78	Cardigan	LDP trajectory: 2013 - 2017. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site. Part of site in different ownership.  Preapplication consultation taking place October 2022



Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0202	Land at Stepside Farm, Gwbert Road (2)	1.16	33	Cardigan	LDP trajectory: 2018 - 2022. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site.
H0203	Pentop Fields	0.64	19	Cardigan	Complete 2021
H0204	Adj. to Roby Villa, St Dogmaels	0.63	16	Cardigan	The site owner has been contacted regarding progress and we await further updates. Site for sale.
H0301	Maes Crugiau, Penparcau	1.50	53	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Site Complete
H0302	Piercefield Lane, Penparcau	3.90	118	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Full permission granted for 49 dwellings.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2013 - 2017. This site is owned by the Council who Submitted alongside an RSL partner an application for phase 1 of the scheme, however the local community have submitted a Village Green application and the outcome of this is awaited before a determination on the planning application can be made (awaiting the VG application before issuing making a determination of the application, was a decision by the planning committee).
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	A140679 – Outline application for 48 units issued 13/11/2019

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0305	Maesceinion, Waun Fawr	9.49	266	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	The site owner has been contacted regarding progress and we await further updates. Unlikely to come forward in the medium term.
M0305 (part)	Llanbadarn Campus, Llanbadarn Fawr	10	450 Housing (See main entry in Mixed Use table below)	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2018 - 2022. This is part of a mixed-use development with the housing element of the site to come forward after the employment uses on site have been secured. Unlikely to come forward in the medium term.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0306	Land at Southgate, Penparcau	5.40	189	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: Development to occur in 2 phases over last part of the plan period (2018 - 2022). Hydraulic restrictions exist in relation to sewage - can be addressed by private contributions. Major highway improvements required. Unlikely to come forward in the medium term.
H0401	Land opposite Parc y Trap	2.69	35	Adpar	Extensive pre-application discussions have commenced with regard to bringing this site forward. Negotiations with regards to the sale of Council owned land are currently being finalised and a planning application is expected imminently. Planning application was submitted and subsequently withdrawn. Phosphate's restrictions introduced in 2021 now make this site likely undevelopable in the short term.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0501	Former Lampeter Primary School	0.65	12	Lampeter	Site complete 2020
H0502	Site rear of Ffynon Bedr	0.81	20	Lampeter	LDP trajectory: 2013 - 22: No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming. Phosphate's restrictions introduced in 2021 now make this site likely undevelopable in the short term.
H0503	Site on corner of Forest Road	0.57	9	Lampeter	No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will come forward during the plan period. Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0504	Forest Road	4.52	90	Lampeter	Discussion has commenced with regard to bringing this site forward. Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term.
H0505	Land adj Maes-yr-deri	4.20	105	Lampeter	No known issues with regard to deliverability. Extensive pre-application discussions with the site owner and agent have indicated that development of the site will be forthcoming. Pre-App Q150046 in Feb 2015. Application A190013 for 95 units refused 01/03/2019. Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term.
H0601	Rear of the Beeches	4.85	126	Llandysul	Part of site has been sold to RSL. Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0701	Land off Dewi Road	1.80	36	Tregaron	Application for 42 units approved 02/2/2016 Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term, however phosphate stripping is expected to be introduced into Tregaron WWTP in AMP 7 which would open up development opportunity.
H0702	Land rear to Rhyd Y Fawnog	1.52	38	Tregaron	LDP trajectory: 2018-2022.  No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming. Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term, however phosphate stripping is expected to be introduced into Tregaron WWTP in AMP 7 which would open up development opportunity.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
M0701 (part)	Cylch Caron Project, rear of Talbot	2.1	20  Housing	Tregaron	Reserved matters approval 15/03/2017 for 34 units. Planning has now expired but the project remains a strategic aim, however Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term, however phosphate stripping is expected to be introduced into Tregaron WWTP in AMP 7 which would open up development opportunity.
H0801	Trenchard Estate south	0.25	10	Aberporth / Parcllyn	Discussions over the site ongoing.
H0802	Trenchard Estate west	1.15	21	Aberporth / Parcllyn	Permission granted for 21 units A160770 extent time submission RM - to allow a further 3 years approved 09/01/2017.



Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0803	Maeswerdd, Lon Ysgolig	0.79	15	Aberporth / Parcllyn	LDP trajectory: 2013-2017.  The planning permission granted under the UDP which covered part of the allocation has expired. Landowner contacted by LPA to encourage release of the site. Site has been up for sale.
H0804	Field next to Brynglas Estate	1.57	52	Aberporth / Parcllyn	LDP trajectory: 2018 - 2022. No clear indication that the developer is committed to early development of this site, therefore delivery is not anticipated in the short term.
H0805	Land at Plas Newydd South east off Parc Y Delyn	0.99	25	Aberporth / Parcllyn	LDP trajectory: 2018 - 2022  Issues in regard to the WWTW which will need to be addressed by private contributions. Access would require demolitions and site is actively farmed at present. Unlikely to come forward in the medium term.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
M0802	Sports and social club and playing fields	3.90	48 Housing (See main entry in Mixed Use table below)	Aberporth / Parclyn	LDP trajectory: 2018 - 2022  Proposal involves a relatively complex negotiation to provide alternative sports/club facilities for which negotiations well advanced. Application currently submitted for part of this site, not yet determined.
H0901	Land adjacent to Erw Las	1.85	56	Bow Street	LDP trajectory: 2018 - 2022.
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street	LDP trajectory: 2013 - 2017. Development expected in the short-term following extensive discussions with RSL.
H1001	Land rear of Towyn Farm	6.98	134	New Quay	Application A181235 for 35 refused 30/09/2020. Further discussions ongoing.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1101	Land off Spring Meadow Estate	0.37	7	Cenarth	Site Complete 2021
H1102	Land at and n/ east of Tegfan	0.86	14	Cenarth	Discussion has commenced with regard to bringing this site forward. Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term.
H1103	North east Cenarth School	0.79	17	Cenarth	LDP trajectory: 2013 - 17. Site forms an extension to an existing development site. The landowner/developer has released the previous site on a piecemeal basis gradually over recent years, but policy now seeking better progress. Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term.
H1201	Site rear to Bryn Salem	0.54	10	Felinfach/Ystrad Aeron	All 23 units completed in 2016.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1202	Cae'r Bont	8.22	90	Felinfach/Ystrad Aeron	No further discussion with regard to bringing this site forward has been held. Unlikely to come forward in the medium term.
H1203	Land off B4342	1.57	24	Felinfach/Ystrad Aeron	A181211 - Erection of 9 dwellings (2 affordable) approved 19/08/2020 and under construction 2021.
H1301	Land rear of Brynawen	1.08	22	Llanarth	9 dwellings under construction started 2022. Permission granted for further 26 units.
H1302	Land adj to Vicarage	0.83	9	Llanarth	Reserved Matters permission for 9 dwellings of which 4 are to be affordable properties, granted 29/01/2015.
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth	No known issues regarding deliverability.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1304	Alma Street	2.64	32	Llanarth	Discussion has commenced with regard to bringing this site forward. Outline Planning Application is imminent. Likely to deliver in the next 5 years.
H1401	Land Opposite Y Gorlan	3.34	84	Llanilar	LDP trajectory: 2013 - 2017 (42 units) & 2018 - 2022 (42 units)  Rate of development of existing consents in the settlement to be acceptable in terms of timing before this site is released.
H1501	Land rear or Pont Pen-lon	1.30	20	Llanon	LDP trajectory: 2013-2017 (10 units) & 2018 - 2022 (10 units)  Hydraulic restrictions exist in relation to WwTW at Llanrhystud - improvements to Sewage Pumping Stn Llanon would ensure same pass forward flow rate is maintained.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1502	Stad craig Ddu.	2.46	37	Llanon	2 Plots remaining on the original application. Application for 37 dwellings on final part of the site approved 08/09/2020. Plots 1 -5 complete 2021.
H1503	Land rear of Cylch Peris	1.39	28	Llanon	A190018 Residential development of 34 units (including 10 affordable housing units) approved 10/03/2020. Site under construction 2021.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1601	Clos Alltfach	1.48	37	Llanrhystud	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues in regard to WwTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020 - 2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves. The adjoining site is complete 2022.
H1602	Pentref Uchaf	0.86	22	Llanrhystud	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020 - 2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1801	Land adjacent to Y Gelli	2.95	64	Penrhyncoch	Outline planning application approved 27/07/2015 (A130975). First 26 units either complete or under construction. And permission A180670 issued 11/04/2019 for 27 units (plots 27 – 53) all of which are under construction 2021. Reserved matters application A200562 – 23 units approved 22/10/2020 and construction started.
H1901	Land adjacent to Heol Elennydd	2.87	37	Devil's Bridge	LDP trajectory: 2013 - 2017 & 2018 - 2022 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.



Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1902	Land adjacent to Pendre	0.67	9	Devil's Bridge	Application A150060 - Outline Processing 2018 - Erection 11 dwellings and associated works, approved 04/08/2020. Reserved matters application approved 2022
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid	The site owner has been contacted regarding progress and we await further updates. Unlikely to come forward in the medium term.
H2002	Land Adjacent to Rock House	0.77	19	Pontrhydfendigaid	LDP trajectory: 2013 - 2017 Unlikely to come forward in the medium term.
H2101	Y Dderwen	0.84	10	Talybont	Outline permission granted subject to signing of Section 106 agreement.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H2102	Maes y Deri	1.21	13	Talybont	LDP trajectory: 2013 - 2017 DCWW have confirmed that no upsizing of Talybont's water system is required to meet the growth identified in the LDP. Therefore, there are no restrictions on development of this site.
H2103	Glan Ceulan	1.07	20	Talybont	Outline application A160043 - Erection of 22 dwellings and associated works - processing 2020.
H2104	Maes-y-Llan	1.4	42	Talybont	The site owner has been contacted regarding progress and we await further updates.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H2201	Land adjoining Min-y-Graig	0.80	20	Borth	<p>LDP trajectory: 2013 - 2017</p> <p>DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.</p> <p>A200789 Outline application for 15 dwellings processing 2022.</p>
H2202	Land adjoining Borth County Primary School	2.04	51	Borth	<p>LDP trajectory: 2013 - 2017</p> <p>DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.</p>

**Employment (including waste facilities) 2020 - 2021**

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
E0201	Parc Teifi, Cardigan	11.71	3.4	High Quality	B1, B2 and B8	Cardigan	Majority of site complete.
E0202	Pentood Industrial Estate, Cardigan	9.30	N/A	Neighbourhood	B1, B2 and B8	Cardigan	Site complete.
E0301	Glanyrafon Industrial Estate Extension, includes waste allocation, Llanbadarn Fawr	7.25	7.25	Local	B2	Aberystwyth/ Llanbadarn Fawr/ Penparcau/Waunfawr	Part of site has permission for materials recycling facility. Currently being used for storage of rock salt. Remainder of site no permission.

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
E0302	Glanyrafon Industrial Estate, Llanbadarn Fawr	32.35	1.75	Local	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Permission granted for around 50% of 1.75ha of additional available land.
E0303	Llanbadarn Industrial Estate, Llanbadarn Fawr	2.34	N/A	Neighbourhood	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete.
E0304	Cefn Llan Science Park, Llanbadarn Fawr	2.70	N/A	High Quality	B1	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete.

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
E0305	Capel Bangor Business Park, Capel Bangor	16.88	9.7	Prestige	B1, B2 and B8	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Planning Permission has lapsed for the site.
E0501	Llambed Business Park	7.97	Gross: 8.39 Net: 3.32	Local	B1, B2 and B8	Lampeter	Over 50% of site complete.
E0502	Old Mart Site	1.07	1.07	Local	B1	Lampeter	Approx. 50% of site complete.
E0601	Llandysul Enterprise Park	6.43	1.6	High Quality	B1, B2 and B8	Llandysul	Approx. 50% of site complete
E0602	Horeb Business Park	5.13	3.2	High Quality	B1 and B2	Llandysul	Approx. 30% of site complete

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
E0801	Parc Aberporth, Blaenannerch	10.68	3.2	Prestige	B1, B2 and B8	Aberporth / Parc-Llyn	Approx. 70% of site complete
E1201	Aeron Valley Enterprise Park	16.21	N/A	Local	B1, B2 and B8	Felinfach/ Ystrad Aeron	Site complete.

### ***Mixed Use Allocations 2020 - 2021:***

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0201	Pwllhai, Cardigan	0.75	Employment (0.25ha of B1), Transport and Retail	Cardigan	No permission
M0301	Old Post Office, Aberystwyth	0.17	Retail and Housing	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	No permission

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0302	Mill Street Car Park, Aberystwyth	1.23	Retail, Transport and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete
M0303	Park Avenue, Aberystwyth	3.67	Retail, Leisure and Recreation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete 2021
M0304	Swyddfa'r Sir, Aberystwyth	0.79	Housing and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	A150666 hotel and apartments A181089 removes the Hotel element, adding 19 apartments to the existing 28.
M0305	Llanbadarn Campus, Llanbadarn Fawr	20.87	Employment (4.54ha of B1a and B1b), Education and Housing (See entry in housing table above)	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	No permission
M0306	Penglais Farm, Waunfawr	12.57	Student Accommodation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Permission complete.



Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron	Permission now expired but remains a strategic priority for development.
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parcllyn	Permission granted.
M0802	Social Club and playing fields	3.90	Community and Housing (See entry in Housing table above)	Aberporth / Parcllyn	No permission

**Transport Infrastructure 2020 - 2021:**

Site Reference	Name	Gross Area (ha)	RTP programme heading:	Settlement Group	Status
T0301	Rhydyfelin Park & Ride	1.94	Development of Park and Ride Initiatives	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	The transport land allocations for park and ride at Rhydyfelin and Bow Street reflect their ongoing inclusion in the 'refresh' of the Tracc RTP in the form of the Mid Wales LTP (draft due to be submitted to WG in January 2015)– for the Strategic Bus Corridor Infrastructure Improvements Capital Programme.
T0901	Bow Street Railway Station and Parking	3.12	Public Transport Interchanges (Bus and Rail)	Bow Street	Station complete and open 14/02/2021

Site Reference	Name	Gross Area (ha)	RTP programme heading:	Settlement Group	Status
T2101	Dovey Junction Improvement access road	N/A Linear Allocation	Railway Station Improvements	Talybont	Development completed.

### ***Mineral Resource 2020 - 2021:***

Site Reference	Name	Area (ha)	Settlement Group	Status
MNA0201	Cardigan Sand and Gravel, Penyparc	12.79	Cardigan	No permission
MNA0701	Pant Quarry, Llanddewi Brefi	3.18	Tregaron	No permission

## Appendix 5: List of Supplementary Planning Guidance

Name	Status
Aberystwyth Shopfront and Commercial Façade Design Guide	Adopted May 2013.
Open Space	Adopted 24 <sup>th</sup> April 2014.
Special Landscape Areas	Adopted 24 <sup>th</sup> April 2014.
Affordable Housing	Adopted 25 <sup>th</sup> September 2014.
Renewable Energy	Adopted 28 <sup>th</sup> January 2015.
The Built Environment & Design	Adopted 28 <sup>th</sup> January 2015.
Transport Assessment	Adopted 28 <sup>th</sup> January 2015.
Car Parking Standard	Adopted 28 <sup>th</sup> January 2015.
Nature Conservation	Adopted 28 <sup>th</sup> January 2015.
Community and the Welsh Language	Adopted 23 <sup>rd</sup> June 2015.

## Appendix 6 AMRH03: Settlement Strategy, Settlement Groups

Grŵp Aneidiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completion s (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolition s and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
1	Aberaeron (Llwyncelyn)	Grŵp Aneidiadau Settlement Group	197	125	68	-2	6	0
		Canolfan	131	55	45	-1	32	0

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
		<b>Gwasanaethau</b> Service Centre						
		<b>Lleoliadau</b> <b>Erail</b> Other Locations	66	70	23	-1	-26	0
2	<b>Aberteifi</b> Cardigan	<b>Grŵp</b> <b>Aneddiadau</b> Settlement Group	564	392	119	-16	69	9

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
	<b>Canolfan Gwasanaethau Service Centre</b>	420	286	83	-14	65	8
	<b>Lleoliadau Eraill Other Locations</b>	144	106	36	-2	4	1
3	Aberystwyth, Llanbadarn Fawr, <b>Grŵp Aneddiadau</b>	2058	697	308	-77	1130	-10

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
Penparcau, Waun Fawr	Settlement Group						
	<b>Canolfan Gwasanaethau</b> Service Centre	1877	583	251	-71	1114	-2
	<b>Lleoliadau Eraill</b> Other Locations	181	114	57	-6	16	-8



Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
4	Castell Newydd Emlyn (Adpar) Newcastle Emlyn (Adpar)	Grŵp Aneddiadau Settlement Group	142	105	28	-5	14	2
		Canolfan Gwasanaethau Service Centre	54	32	6	-3	19	0

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
	Lleoliadau Eraill Other Locations	88	73	22	-2	-5	2	
5	Llanbedr Pont Steffan Lampeter	Grŵp Aneddiadau Settlement Group	352	180	99	-8	81	0
	Canolfan	231	99	72	-6	66	0	

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
		<b>Gwasanaethau</b> Service Centre						
		<b>Lleoliadau</b> <b>Eraill</b> Other Locations	121	81	27	-2	15	0
6	Llandysul	<b>Grŵp</b> <b>Aneddiadau</b> Settlement Group	442	177	156	-2	111	1

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) (b) <i>Completion s (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 (c) <i>Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) (d) *Demolition s and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  (f) <i>Change in Remaining Requirement from previous report 31/03/2022</i>
	<b>Canolfan Gwasanaethau Service Centre</b>	226	17	79	0	130	0
	<b>Lleoliadau Eraill Other Locations</b>	216	160	77	-2	-19	1
7	Tregaron <b>Grŵp Aneddiadau</b>	176	71	64	0	41	2

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
	Settlement Group						
	<b>Canolfan Gwasanaethau</b> Service Centre	102	25	45	0	32	0
	<b>Lleoliadau Eraill</b> Other Locations	74	46	19	0	9	2

Grŵp Aneidiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
8	Aberporth / Parcllyn	<b>Grŵp Aneidiadau Settlement Group</b>	332	131	104	-2	99	0
		<b>Canolfan Gwasanaethau Service Centre</b>	220	39	41	-2	142	-1

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
		<b>Lleoliadau Eraill</b> Other Locations	112	92	63	0	-43	1
9	Bow Street	<b>Grŵp Aneddiadau</b> Settlement Group	119	55	20	0	44	6
		<b>Canolfan</b>	100	35	2	0	63	6

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
		<b>Gwasanaethau</b> Service Centre						
		<b>Lleoliadau</b> <b>Erill</b> Other Locations	19	20	18	0	-19	0
1 0	<b>Ceinewydd</b> New Quay	<b>Grŵp</b> <b>Aneddiadau</b> Settlement Group	233	110	32	-3	94	1



Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
	<b>Canolfan Gwasanaethau Service Centre</b>	151	40	23	-2	90	0	
	<b>Lleoliadau Eraill Other Locations</b>	82	70	9	-1	4	1	
1 1	Cenarth	<b>Grŵp Aneddiadau</b>	65	40	10	0	15	0

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
	Settlement Group						
	<b>Canolfan Gwasanaethau</b> Service Centre	49	23	2	0	24	0
	<b>Lleoliadau Eraill</b> Other Locations	16	17	8	0	-9	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
1 2	Felinfach / Ystrad Aeron	Grŵp Aneddiadau Settlement Group	177	80	31	-1	67	2
		Canolfan Gwasanaethau Service Centre	112	28	13	0	71	0

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
	Lleoliadau Eraill Other Locations	65	52	18	-1	-4	2
1 3	Grŵp Aneddiadau Settlement Group	115	58	45	-1	13	0
	Canolfan	77	18	38	-1	22	0

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
		<b>Gwasanaethau</b> Service Centre						
		<b>Lleoliadau</b> <b>Eraill</b> Other Locations	38	40	7	0	-9	0
1 4	Llanilar	<b>Grŵp</b> <b>Aneddiadau</b> Settlement Group	179	67	34	-1	79	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
		<b>Canolfan Gwasanaethau</b> Service Centre	125	28	20	0	77	0
		<b>Lleoliadau Eraill</b> Other Locations	54	39	14	-1	2	0
1 5	Llanon	<b>Grŵp Aneddiadau</b>	147	151	50	-2	-52	3

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
	Settlement Group						
	<b>Canolfan Gwasanaethau</b> Service Centre	108	99	28	-1	-18	7
	<b>Lleoliadau Eraill</b> Other Locations	39	52	22	-1	-34	-4

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
1 6	Llanrhystud	<b>Grŵp Aneddiadau Settlement Group</b>	123	60	23	0	40	0
		<b>Canolfan Gwasanaethau Service Centre</b>	97	39	12	0	46	0



Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG )  (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022)  (b) <i>Completion s (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022  (c) <i>Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022)  (d) *Demolition s and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)	(e) Gofyniad sydd ar ôl (a- (b+c+d))  (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  (f) <i>Change in Remaining Requirement from previous report 31/03/2022</i>
	Lleoliadau Eraill Other Locations	26	21	11	0	-6	0
1 7	Grŵp Aneddiadau Settlement Group	23	9	1	-1	14	0
	Canolfan	14	0	0	0	14	0

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
		<b>Gwasanaethau</b> Service Centre					
		<b>Lleoliadau</b> <b>Erail</b> Other Locations	9	9	1	-1	0
1 8	Penrhyncoch	<b>Grŵp</b> <b>Aneddiadau</b> Settlement Group	120	76	67	0	-23

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
	<b>Canolfan Gwasanaethau Service Centre</b>	105	69	63	0	-27	0	
	<b>Lleoliadau Eraill Other Locations</b>	15	7	4	0	4	0	
1 9	<b>Pontarfynach Devil's Bridge</b>	<b>Grŵp Aneddiadau</b>	102	34	25	0	43	0

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) (b) <i>Completion s (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 (c) <i>Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) (d) *Demolition s and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  (f) <i>Change in Remaining Requirement from previous report 31/03/2022</i>
	Settlement Group						
	<b>Canolfan Gwasanaethau</b> Service Centre	47	1	0	0	46	11
	<b>Lleoliadau Eraill</b> Other Locations	55	33	25	0	-3	-11

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
20	Pontrhydfendigaid	Grŵp Aneddiadau Settlement Group	114	35	18	-1	62	-1
		Canolfan Gwasanaethau Service Centre	73	10	6	0	57	0

Grŵp Aneidiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
		<b>Lleoliadau Eraill</b> Other Locations	41	25	12	-1	5	-1
2 1	Talybont	<b>Grŵp Aneidiadau</b> Settlement Group	131	33	20	0	78	0
		<b>Canolfan</b>	84	8	5	0	71	0

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>	
		<b>Gwasanaethau</b> Service Centre						
		<b>Lleoliadau</b> <b>Eraill</b> Other Locations	47	25	15	0	7	0
2 2	<b>Y Borth</b> Borth	<b>Grŵp</b> <b>Aneddiadau</b> Settlement Group	89	19	3	-1	68	0

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLOG ) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2022) <i>(b) Completions (01/04/2007 – 31/03/2022)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2022 <i>(c) Outstanding Consent at 30/04/2022</i>	(d) *Dymchweli adau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2022) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2022)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2022  <i>(f) Change in Remaining Requirement from previous report 31/03/2022</i>
	<b>Canolfan Gwasanaethau</b> Service Centre	75	11	0	0	64	0
	<b>Lleoliadau Eraill</b> Other Locations	14	8	3	-1	4	0

\*Figures may not sum due to rounding.



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

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

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2022 Outstanding Consents as of 30/04/2022	Unedau a gwblhawyd fel yn Ebrill 2022 Completions as of April 2022	Colledion o Stoc Tai 2007 o fis Ebrill 2022 Losses from 2007 Housing Stock as of April 2022	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
1 Aberarth	118	14	8	2	0	10	4
1 Ciliau Aeron	91	11	3	14	0	17	-6
1 Ffos-y-Ffin	221	27	3	23	0	26	1
1 Pennant	71	9	2	9	0	11	-2
<b>1 Cyfanswm/Total</b>	<b>501</b>	<b>60</b>	<b>16</b>	<b>48</b>	<b>0</b>	<b>64</b>	<b>-4</b>
2 Ferwig	56	7	6	15	0	21	-14
2 Gwbert	74	9	4	9	-1	12	-3
2 Llangoedmor	48	6	2	2	0	4	2
2 Llechryd	296	36	12	37	-1	48	-12
2 Penparc	226	27	3	21	0	24	3
<b>2 Cyfanswm/Total</b>	<b>700</b>	<b>84</b>	<b>27</b>	<b>84</b>	<b>-2</b>	<b>109</b>	<b>-25</b>
3 Blaenplwyf	78	9	0	6	0	6	3
3 Capel Bangor	155	19	11	7	0	18	1
3 Capel Seion	60	7	1	6	0	7	0
3 Commins Coch	178	21	4	4	-1	7	14
3 Goginan	89	11	2	1	0	3	8
3 Llanfarian	173	21	22	17	0	39	-18
3 Llangorwen	60	7	0	0	0	0	7
3 Rhydyfelin	126	15	10	15	-1	24	-9

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2022 Outstanding Consents as of 30/04/2022	Unedau a gwblhawyd fel yn Ebrill 2022 Completions as of April 2022	Colledion o Stoc Tai 2007 o fis Ebrill 2022 Losses from 2007 Housing Stock as of April 2022	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
<b>3 Cyfanswm/Total</b>	<b>919</b>	<b>110</b>	<b>50</b>	<b>56</b>	<b>-2</b>	<b>104</b>	<b>6</b>
4 Betws Ifan	35	4	1	6	0	7	-3
4 Beulah	78	9	0	13	0	13	-4
4 Brongest	33	4	1	4	0	5	-1
4 Bryngwyn	77	9	0	6	0	6	3
4 Cwm Cou	48	6	5	5	0	10	-4
4 Llandyfriog	57	7	0	1	0	1	6
<b>4 Cyfanswm/Total</b>	<b>328</b>	<b>39</b>	<b>7</b>	<b>35</b>	<b>0</b>	<b>42</b>	<b>-3</b>
5 Betws Bledws Cellan/Fishers	31	4	0	0	0	0	4
5 Arms	81	10	0	7	0	7	3
5 Cwrtnwydd	79	9	0	8	0	8	1
5 Drefach	53	6	7	3	0	10	-4
5 Gorsgoch	33	4	0	7	-1	6	-2
5 Llangybi	57	7	0	2	0	2	5
5 Llanwnnen	85	10	17	10	0	27	-17
5 Llwyn-y-groes	29	3	0	0	0	0	3
5 Silian	34	4	0	1	0	1	3
<b>5 Cyfanswm/Total</b>	<b>482</b>	<b>58</b>	<b>24</b>	<b>38</b>	<b>-1</b>	<b>61</b>	<b>-3</b>
6 Aberbanc	35	4	12	17	0	29	-25
6 Capel Dewi (SOUTH)	47	6	0	2	0	2	4
6 Coed y Bryn	36	4	0	6	0	6	-2

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2022 Outstanding Consents as of 30/04/2022	Unedau a gwblhawyd fel yn Ebrill 2022 Completions as of April 2022	Colledion o Stoc Tai 2007 o fis Ebrill 2022 Losses from 2007 Housing Stock as of April 2022	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
6 Croeslan	78	9	2	15	0	17	-8
6 Ffostrasol	74	9	2	12	0	14	-5
6 Henllan/Trebedw	95	11	16	2	0	18	-7
6 Horeb	27	3	4	3	0	7	-4
6 Maesymeillion	29	3	2	5	0	7	-4
6 Penrhiwllan	109	13	8	10	0	18	-5
6 Pentrellwyn	38	5	0	1	0	1	4
6 Prengwyn	31	4	1	5	-1	5	-1
6 Rhydlewis / Hawen	69	8	2	7	0	9	-1
6 Rhydowen	52	6	0	6	0	6	0
6 Talgarreg	58	7	4	12	0	16	-9
<b>6 Cyfanswm/Total</b>	<b>778</b>	<b>93</b>	<b>53</b>	<b>103</b>	<b>-1</b>	<b>155</b>	<b>-62</b>
7 Bronnant	48	6	2	4	0	6	0
7 Llanddewi Brefi	165	20	7	13	0	20	0
7 Llangeitho	64	8	4	1	0	5	3
<b>7 Cyfanswm/Total</b>	<b>277</b>	<b>33</b>	<b>13</b>	<b>18</b>	<b>0</b>	<b>31</b>	<b>2</b>
8 Blaenannerch	69	8	0	4	0	4	4
8 Blaenporth	97	12	8	1	0	9	3
8 Brynhoffnant	48	6	4	2	0	6	0
8 Llangrannog	92	11	1	2	0	3	8
8 Pontgarreg	83	10	16	8	0	24	-14
8 Sarnau	56	7	4	19	0	23	-16
8 Tanygroes	76	9	1	10	0	11	-2

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2022 Outstanding Consents as of 30/04/2022	Unedau a gwblhawyd fel yn Ebrill 2022 Completions as of April 2022	Colledion o Stoc Tai 2007 o fis Ebrill 2022 Losses from 2007 Housing Stock as of April 2022	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
8 Tresaith	93	11	6	9	0	15	-4
<b>8 Cyfanswm/Total</b>	<b>614</b>	<b>74</b>	<b>40</b>	<b>55</b>	<b>0</b>	<b>95</b>	<b>-21</b>
9 Llandre	184	22	8	18	0	26	-4
<b>9 Cyfanswm/Total</b>	<b>184</b>	<b>22</b>	<b>8</b>	<b>18</b>	<b>0</b>	<b>26</b>	<b>-4</b>
10 Caerwedros	61	7	0	8	0	8	-1
Cross Inn (Ceinewydd/New							
10 Quay)	112	13	4	38	0	42	-29
10 Maen-y-groes	59	7	0	3	0	3	4
10 Pentre'r Bryn	34	4	0	6	0	6	-2
10 Plwmp	41	5	1	5	0	6	-1
<b>10 Cyfanswm/Total</b>	<b>307</b>	<b>37</b>	<b>5</b>	<b>60</b>	<b>0</b>	<b>65</b>	<b>-28</b>
11 Llandygwydd	43	5	0	3	0	3	2
<b>11 Cyfanswm/Total</b>	<b>43</b>	<b>5</b>	<b>0</b>	<b>3</b>	<b>0</b>	<b>3</b>	<b>2</b>
12 Cilcennin	86	10	4	5	0	9	1
12 Cribyn	104	12	0	17	0	17	-5
12 Dihewyd	56	7	0	7	0	7	0
12 Talsarn	43	5	6	0	0	6	-1
<b>12 Cyfanswm/Total</b>	<b>289</b>	<b>35</b>	<b>10</b>	<b>29</b>	<b>0</b>	<b>39</b>	<b>-4</b>
Derwen							
13 Gam/Oakford	33	4	0	4	0	4	0
13 Gilfachreda	88	11	1	2	0	3	8
13 Mydroilyn	66	8	2	7	0	9	-1

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2022 Outstanding Consents as of 30/04/2022	Unedau a gwblhawyd fel yn Ebrill 2022 Completions as of April 2022	Colledion o Stoc Tai 2007 o fis Ebrill 2022 Losses from 2007 Housing Stock as of April 2022	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
<b>13 Cyfanswm/Total</b>	<b>187</b>	<b>22</b>	<b>3</b>	<b>13</b>	<b>0</b>	<b>16</b>	<b>6</b>
14 Cnwch Coch	31	4	0	1	0	1	3
14 Llanafan Llanfihangel y	82	10	0	9	0	9	1
14 Creuddyn	33	4	1	1	0	2	2
14 Lledrod	53	6	0	6	0	6	0
<b>14 Cyfanswm/Total</b>	<b>199</b>	<b>24</b>	<b>1</b>	<b>17</b>	<b>0</b>	<b>18</b>	<b>6</b>
15 Bethania	39	5	5	3	0	8	-3
15 Cross Inn (Llanon)	34	4	4	21	-1	24	-20
15 Nebo	37	4	9	6	0	15	-11
<b>15 Cyfanswm/Total</b>	<b>110</b>	<b>13</b>	<b>18</b>	<b>30</b>	<b>-1</b>	<b>47</b>	<b>-34</b>
16 Llangwyrfon	40	5	3	7	0	10	-5
<b>16 Cyfanswm/Total</b>	<b>40</b>	<b>5</b>	<b>3</b>	<b>7</b>	<b>0</b>	<b>10</b>	<b>-5</b>
17 Alltyblacca	60	7	1	6	0	7	0
17 Highmead	37	4	0	1	0	1	3
<b>17 Cyfanswm/Total</b>	<b>97</b>	<b>12</b>	<b>1</b>	<b>7</b>	<b>0</b>	<b>8</b>	<b>4</b>
<b>18 Cyfanswm/Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
19 Ponterwyd	82	10	10	25	0	35	-25
<b>19 Cyfanswm/Total</b>	<b>82</b>	<b>10</b>	<b>10</b>	<b>25</b>	<b>0</b>	<b>35</b>	<b>-25</b>
20 Pont-rhyd-y-groes	77	9	5	1	0	6	3
20 Ysbyty Ystwyth	58	7	1	8	0	9	-2
20 Ystrad Meurig	28	3	0	3	-1	2	1
<b>20 Cyfanswm/Total</b>	<b>163</b>	<b>20</b>	<b>6</b>	<b>12</b>	<b>-1</b>	<b>17</b>	<b>3</b>

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2022 Outstanding Consents as of 30/04/2022	Unedau a gwblhawyd fel yn Ebrill 2022 Completions as of April 2022	Colledion o Stoc Tai 2007 o fis Ebrill 2022 Losses from 2007 Housing Stock as of April 2022	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
21 Eglwysfach	37	4	0	2	0	2	2
21 Tre Taliesin	110	13	2	6	0	8	5
21 Tre'r Ddol	68	8	9	0	0	9	-1
<b>21 Cyfanswm/Total</b>	<b>215</b>	<b>26</b>	<b>11</b>	<b>8</b>	<b>0</b>	<b>19</b>	<b>7</b>
22 Dol-y-bont	32	4	2	1	0	3	1
22 Ynyslas	54	6	0	3	0	3	3
<b>22 Cyfanswm/Total</b>	<b>86</b>	<b>10</b>	<b>2</b>	<b>4</b>	<b>0</b>	<b>6</b>	<b>4</b>
Cyfanswm/Total	6601	792	308	670	-8	970	-178

## Appendix 8: AMRH15 Range of Housing – Performance

Number of Full or RM consents by housing type and bedroom number since adoption (April 2013 - March 2022)

Housing Type - Affordable							
No. of Bedrooms	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	Need according to LHMA 2020 %
Unknown	23	2	60	11	96	25%	N/A
1	0	3	23	19	45	12%	30%
2	3	1	74	28	106	27%	39%
3	0	1	107	1	109	28%	24%
4 or more	2	0	34	0	34	9%	6%
Grand Total	26	7	298	59	390		100%

Housing Type - Market							
No. of Bedrooms	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	Need according to LHMA 2020 %
Unknown	26	5	236	71	338	33%	N/A

1	9	20	21	102	152	15%	8%
2	16	20	79	9	124	12%	25%
3	22	4	206	3	235	23%	41%
4 or more	5	2	179	0	186	18%	25%
Grand Total	78	51	721	185	1035	100%	100%

**Number of completions by housing type and bedroom number since adoption (April 2013 – March 2022).**

No. of Bedrooms	Housing Type – Affordable						Need according to LHMA 2020 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	
1	0	19	20	64	103	30%	30%
2	2	2	66	37	107	31%	39%
3	0	1	109	1	111	32%	24%
4 or more	0	0	23	0	23	7%	6%
Grand Total	2	22	218	102	344	100%	100%



No. of Bedrooms	Housing Type – Market						Need according to LHMA 2020 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	
1	11	29	5	19	64	9%	30%
2	25	29	52	23	129	18%	39%
3	20	4	240	4	268	38%	24%
4 or more	11	5	229	1	246	35%	6%
Grand Total	67	67	526	47	707	100%	100%

## Appendix 9: AMRE06 Vitality of Rural Service Centres 2021/22

SG Number	RSC Settlement Name	Food Shop	Post Office	Petrol Station	Public house/Hotel	Village Hall	Primary school
8	Aberporth / Parclyn	2	2	0	3	3	1
9	Bow Street	2	1	1 (included but is just outside the monitoring boundary)	1	1	1
10	Ceinewydd	4	1	0	7	2	1
11	Cenarth	1	0	1	0	0	1
12	Felin-fach / Ystrad Aeron	2	1	1	1	1	1
13	Llanarth	1	0	1	1	2	1
14	Llanilar	1	0	0	1	1	1
15	Llan-non	2	1	1	2	1	1
16	Llanrhystud	2	1	1	1	2	1
18	Penrhyn-coch	2	1	1	1	3	1

19	Pontarfynach	0	0	0	0	0	1 (included but is outside the monitoring boundary)
20	Pontrhydfendigaid	1	1	0	2	2	1(included but is outside the monitoring boundary)
21	Tal-y-bont	1	0	1	2	1	1
22	Y Borth	2	2	0	6	2	1