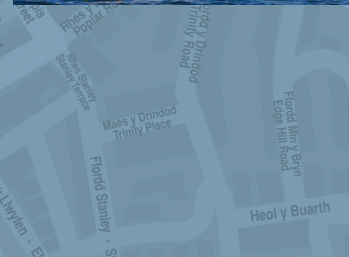
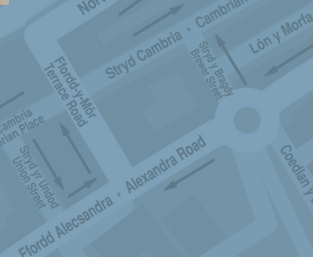
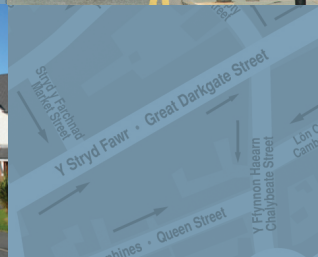
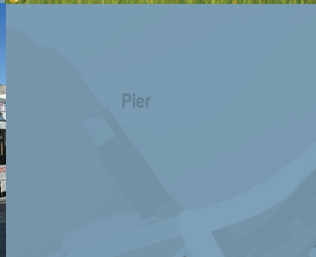
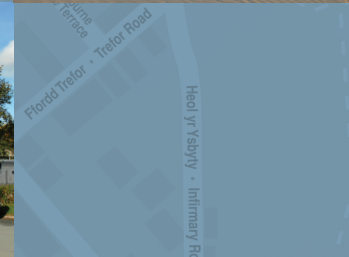


Ceredigion

Local Development Plan 2007-2022

Volume 2A Settlement Group Statements



Ceredigion County Council, Adopted April 2013

CYNGOR SIR
CEREDIGION
COUNTY COUNCIL

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How to Use the Local Development Plan (LDP)

The Ceredigion LDP consists of 2 Volumes:

- Volume 1 sets out the Key Issues, Vision, Objectives, Strategy, Policies, Monitoring and matters in relation to implementation; and
- Volume 2 sets out the individual Settlement Group Statements and the Proposals Map (including Inset Maps).

The Plan should be seen and read as a whole. There will be more than one policy relevant to a proposed development, all policies and land allocations in the LDP therefore need to be taken into consideration.

The structure of Volume 1 is set out separately at the start of that document.

The structure of Volume 2 is as follows. It consists of two sections, Volume 2A the 'Settlement Group Statements' and Volume 2B, the 'Proposals Maps' (including Inset Maps).

To avoid duplication an abbreviations index, glossary and references list are not included in Volume 2. Therefore readers should refer to Volume 1 for this information.

Settlement Group Statements (Volume 2A):

The Ceredigion LDP splits the County into 22 Settlement Groups. Each Settlement Group has a Service Centre and a defined geographical area surrounding that Service Centre. Policies S01-S04 of Volume 1 of the LDP set out the role of the Settlement Groups and Service Centres.

Each Settlement Group has a Statement within Volume 2A, of the LDP each giving details of the respective Settlement Group, Service Centre and Other Settlements. Details include information on housing requirements and where applicable requirements for economic, retail, transport, mixed use and minerals allocations. In addition to providing general overviews of landscape, nature conservation, mineral resources, access and transportation, utilities, education, recreation, leisure and community facilities, flooding and any other considerations relevant to that area.

Land to meet specific needs has been allocated within the LDP. The majority of this land is located within the Service Centre for the relevant Settlement Group, although in some instances land is allocated in other locations within the Settlement Group. Details of the land that has been allocated is set out in tables, divided by land use class. The majority of Settlement Groups just have housing allocation tables. These tables, called 'Allocated Site Schedules' set out specific details for the site, with respect to location, size, expected densities, yields and any specific constraints, expectations and policy requirements. Therefore these tables are fundamental to understand both where and how the identified needs of Ceredigion will be met along with the specific requirements the LPA will expect in relation to planning applications.

The Council recognises that there are settlements just across the border, in Carmarthenshire and Pembrokeshire especially, that relate to settlements which are located in Ceredigion. The Council recognises that many of those settlements have links with a Service Centre within Ceredigion and that they are therefore effectively 'Linked Settlements' to a Ceredigion Service Centre. However, although the Settlement Group Statements make reference to links across the border, 'Linked Settlements' located in the Counties of Pembrokeshire or Carmarthenshire are not specifically named within the Settlement Group Statements. It should also be noted that, although the links between settlements across the border are recognised, Linked Settlements which are outside of the County do not have a share of the Ceredigion Settlement Group's housing allowance, since they are catered for by allocations in the relevant adjacent counties.

Proposals Maps' (including Inset Maps) (Volume 2B):

Volume 2B, the 'Proposals Maps', provides visual representation of the information held within both Volume 1 and Volume 2A. There are a series of large scale Proposals Maps and more detailed Inset Maps, which illustrate policies and allocations within the LDP that have a spatial dimension. These maps act as an initial guide to when certain policies or Allocated Site Schedule notes should be implemented. It should be noted these maps provide a summary of many spatial designations and are only a snap shot in time. Therefore it is important that further information and detail is sought. This can be achieved by referring to the LA's Interactive Mapping service, which is accessible from the LA's home page www.ceredigion.gov.uk, by consulting the relevant National or LDP Planning Policies and SPG's or contacting the LA. The LA's Interactive Mapping Service, also sets out 'Planning Constraints' information, in the form of a 'Constraints Map'. These potential constraints also need to be taken into account. All the LDP interactive maps are regularly updated to reflect new information as it becomes available.

In order to make it easier to locate a particular settlement the following table 1 sets out each Settlement Group, the Service Centre and Linked Settlements. Please note, the number assigned to each Settlement Group is used throughout the LDP as a reference to that particular location. For instance, H0501 – would be a housing allocation in Lampeter (05) whilst Inset Map 0701 is a map of Tregaron (07).

Table 1: Urban and Rural Service Centred Settlement Groupings

	01	02	03	04	05	06	07
Urban Service Centres (Towns)	Aberaeron (Llwynceilyn)	Cardigan	Aberystwyth /Llanbadarn Fawr /Waunfawr /Penparcau	Newcastle Emlyn, [Carms] (Adpar)	Lampeter	Llandysul	Tregaron
Linked Settlements	Aberarth	Ferwig	Blaenplwyf	Betws Ifan	Betws Bledrws	Aberbanc	Bronnant
	Ciliau Aeron	Gwbert	Capel Bangor	Beulah	Cellan/Fisher's Arms	Capel Dewi (S)	Llanddewi Brefi
	Ffos-y-ffin	Llangoedmor	Capel Seion	Brongest	Cwrtnewydd	Coed-y-bryn	Llangeitho
	Pennant	Llechryd	Commins Coch	Bryngwyn	Drefach	Croeslan	
		Pen-y-parc	Goginan	Cwm Cou	Gorsgoch	Ffostrasol	
			Llanfarian	Llandyfriog	Llangybi	Henllan	
			Llangorwen		Llanwnen	Horeb	
			Rhydyfelin		Llwynygroes	Maesymeillion	
					Silian	Penrhiwllan	
						Pentrellwyn/Gorrig	
						Prengwyn	
						Rhydlewys	
						Rhydowen	
					Talgarreg		
		Settlements 'Linked' to this Settlement Group are also located in the County of Pembrokeshire		Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire and Pembrokeshire	Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire	Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire	

Table 1: Proposed Urban and Rural Service Centred Settlement Groupings

Rural Service Centres	08	09	10	11	12	13	14	15
	Aberporth / Parclyn	Bow St	New Quay	Cenarth	Felinfach/Ystrad Aeron	Llanarth	Llanilar	Llanon
Linked Settlements	Blaenannerch	Llandre	Caerwedros	Llandygydd	Cilcennin	Gilfachreda	Cnwch Coch	Bethania
	Blaenporth		Cross Inn (New Quay)		Cribyn	Oakford	Llanafan	Cross Inn (Llan-non)
	Brynhoffnant		Maenygroes		Dihewyd	Mydroilyn	Llanfihangel y Creuddyn	Nebo
	Llangrannog		Pentre'r Bryn		Talsarn		Lledrod	
	Pontgarreg		Plwmp					
	Sarnau							
	Tanygroes							
	Tresaith							
				Settlements 'Linked' to this Settlement Group are also located in the County of Pembrokeshire				

Rural Service Centres	16	17	18	19	20	21	22
	Llanrhystud	Llanybydder	Penrhyncoch	Devil's Bridge	Pontrhydfendigaid	Talybont	Borth
Linked Settlements	Llangwryfon	Alltyblacca		Ponterwyd	Pontrhydygroes	Eglwysfach	Dolybont
		Highmead			Ysbyty Ystwyth	Tre'r Ddol	Ynyslas
					Ystrad Meurig	Tre Taliesin	
		Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire					

1. Settlement Group Statement: Group 01: Aberaeron (Llwyncelyn)

1.1 Settlement Group Overview:

Urban Service Centre: Aberaeron (Llwyncelyn)

Linked Settlements within Ceredigion: Aberarth
Ciliau Aeron
Ffos-y-ffin
Pennant

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Aberaeron (Llwyncelyn)	Settlement Group	100.0	197	93						
	Service Centre	66.5	131	45	63	23	0	0	55	176
	Linked Settlements & Other Locations	33.5	66	48			18			66

Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 01.02.

- 1.1.1 Aberaeron is a large coastal town situated on the coastal trunk road the A487. It is considered that due to its position and the facilities it offers not only will its own Linked Settlements look towards it for daily needs and services but also some of the surrounding Rural Service Centres and their Linked Settlements will also look towards it for certain needs. However residents within the Settlement Group itself will also look towards Aberystwyth and Lampeter for a wider range of comparison goods.
- 1.1.2 Aberaeron has a relatively small geographical area when compared to other Settlement Groups throughout the County. It is associated with four Linked Settlements, some of which are located a small distance inland. The largest of the Linked Settlements is Ffosyffin, which is approximately 3km from Aberaeron, but this contains no services or facilities for the immediate population. Despite the advantages of proximity that Ffosyffin has in relation to Aberaeron, Llwynceilyn 4.1km from the Service Centre has been chosen to assist in meeting in the interim the housing needs of Aberaeron.
- 1.1.3 Aberaeron is very constrained by the surrounding steep slopes which descend into the Aeron Valley. Due to this topography there is a shortage of suitable and easily developable building land for the future, hence only one site has been allocated within Aberaeron itself in this LDP period (site H0101). In preparing the LDP it was only possible therefore to identify opportunity to accommodate in Aberaeron itself currently for 35 units through commitments as of 2010 (13 completions and 22 outstanding consents) and opportunity for a further 19 units through the additional allocation. This left a shortfall of 77 units which should in theory have been catered for by the USC. The underlying problem of the availability of suitable building land in Aberaeron is a significant one. It should be noted however that the LPA are committed to re-evaluating options for Aberaeron's long term direction of strategic growth as part of the first review of the plan (2017) and will, subject to the review process, seek to include for housing development sites behind the school and by Rhiwgoch Road (nearest the existing Aberaeron settlement boundary) provided that access (and other issues) can be overcome. See the Section on Direction of Future Growth regarding some of the options to be considered. However, it was necessary to identify a solution to this issue in relation to this plan period and therefore as an interim solution Llwynceilyn has been chosen to accommodate some of the current shortfall of opportunity to meet the growth identified for Aberaeron. The LPA recognises that up to 54 units could be permitted in Llwynceilyn over the plan period and the LDP makes provision for this level of development, the remaining 23 units will need to be catered for at plan review unless it has already materialised by then through windfall sites within Aberaeron itself (hence 23 units are included in column (e) in the table above). It should however be noted that if during the plan period Aberaeron itself in practice delivers more committed units than envisaged currently in the LDP then the number

of units to be further permitted in Llwynceilyn would be revised downwards to reflect that commitment in Aberaeron, see Housing Section below for detail on numbers.

- 1.1.4 Llwynceilyn is a relatively modest settlement of 72 dwellings (as of 2007). It has only had 6 completions between 2001 and 2011 and had 9 outstanding consents (as of August 2010). It is acknowledged that the growth provided for by the LDP (up to 54 units) is significantly larger than that which it has experienced in the past but that potential impacts are accepted given that a sustainable interim solution is needed in relation to the provision of housing in this Settlement Group.
- 1.1.5 Although there is a significant difference between past and potential future growth within Llwynceilyn some of the potential impacts this may cause can be managed through appropriate controls being placed on how the development comes forward. Phasing the rate of development for the overall settlement will ensure that development does not come forward all at once. This will assist with integration of new occupants into the existing community and facilitate community cohesion. Ensuring that the right type of housing comes forward will be equally important in assisting with community cohesion. This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not result in the creation of a 'new settlement'.

Landscape

- 1.1.6 The landscape of this Group comprises of a mix of coastal, valley and hill environments. The Service Centre, Aberaeron, is situated on the coastal plain at the mouth of the River Aeron. It is surrounded by steep slopes descending into the Aeron Valley which provide attractive natural boundaries to the town.
- 1.1.7 The coast forms an attractive and dramatic edge to the Group and it mainly consist of steep beaches. This coastal area is considered an asset in terms of recreation and tourism. Inland settlements are largely surrounded by agricultural land and wooded vegetation.
- 1.1.8 Subtle variations in character occur throughout, related to altitude, level of exposure and distance from the sea. These factors influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs.

- 1.1.9 Much of Aberaeron (Llwynycelyn) Settlement Group falls within SLA 6: New Quay to Llanrhystud and SLA 8: Aeron Valley. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 1.1.10 Aberaeron waters are part of Cardigan Bay Special Area of Conservation (SAC), which covers the majority of the coastal waters of this group. To the south of Aberaeron is Rhos Cwmsaeson Site of Special Scientific Interest (SSSI) and Coed Allt Lan-Las SSSI. To the east is Coed Allt Craig Arth SSSI. Just on the eastern border of the group is Allt Crug Garn Wildlife Trust Reserve (WTR) and Rhos Cilcennin SSSI (see Proposals Map).
- 1.1.11 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Aberaeron and Llwynycelyn mainly constitute of improved and semi-improved neutral grassland, semi-natural broadleaved woodland, scrub, unimproved acid grassland and hedgerows. Within the wider settlement group there are also areas of semi-improved acid grassland and marshy grassland. There are also various water courses and ponds.
- 1.1.12 There are several protected and priority species within the Group. Among the species recorded, of particular note are Polecat, Marsh Fritillary and Merlin. There are also various Tree Preservation Orders throughout Aberaeron and throughout the Group.

Minerals

- 1.1.13 There are no crushed rock aggregate mineral resources across this Settlement Group area and no active rock quarries.
- 1.1.14 The main sand and gravel resource/Mineral Safeguarding Area within the Group, as identified under Policy LU27, extends throughout the floor of the Aeron Valley and through the low lying parts of Aberaeron (see Proposals Map). Outside the Aeron Valley the only other areas of sand and gravel lie along short isolated stretches of the Arth and one of its tributary streams. The largest of these lies to the south of Pennant. Within the Mineral Safeguarding Areas Policy LU30 applies. There are no mineral resources in or within the immediate vicinity of Cilcennin or Llwynycelyn. There are no active sand and gravel sites across this Group.

1.2 Urban Service Centre: Aberaeron (Llwynycelyn)

- 1.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S02: Development in

Urban Service Centres (USCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.

- 1.2.2 The information set out below applies to Aberaeron (Llwyncelyn) as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 01.02).
- 1.2.3 Aberaeron is situated on a flat coastal plain at the mouth of the River Aeron on the A487 trunk road. It is a historic town showcasing a rare example of early 19th Century urban planning. The built form in the core of the town conforms to a uniform style, mainly in the Georgian style with characteristically emphatic quoins (cornerstones of brick or stone walls), simple proportioned windows and decorative lintels. The regularity of the terraces is broken by a larger corner and centre houses in most of the streets and the use of open spaces such as Alban Square. It is this example of special architectural style and historic importance that has resulted in many of the buildings being listed and the central part of the town being designated as a conservation area (see Proposals Map).
- 1.2.4 The town offers a wide range of services including a primary and secondary school, numerous public houses, retail shops, food store, post office, garage, church, village hall, residential care home, doctor's surgery and cottage hospital. There is currently an outstanding application for the relocation of the cottage hospital and associated facilities to a position by the main County Council building, Penmorfa.
- 1.2.5 Aberaeron comprises of approximately 700 dwellings however it is very constrained by the surrounding steep slopes which descend into the Aeron Valley. Due to this topography there is a shortage of suitable building land. For this reason it was decided that in order to support Aberaeron and accommodate its future housing needs land would need to be identified outside of the Urban Service Centre.
- 1.2.6 Llwyncelyn has been identified as the most sustainable location close to Aberaeron to help provide for the need that cannot be accommodated in the town. Llwyncelyn is 4.2km (2.6miles) from Aberaeron its location on the Trunk Road means it too has good access to public transport.
- 1.2.7 Residents in Llwyncelyn can access a variety of services which serve their basic daily needs as a small shop exists in the petrol station and there is also a post office along with a village hall.
- 1.2.8 The village of Llwyncelyn is of nineteenth century origin but the majority of dwellings have been built during the twentieth century. Any

development in the settlement will need to be sensitive to the built form of Llwynceilyn which is more rural in character than Aberaeron.

Access and Transport

- 1.2.9 Aberaeron and Llwynceilyn are both situated on the coastal A487 Trunk Road. Within the most recent Trafnidiaeth Canolbarth Cymru Mid Wales Transportation (TraCC) Regional Transport Plan the increasing international significance of the region's coastal zone was recognised, although no specific programme affecting Aberaeron or Llwynceilyn was detailed. As some sites are located adjacent to the trunk road they may be constrained by the higher standards of access required by the Trunk Road Agency.

Provision for Housing Growth

- 1.2.10 The LDP has identified a potential housing **growth** of 131 units for Aberaeron (Llwynceilyn) during the plan period.

Table 01.01: Housing Provision for Aberaeron (Llwynceilyn) Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
131	11	34	86
Of which, Affordable Housing:	0	3	

- 1.2.11 As of August 2010 there were 45 commitments which comprised of 11 completed units and 34 outstanding consents within the Aberaeron (incl. Llwynceilyn) Urban Service Centre. These were made up of 13 completions and 22 outstanding consents in Aberaeron itself and 9 completions and 1 outstanding consent in Llwynceilyn. The majority of the consents are for 1 or 2 unit developments on various sites.
- 1.2.12 Opportunity to meet the remaining number of units identified by the LDP (86 units) has been partly provided for through the allocation of 4 sites (4.54 ha) as detailed in the Allocated Sites Schedule (Table 01.02) and shown on the Proposals Map (see H0101 – H0104) the remainder (23 units) will be catered for either by windfall sites or by the inclusion of further allocated sites at review stage. The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre (including Llwynceilyn) to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 1.2.13 Due to Aberaeron being very constrained by topography there has been very limited development in recent years. As such land is also

being allocated to support the Service Centre in Llwyncelyn. In respect of any development coming forward the LPA would urge development to occur in Aberaeron in the first instance. If the constraints surrounding the deliverability of other potential sites are addressed in the future, the amount of land for housing required in Llwyncelyn could be amended downwards at a review stage of the LDP.

- 1.2.14 The LDP currently requires that Llwyncelyn provide opportunity to cater for an additional 44 units (this is in addition to the 10 commitments it already had as at 2010). Land therefore had to be identified which could accommodate the remaining 44 units. However, unlike in Aberaeron itself where further units might be permitted in line with Policy S01 and S02, even if the overall USC housing number of 131 has been met, in Llwyncelyn no more than 54 units will be permitted over the plan period (the 44 catered for through allocation and 10 commitments). It should however be noted that this 54 unit figure is caveated as follows. If during the plan period itself Aberaeron in practice delivers more committed units than envisaged currently in the LDP (that of 54 units) then the number of units to be further permitted over and above that already committed in Llwyncelyn would be revised downwards to reflect that a higher commitment is being accommodated in Aberaeron itself. Therefore the 54 units should be seen as a maximum which will be revised downwards during the plan period if more than 77 units get committed in Aberaeron. Therefore whilst the land allocated can accommodate 89 units any applications that come forward within Llwyncelyn will not be permitted if they exceed the 54 units overall (or a lower residual number if the level of commitments exceeds 77 in Aberaeron itself) for that settlement whether on an allocated site or not.
- 1.2.15 Some opportunity may exist for the development of windfall sites within the settlement boundary of both Aberaeron and Llwyncelyn. Where windfall sites do come forward they will need to be determined in accordance with Policy S02.
- 1.2.16 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S02. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 131 units.
- 1.2.17 In relation to Aberaeron itself (but excluding Llwyncelyn) there is no reason to believe that the level of growth proposed would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no phasing, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect in relation to development in Aberaeron itself (excluding Llwyncelyn). Despite Llwyncelyn's interim role as set out in the

overview above, in order to ensure that the potential impact of development on communities and the Welsh language is minimised, it will be necessary to control the rate at which new housing development comes forward. This will be achieved by 'phasing' the number of units permitted within Llwynycelyn during any period of the plan. The LPA will therefore consider applications received in the light of its timing within the Plan period, the number of completions to date and the number of outstanding consents pending within Llwynycelyn to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed at Llwynycelyn is unclear. The LPA also acknowledge that constraints in regard to Waste Water Treatment Works (WWTW) may impact the rate at which development comes forward at Llwynycelyn.

- 1.2.18 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release' as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 1.2.19 The densities for Allocated Sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Aberaeron Service Centre is 20 units per hectare. In Llwynycelyn this will also be 20 units per hectare. This average density of 20 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

- 1.2.20 Aberaeron is home to a number of small retail and commercial outlets, largely concentrated in the town centre, which display a number of good frontages with strong retail offerings. Generally the turnover of units within the town centre (as defined on the Proposals Map) is good, with vacancy rates low. Further development of retail facilities in Aberaeron will be supported provided in accordance with policy S02 and all relevant LU and DM policies.
- 1.2.21 Aberaeron also already has a high number of jobs in proportion to its population. This is due to the presence of the Council Offices. Many of these employees however travel in to Aberaeron from further afield in the county and there is therefore a need for more housing to help provide the choice of living nearer to the town. Additionally, Felinfach Industrial Estate is located approximately 9.5km (5.9 miles) to the east of the town and is seen very much as the business park that serves

the needs of the Aberaeron area. In view of this and the land constraints that exist within the town, no further land has been earmarked for economic development either in Aberaeron or at Llwyncelyn.

- 1.2.22 However, criteria based policies within the LDP will continue to allow economic development in appropriate locations throughout the town and the wider area. Any development of land that is not allocated will need to be compliant with Policy S02 and all relevant LU and DM policies.

Utilities

- 1.2.23 For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
- 1.2.24 The LA is not aware of any capacity issues relating to electricity at time of writing the plan. Developers should contact relevant utility providers to check capacity prior to application.

Education

- 1.2.25 There is a primary and secondary school located within Aberaeron. The secondary school is located on Stryd Y Fro opposite the leisure centre, whilst the primary school is located near the Council Offices Penmorfa.
- 1.2.26 Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. There are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

- 1.2.27 Aberaeron is well provided for in terms of recreation and leisure facilities; it has a tennis court, bowling green, swimming pool and leisure centre. It also has a village green which is used as a football pitch and also has an equipped play area. The town also has a library. These are the type of facilities it would be expected to see in an Urban Service Centre, which attract users from further a-field than just the immediately adjoining settlements.
- 1.2.28 Permission for a new medical centre is outstanding adjacent to the Council offices at Penmorfa which will free up the old hospital site for other uses.
- 1.2.29 Within Llwyncelyn there exists a village hall.
- 1.2.30 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as

to whether a provision is required on sites allocated for housing see Table 01.02: Allocated Site Schedule.

Flooding

1.2.31 Aberaeron is very much constrained by both the C2, C1 and Zone B flood zone. The flood zone generally occurs through the centre of the town and then occurs to east of the A482 Lampeter Road. As Aberaeron does not have a regeneration plan justification for new development in flood zone C cannot be argued to be required in terms of regenerating the area and therefore no allocation has occurred in the C flood zone.

1.2.32 Due to being located on the coast the existing Shoreline Management Plan 1 (SMP) and the developing Shoreline Management Plan 2 have relevance to the Service Centre. Within the existing plan Aberaeron is classified as Zone B which runs from Craig Ddu to Llanrhystud. Within this zone the key issues to be identified are:

- Protection of residential areas;
- Maintenance of beach and sea access;
- Recreation and tourism usage;
- Conservation of habitats and environmental features.

1.2.33 The SMP also highlights that the frontage of this area is prone to erosion and therefore artificial protection is required to protect Aberaeron. The SMP also emphasises the significant impact rising sea levels will have on the area.

Other Considerations

1.2.34 The whole of the central part of the town is designated as a Conservation Area (see the Proposals Map), within which a number of listed buildings are located. The layout, design, scale, form and massing of any development in this area should respect and enhance the Conservation Area and have particular regard to any listed buildings that adjoin or are in the near vicinity (see Policy DM07 and DM06). In terms of allocated sites, the Allocated Sites Schedule (Table 01.02) will highlight if the site falls within a conservation area or is/includes a listed building.

Direction of Future Growth

1.2.35 As noted previously in Section 1.1, it is the long term aim of the LA to ensure that the highest possible level of growth identified for this Service Centre can be located within the settlement boundary of Aberaeron itself. The LA acknowledges that land currently constrained during this plan period, or at least during the early part of the plan, may become available in the future. The LPA is therefore committed to looking at the long term strategic direction of growth in relation to Aberaeron as part of the first review of the LDP (2017). This could result in a reduced or different role for Llwynycelyn within the Settlement Group.

1.2.36 Options may include land behind Lloyd Motors. Development in this location can only occur if some existing buildings are however demolished – and at present this does not appear likely to occur during this plan period. It is also possible that further growth will occur to the west of site H0101 (see Table 01.02), however this area can only be opened up for development once site H0101 comes forward. Land behind the school and land on Rhiwgoch road are also options that require further investigation. If feasible opportunities are identified on sites adjacent to the current Aberaeron settlement boundary then this could lead to a review of the LDP prior to 2022 and to a reduction in the amount of land needed at Llwyncelyn. If such options cannot however deliver further development opportunity in Aberaeron in the future then the LA will need to consider whether it would be appropriate to continue to displace growth in the future in relation to this Service Centre.

Table 01.02: Allocated Sites Schedule: Aberaeron (Llwyncelyn) USC

Housing Allocations

Site Reference	H0101
Name	Cae Rhiwgoch, Aberaeron
Area (ha)	1.78 (Gross), Net Developable Area: 0.94
Proposal	General housing with affordable housing Guide Density per ha Net Developable Area: 19 Est yield: 19 Est Affordable Housing: 4
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Moderate to steep topography.</p> <p>Development subject to securing adoptable highway standards. Access to remainder of the site should be retained.</p> <p>As has been noted in Section 1 of the Settlement Group Statement it will be necessary for the LPA to undertake further detailed feasibility work in relation to whether or not sites currently outside the Aberaeron settlement boundary can be accessed for development either later in this plan period or in future plan periods. With this in mind access may be required to be provided through this allocated site to link up with other potential future development sites. Firstly access may need to be secured through this allocated site to link up with land to the east of Rhiwgoch road (between Rhiwgoch Road and the A487). Such a requirement would affect the overall layout and yield (number of units) that could be developed on this allocated site. If it proves feasible to secure development to the east of the Rhiwgoch road, the access road in part would affect the upper part of H0101 which is currently excluded from development due to its high biodiversity value and therefore the decision regarding the provision of any access route would need to address whether</p>	

this high biodiversity value can be compensated for on the land to the north as part of the development. Secondly, the layout of any proposed development on this allocated site should include provision to gain access to the land to the south which may also be needed to accommodate further development during future plan periods. The inclusion of adjoining land, both to the east and to the south, for future development is not at this point guaranteed as it would need to undergo further extensive detailed assessment as to its suitability for development, assessment that is scheduled to occur in the lead up to the 1st review of this LDP. Developers therefore need to discuss with the LPA early in the plan period the provisions which may be required by the LPA in relation to retaining access provisions to other land beyond the allocation. Early dialogue should help ensure that the delivery of the development is not unnecessarily delayed.

The site has trees and hedgerows to the north west, west and south east (some of which could potentially be 'important hedgerows'). These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

There's a ditch that runs along the south east of the site which should be protected in accordance with Policies DM15 and DM22. This should include a 7m buffer between the ditch and development and no culverting.

Site is unimproved neutral grassland (priority habitat) which should be protected and managed in accordance with Policy DM15. The northern half of the site has been identified to be retained and managed as unimproved grassland. Compensation for the loss of priority habitat should be discussed with the LA.

Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, invertebrate and reptile surveys and a Phase 2 habitat survey may be required.

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

Due to the location high biodiversity value, 0.84 ha of the overall site size (1.78 ha) has been removed from the density allocations as these areas cannot be developed for housing.

Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Un-equipped Natural Play Space see Policy LU24. A high proportion of the open space can be provided on the remainder of the land that has been removed from development due to biodiversity reasons.

Site adjoins Grade II Listed Building Brynmorfa.

Site located on very steep slopes, ensure pollution prevention measures in place during construction.

Site Reference	H0102
Name	Site adj to Llwynceilyn Primary School
Area (ha)	2.49 (Gross), Net Developable Area: 1.96
Proposal	General housing with affordable housing Guide Density per ha Net Developable Area: 20 Est yield: 39 Est Affordable Housing: 7.8
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Possible need to relocate existing direction sign posts and an electrical/telegraph post which hinders visibility. Any relocation of signs will need to be verified by the Mid Wales Trunk Road Agency.</p> <p>The site has mature trees and hedgerows along the south west and north west boundary as well as through the site, with a large clump of trees to the north west. In particular, the west hedgerow is classified as an 'important hedgerow' and should be translocated.</p> <p>These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There's a pond (priority habitat) within the clump of trees that should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer between the pond and development and a management scheme.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, amphibian and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, managing the pond and woodland, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Due to the location of the petrol station development must consider and address potential contamination issues. 12m buffer implemented from garage – no residential development.</p> <p>Due to the location of the pond and required buffer area around it and the 12m buffer for the garage, 0.53 ha of the overall site size (2.49ha) has been removed from the density allocations as these areas cannot be developed for housing.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Un-equipped Natural Play Space see Policy LU24. The 12m buffer can be utilised as part of the opens space requirement as well as the area around the pond.</p>	

Site Reference	H0103
Name	Land behind Ivy Dean Llwynceilyn
Area (ha)	2.26 (Gross), Net Developable Area: 2.06
Proposal	General housing with affordable housing Guide Density per ha Net Developable Area: 20 Est yield: 41 Est Affordable Housing: 8.2
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Access to this site will need to adhere to the Trunk Road Agency standards and will either be via the existing track, subject to necessary upgrades, or via a new access across land between the property Ivydene and the Village Hall. If access is achieved via the latter method the needs of the Village Hall i.e. parking will need to be included in any development of the site.</p> <p>Access should be developed to allow future development into land adjoining this site.</p> <p>The site has mature trees and hedgerows around as well as through the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There's a pond (priority habitat) in the centre of the site that should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer between the pond and development and a management scheme.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, amphibian and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, managing the pond and woodland, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Due to the location of the pond and required buffer area 0.2ha of the overall site size (2.26ha) has been removed from the density allocations as these areas cannot be developed for housing.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Un-equipped Natural Play Space see Policy LU24. The area around the pond can be utilised as part of the open space provision.</p>	

Site Reference	H0104
Name	Land south of Maes y Pentre, Llwyncelyn
Area (ha)	0.44
Proposal	General housing with affordable housing Guide Density per ha gross: 20 Est yield: 9 Est Affordable Housing: 1.8
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Site will need to meet the necessary Mid Wales Trunk Road Agency standards.</p> <p>Density of site reflects on going estate development.</p> <p>The site has trees and hedgerows around it. In particular, to the north west of the site, just outside of the boundary is a large tree which could be a veteran. Additionally, although not an 'important hedgerow' under the Hedgerow Regulations, the northern bank a good example. These will need to be protected in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Natural Amenity Green Space. See Policy LU24.</p>	

1.3 Linked Settlements and Other Locations outside of the Service Centres

- 1.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 1.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.

- 1.3.3 Land is not specifically allocated for development in locations other than the Service Centre.
- 1.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 01.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 01.03. Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of the Aberaeron (Llwyncelyn) Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
66	19	29	18
Of which, Affordable Housing:	3	4	

- 1.3.5 All housing development in ‘Linked settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 1.3.6 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 1.3.7 Due to the land availability constraints that exists within Aberaeron the largest Linked Settlement Ffosyffin has had a comparatively high level of development in the past, accommodating the displaced growth of Aberaeron in recent years.
- 1.3.8 Within the Group affordable units are available within Pennant and Ffosyffin.
- 1.3.9 All the Linked Settlements are connected to a public sewer. Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to sewage and other utility provision.
- 1.3.10 The level of facilities available within the Group, other than Aberaeron and Llwyncelyn, is very basic generally comprising of only village halls and/or chapels. However, a post office is available in Pennant.

- 1.3.11 Aberarth is affected by the C2 flood zone (see Constraints Map) which follows the Afron Arth. This significantly affects the centre of the settlement and as such will make future development in this area constrained. Pennant is also affected by the C2 floodplain, generally around the Chapel and as such any development in this location will be difficult.
- 1.3.12 Development in locations affected by the C2 flood zone will only be permitted if it accords with national guidance and would require an FCA to determine suitability.
- 1.3.13 Pennant has been identified by DCWW as an area to receive AMP 5 funding for a growth scheme related to the Waste Water Treatment Works. This is subject to further confirmation of the DCWW Capital Investment Programme.

2. Settlement Group Statement: Group 02: Cardigan

2.1 Settlement Group Overview:

Urban Service Centre:	Cardigan
Linked Settlements within Ceredigion:	Ferwig Gwbert Llangoedmor Llechryd Pen-y-parc

Settlements 'Linked' to this Settlement Group are also located in the County of Pembrokeshire.

Housing Provision(2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):							
		a	b	c	d	e	f	g	h	i	
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)	
Cardigan	Settlement Group	100.0	564	387	-	-	-	-	-	-	
	Service Centre	74.5	420	274	146	0	0	0	0	420	
	Linked Settlements & Other Locations	25.5	144	113	-	-	31	-	-	144	
Economic requirements:		Allocated Employment Land (2007-2022): Pentood								21.01	
		Retail requirement 2007 to 2016:									
										Comparison Goods	1275 sq m net
										Convenience Goods	1199-1631 sq m net*
										Bulky Goods	-724 sq m net
Minerals requirement:		Cardigan Sand and Gravel								12.79ha	
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 02.02 & Table 02.04.											

*The range for convenience goods indicates a requirement for further studies to improve future predictions.

- 2.1.1 The Settlement Group of Cardigan is located in south west Ceredigion extending into north Pembrokeshire. Its geography and character is dominated by the influence of the River Teifi and its tributary, the Mwldan.
- 2.1.2 In general, housing, employment and retail growth at Cardigan will most sustainably help meet the needs arising from within north Pembrokeshire – particularly those of St Dogmaels, the settlement adjacent to Cardigan south of the river, which is very constrained by topography. The development plan for Pembrokeshire sets out the distribution of growth for the Linked Settlements identified in the Ceredigion LDP according to its own hierarchy. There is ongoing dialogue between LPAs to ensure mutual plan consistency and compliance.
- 2.1.3 Within Ceredigion, the Settlement Group is the second most populous area in the county, with almost 9% of the County's population (Census 2001) and with a housing stock of 3326 as of July 2011. Because of the importance of Cardigan as the second and former county town of Ceredigion, two of the Group's Linked Settlements within Ceredigion have greater population levels than their equivalents in other groups, with a good level of facilities by comparison with many of the County's other Linked Settlements. In past plan periods, these settlements have seen growth displaced from Cardigan because of a lack of genuine land availability within Cardigan associated with the need for flood protection works in the river basin of the Mwldan – now completed.
- 2.1.4 The Group is also home to a significant proportion of the county's allocated employment land, and accounts for a relatively high proportion of its GDP. Future investment at the Bath House in both the private and public (health) sectors, along with appropriate transport management measures, should build positively on the South Ceredigion Regeneration status which has seen the refurbishment of the historic town core, for the revitalisation of Cardigan.
- 2.1.5 Within Ceredigion the growth in housing stock over a ten year period to 2011 for the Cardigan Settlement Group was almost 300 units, a quarter of which were built outside the Service Centre – approximately 10% growth over 10 years. The LDP Strategy is seeking to promote more sustainable development by encouraging a larger proportion of new growth in the area to go into the Service Centre and to encourage demand there and prompt the completion of the large number of outstanding consents in the town. A growth of approximately 21% in dwelling numbers across the plan period (15 years) is therefore appropriate in this context and overall the rate of development will not need to be specifically managed. Given the general level of past growth in the Settlement Group and the prospect of retail, integrated health and social care services helping provide employment opportunities, the level is capable of being absorbed into

the settlement and community without potential significant impacts on the community and Welsh language and therefore phasing will not be applied to housing development sites within this settlement.

Landscape

- 2.1.6 The Settlement Group area consists predominantly of a broad river valley and surrounding undulating hills. Parts of Cardigan Settlement Group fall within SLA 6: Ceredigion Coast – Gwbert to Aberporth and SLA 7: Teifi Valley. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 2.1.7 To the far north of Cardigan is the Caeau Crug Bychan and Ty Gwyn A Lley Ysgaw Site of Special Scientific Interest (SSSI), Aberarth - Carreg Wylan SSSI, Cardigan Bay Special Area of Conservation (SAC) and Cardigan Island Wildlife Trust Reserve (WTR). To the north east is the Banc Y Mwldan SSSI and the Banc Y Warren SSSI. Just to the south within Cardigan is the Afon Teifi SAC and SSSI, the Teifi Marshes WTR, the Coedmor National Nature Reserve and the Coedydd A Corsydd Aber Teifi SSSI. Just on the border to the north west of the Group is the Pembrokeshire Coast National Park (See Proposals Map).
- 2.1.8 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Cardigan mainly constitutes of semi-natural broadleaved woodland, improved and semi-improved neutral grassland, marshy grassland, hedgerows, fen and dense scrub. Within the wider settlement grouping there are areas of dune scrub, dune grassland, swamp and saltmarsh. There are also various water courses, ponds and lakes.
- 2.1.9 There are several protected and priority species within the Group. Of particular note are good populations of otter and also greater horseshoe bats. There are also various Tree Preservation Orders.

Minerals

- 2.1.10 There are no crushed rock aggregate mineral resources across this Settlement Group area and no active rock quarries.
- 2.1.11 Sand and gravel resources identified as Mineral Safeguarding Areas under Policy LU27 cover large tracts of this Group area, covering roughly a quarter of the land. Unlike elsewhere in the County the distribution of the resource does not reflect an obvious correlation with the path of river channels and associated areas of low ground. Only tiny pockets of sand and gravel occur within and in the immediate vicinity of Cardigan, but several larger areas occur nearby including a significant area of blown sand around Gwbert, a smaller area of blown sand at Mwnt, and a regionally important sand and gravel deposit broadly centred on (and extending beyond) Pen-y-parc (see

Proposals Map). Within the Mineral Safeguarding Areas Policy LU30 applies. This deposit is actively worked at the Cardigan Sand and Gravel site. This is by far the largest sand and gravel operation in Ceredigion, and is one of two workings where extension sites have been allocated under Policy S01 for future sand and gravel extraction to maintain an adequate and sustainable supply of sand and gravel aggregates (see the Allocated Sites Schedule, Table 02.02 further below).

2.2 Urban Service Centre: Cardigan

- 2.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S02: Development in Urban Service Centres (USCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 2.2.2 The information set out below applies to Cardigan as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 02.02).
- 2.2.3 Cardigan is located in south west Ceredigion on the River Teifi. The whole of the central part of the town is designated as a Conservation Area (see the Proposals Map).
- 2.2.4 With a population of 4,020 at the 2001 Census (1828 dwellings as at April 2007), Cardigan is the county's second largest settlement and is recognised as a primary service hub by the Wales Spatial Plan. It is an important cultural, heritage and tourism centre, the home of the first Welsh National Eisteddfod at Cardigan Castle, and a centre for health and further education services. Since the start of the new millennium the town has been the focus for regeneration of the historic built environment. It is the location for innovative combined health and social care developments and new retail facilities at Bath House, which are relatively close to and increase the potential for enhancing the vitality of the existing town centre. There is provision for employment development at two employment sites to the south and east of the town at Pentood and Parc Teifi and in a mixed use redevelopment site at Pwllhai. There are a number of areas within Cardigan that are available for redevelopment or are likely to become available during the Plan period. The most significant of these is Cardigan Hospital, which is located on one of the main entrances to the town. As such, it is considered to be a gateway location and its development will be required to meet a high standard of design.

Access and Transport

- 2.2.5 Cardigan is located on the nationally important core route – the A487 Fishguard-Bangor trunk road and the county principal A484 road to Carmarthen and the south Wales M4 motorway. This route has long been acknowledged to be subject to topographic constraints that are difficult to overcome under budget constraints in terms of a traditional highways improvement cost-benefit ratio analysis. In addition to its relative proximity to the ferry port at Fishguard, Cardigan benefits from being just a few miles south of the West Wales Airport which provides general aviation airport facilities, including commercial use.
- 2.2.6 Within Cardigan, development proposals at Bath House have raised concerns about the capacity of the roads and junctions within town to accommodate the traffic likely to arise from the new developments at the core of the town. The LA supports a holistic and sustainable approach to tackling these issues, seeking to improve existing road infrastructure to enable better flows of traffic, through either road, junction and/or traffic management improvements; as well as improving the provision of other modes of transport, such as bus services, park and ride facilities and the provision of new cycle and pedestrian routes within the town.

Provision for Housing Growth

- 2.2.7 Because of Cardigan's size and status, it is expected to accommodate a relatively substantial proportion of Ceredigion's housing requirement, and the rate of development is expected to be higher than that experienced in recent years. The release of a range of development sites is expected to provide the means to realise most of the additional growth.
- 2.2.8 The LDP has identified a potential housing growth of 420 units for Cardigan during the plan period.

Table 02.01: Housing Provision for Cardigan Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
420	64	210	146
Of which, Affordable Housing:	6	61	

- 2.2.9 From the start of the LDP plan period approximately 41% of housing development has been as the result of conversions, mostly to flats. New build has constituted approximately 59%, of which approximately 7% has been in the form of flats. In terms of planning permissions granted but not yet built, the proportion of proposed conversions falls to approximately 19%, almost exclusively as flats; and approximately

81% as new build including 29% as flats. This indicates that new build houses have to date constituted a fairly constant proportion of likely development at approximately 52%. The investment in Cardigan under the South Ceredigion Regeneration Scheme in the form of housing renewal grants may have contributed to the level of conversions in this early plan period but this resource is largely spent.

- 2.2.10 Opportunity to meet the remaining number of units identified by the LDP (146 units) has been provided for through the allocation of 4 sites (5.19 ha) as detailed in the Allocated Sites Schedule (Table 02.02) and shown on the Proposals Map (see H0201 – H0204). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 2.2.11 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S02.
- 2.2.12 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S02. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 420 units.
- 2.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for Cardigan would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.
- 2.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

- 2.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in the Cardigan Urban Service Centre is 28 units per hectare. This average density of 28 units per hectare should provide a guide starting point for all windfall development in the settlement.

Economic Requirements

- 2.2.16 Cardigan is the second largest employment centre in Ceredigion. A reasonably wide range of employment opportunities exist within the private and public sectors. Major employers include the LA and the health trusts. Within the private sector businesses tend to be smaller with limited employee numbers. These types of enterprises are particularly well represented in the retail, light manufacturing, hotel and catering and construction centres.
- 2.2.17 Because of the town's local importance, Cardigan is expected to provide for a minimum level of growth for the sake of the future economic well-being of the County. A need for 6.5 ha of new employment land has been identified for the southern part of the County which extends up to and including Aberporth and across to and including Llandysul and includes Cardigan. This growth can be partially met within the Cardigan Settlement Group through the designation of land, both as part of dedicated employment sites and as part of a mixed use site, including sites at the core of Cardigan (see the Allocated Sites Schedule, Table 02.02 further below).
- 2.2.18 Cardigan's retail units are maintained fairly well with the condition of the shop fronts and canopies generally of relatively high quality. It is a vibrant town with a diverse mix of local businesses, which add to the town's unique character. The Cardigan Townscape Heritage Initiative (THI) has aided the conservation of the town's unique architectural landscape. The THI has funded the renovation of business and retail buildings in addition to the improvement of local facilities. The improvement in infrastructure and environment of the town centre should continue to be promoted.
- 2.2.19 Retailing should continue to underpin the vitality of the town centre. A Town Centre Boundary has been drawn to denote these areas and to encourage the sustainable development of the areas within. Within the town centre, a Primary and Secondary Frontage has been identified to protect those areas that offer the strongest retail provision within Cardigan (see Proposals Map and Policies LU18, LU19 and LU21).
- 2.2.20 In the Cardigan and Lampeter Retail Needs Planning Study (2007), future needs for Cardigan have been calculated for comparison and convenience goods. The assessments for the town centre present no significant evidence of a need for new floorspace in addition to that with outstanding consent, so there are no specific retail land allocations in the LDP for Cardigan. However, the proximity of Pwllhai

to the main shopping frontage lends the site to providing for a small element of retail as part of a mixed use site without negating opportunities for further retail provision on an incremental basis (See Allocated Sites Schedule, Table 02.02 further below).

Utilities

- 2.2.21 The LPA is aware that a water supply to service allocation opportunity in Cardigan (including housing and employment) will involve the provision of some modest off-site mains. However, it is anticipated that the sewage infrastructure is capable of supporting the new development opportunity identified in the LDP. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

Education

- 2.2.22 Cardigan is a locally important centre of learning, providing for primary, secondary and further education. Facilities include Coleg Ceredigion, Cardigan Secondary School, and Primary School. The Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' was produced in 2009. Rationalisation plans for the education 'campuses' at Cardigan include improved access arrangements and largely on-site restructuring to deliver lifelong learning – but these are subject to appropriate funding being available. Any future plans may have limited land use implications and will need to be kept under review.

Recreation, Leisure and Community Facilities

- 2.2.23 Cardigan offers a range of facilities, which cater for the town, the surrounding area and tourists. There is a library, leisure centre and swimming pool as well as the Theatre Mwldan Arts Centre, a young people's drop-in centre, heritage centre and numerous entertainment establishments and clubs as well as both formal and informal outdoor recreation facilities including the King George V and Maes Radley playing fields. The latter need investment to bring them up to a standard for use all year round. Opportunities exist for informal recreation, notably in the Netpool Area, the Millennium Wood, Victoria Gardens, the town allotments and in the area around St Mary's church. The Bath House development should cater for a linear riverside amenity area where pedestrians and cyclists will have priority.
- 2.2.24 The town's riverside and estuary location and facilities provide access to Ceredigion's coastline and various marine activities and water sports, while the urban fringe, Ceredigion Coastal Path and County trails provide access to the surrounding countryside, linking up with the West Wales Wildlife Centre at Cilgerran and with the Pembrokeshire Coast National Park.
- 2.2.25 For information as to whether provision is required on allocated sites, see the Proposals Map and Allocated Sites Schedule (Table 02.02).

2.2.26 An integrated primary health care service is proposed for Cardigan along with extra-care housing and support services already completed. There are other doctors' surgeries and dental practices in the town. Council offices are located at Morgan Street.

Flooding

2.2.27 A Strategic Flood Consequences Assessment (Atkins 2010) has been carried out for Cardigan, highlighting the areas most likely to be at risk from flooding, as well as factors that might potentially exacerbate the existing problem. The report found that the main flood risks are tidal flooding up the Teifi estuary and fluvial flood risk from ordinary watercourses in the area, and a Cardigan-wide hydraulic model was developed. Other potential risks to the town included flooding from sewers and surface water run-off.

2.2.28 Developers should consult this document with regard to assessing whether Flood Consequences Assessment (FCA) is needed to accompany any application. The SFCA does not negate the need for FCAs, which are detailed and specific to the site. Where sites have been allocated, the Allocated Sites Schedule (Table 02.02) indicates when an FCA is required.

2.2.29 There is a presumption against developing on areas of high flood risk. However, development can be justified if it is part of a regeneration initiative, it is on previously developed land and the potential consequences of a flooding event for the particular type of development have been considered.

2.2.30 There are locations within Cardigan, including the current Hospital site and Pwllhai site which are partly located within the C2 flood zone. Any future proposals for such sites as these will need to make reference to the Strategic Flood Consequences Assessment, to take account of TAN 15 and will need a detailed site FCA.

Landscape

2.2.31 Cardigan lies on the River Teifi, historically an estuarial port rivalling Bristol for levels of trade. The surrounding landscape is considered to be of moderate to high visual and sensory value, while the town itself benefits from a historic and cultural character of national importance.

2.2.32 The town centre is of mediaeval origin, evident in the street pattern and the presence of the Castle and surviving parts of the town walls. Its townscape is characterised by a mixture of largely Victorian housing and public buildings built on the proceeds of the town's success as a commercial port. The special nature of the town is recognised by the designation of a Conservation Area covering the historic core around Cardigan Castle.

Other Considerations

- 2.2.33 Cardigan has been the focus of a Regeneration Strategy for the new Millennium, and has benefited from the Townscape Heritage Initiative (THI) (Lottery funding), Townscape Improvement Grant and Housing Renewal funding, which is giving way to private investment in the town. Cardigan is subject to an ongoing management plan agreed as part of the THI project. Future development should make a positive contribution to transport movement through the town and to the vitality of the town centre.
- 2.2.34 Of particular interest are two further projects at the core of the town. The first is to progress the transformation of Cardigan Castle. The Cadwgan Building Preservation Trust plans to convert the Castle into a heritage centre with a Welsh language school.
- 2.2.35 The second project involves the community organisation '4CG' (Cymdeithas Cynnal a Cefnogi Cefn Gwlad – Society to Sustain and Support the Rural Countryside' – a not-for-profit charity) to utilise land at Pwllhai creating a town centre car park with some community retail space and potentially some office space.

General Direction of Future growth

- 2.2.36 The bypass was considered to constitute a barrier and a potential hazard to non-car user access to the east. In planning terms, even in the very long term, without major justification, growth to the east of the bypass was considered unlikely and inappropriate, except in relation to employment land, for which use is already established.
- 2.2.37 The preferred long term direction of growth remains to the north/north east, with appropriate measures to meet the more stringent requirements for avoidance of flood risk. However, a general overview suggests it may be unlikely that sites to the north would be required to meet needs for at least the LDP plan period. That is not to discount some expansion in the south, around Golwg y Castell, subject to consideration of the visual impact on the Teifi estuary, topography constraints etc.

Table 02.02: Allocated Sites Schedule: Cardigan USC:**Housing Allocations:**

Site Reference	H0201
Name	Land at Stepside Farm, Gwbert Rd, (1) Aberteifi
Area (ha)	2.76
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 28 Est yield: 78 units Est Affordable Housing: 15.6 units
Site characteristics, Constraints and Requirements	
<p>Sloping Greenfield site.</p> <p>CCW's LANDMAP should be consulted.</p> <p>The site is near to the Afon Teifi SAC and Cardigan Bay SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.</p> <p>The site has mature trees and hedgerows around and through parts of the site (some of which are potentially 'important hedgerows') with a small strip of woodland (priority habitat) to the east and south. These will need to be protected and managed in accordance with Policies DM10 DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There's a stream (priority habitat) near the site to the east which should be protected and managed in accordance with Policies DM15 and DM22.</p> <p>Part of the site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, otter, bat, badger and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space (see Policy LU24).</p> <p>Developers will be required to provide evidence of the adopted sewer by</p>	

which they will connect to mains sewerage. This will take the form of written correspondence with Dwr Cymru Welsh Water, accompanied by relevant plans indicating the location of the connecting sewer.

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

Ensure connectivity between site and existing or proposed sites for development, in particular within the site to the west in separate ownership and to the south of the site. The layout should include provision to gain access to the land in all directions which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.

Connectivity for non-car access from adjacent housing development sites and into mixed use area of Bath House needs to be assured.

Site Reference	H0202
Name	Land at Stepside Farm, Gwbert Rd, (2) Aberteifi
Area (ha)	1.16
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 28 Est yield: 33 units Est Affordable Housing: 6.6 units
Site characteristics, Constraints and Requirements	
Sloping Greenfield site prominent in the townscape when viewed from the A487 approach from the north.	
CCW's LANDMAP should be consulted.	
The site is near to the Afon Teifi SAC and Cardigan Bay SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.	
The site has mature trees and hedgerows around and through parts of the site (some of which are potentially 'important hedgerows'). These will need to be protected and managed in accordance with DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.	
Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, otter, bat, badger and reptile surveys may be required.	

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space (see Policy LU24).

Developers will be required to provide evidence of the adopted sewer by which they will connect to mains sewerage. This will take the form of written correspondence with Dwr Cymru Welsh Water, accompanied by relevant plans indicating the location of the connecting sewer.

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

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

Connectivity for non-car access from adjacent housing development sites and into mixed use area of Bath House needs to be assured.

Site Reference	H0203
Name	Pentop Fields, Cardigan
Area (ha)	0.64
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 30 Est yield: 19 units Est Affordable Housing: 3.8 units
Site characteristics, Constraints and Requirements	
Sloping Greenfield site.	
CCW's LANDMAP should be consulted.	
The site is near to the Afon Teifi SAC and Cardigan Bay SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.	
The site has mature trees and hedgerows around parts of the site (one of which is potentially an 'important hedgerow'). These will need to be protected and managed in accordance with DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.	

The site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.

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

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

Open space will be sought on site. This should be provided as Communal Accessible Green Space and Un-equipped Natural Play Space see Policy LU24.

Developers will be required to provide evidence of the adopted sewer by which they will connect to mains sewerage. This will take the form of written correspondence with Dwr Cymru Welsh Water, accompanied by relevant plans indicating the location of the connecting sewer.

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

Flood risk from surface water run-off. Detailed FCA required to confirm possibility of development.

Development of the site needs to reflect good practice on design, security and accessibility to adjacent play area, fronting onto it rather than backing onto it.

Links to existing development for non-car users should be assured. The layout should include provision to gain access to adjoining land which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.

Site Reference	H0204
Name	Land adj. to Roby Villa, Spring Gardens, St Dogmaels
Area (ha)	0.63
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Est yield: 16 units Est Affordable Housing: 3.2 units
Site characteristics, Constraints and Requirements	
Gently sloping land fronted to the road by mature trees in hedgebank.	

CCW's LANDMAP should be consulted.

The site is just south of the Afon Teifi SAC and SSSI and Cardigan Bay SAC and these should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.

The site has mature trees and hedgerows around parts of the site which are potentially 'important hedgerows'. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

Open space will be sought on site. This should be provided as Communal Accessible Green Space and Un-equipped Natural Play Space see Policy LU24.

Developers will be required to provide evidence of the adopted sewer by which they will connect to mains sewerage. This will take the form of written correspondence with Dwr Cymru Welsh Water, accompanied by relevant plans indicating the location of the connecting sewer.

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

Provide non-car user access links to adjacent built form at north east of site.

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

Careful consideration will need to be given to securing an acceptable means of access to the site, given the nature and quality of the hedgerow frontage.

Employment Allocations

Site Reference	E0201
Name	Parc Teifi
Gross Area (ha)	11.71
Additional Available Land (ha)	3.4
Category	High Quality
Proposal	<p>Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses.</p> <p>Improvements to public transport, cycle and pedestrian links will be expected as part of site development.</p> <p>Design and layout should seek to maximise use of land, but to minimise impacts on the surrounding area.</p>
Site characteristics, Constraints and Requirements	
<p>Mostly brownfield site with approximately 3.5ha of greenfield land.</p> <p>Sloping site which has been terraced in part to allow development. General gradient between lowest and highest points which has been levelled to allow building of existing units.</p> <p>Appropriate landscaping will be encouraged as part of any development or redevelopment or rationalization throughout the site.</p> <p>Part of site to the west already developed. Particular care should be taken to ensure entrances/exits are well screened with mature planting.</p> <p>CCW's LANDMAP should be consulted.</p> <p>The site is in close proximity to the Afon Teifi SAC and SSSI and Teifi Marshes Wildlife Trust Reserve and near to the Cardigan Bay SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance and water pollution. In addition, all International Sites should be protected from air pollution in accordance with national policies and Policy DM14.</p> <p>The site has trees and hedgerows throughout including some large oak and ash trees. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There's a network of ditches that runs through the site which should be</p>	

protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.

The site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.

The site also contains a number of priority habitats. Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, reptile, amphibian and otter surveys may be required.

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

Due to the known areas of high biodiversity value on site, approximately 3.80ha of the total area (11.71ha) is not available for development. This is likely to be able to be accommodated by the suggested densities as set out in the South Ceredigion Employment Site Study Main Report (NLP), if not it will need to be removed from the calculations.

Opportunities for biodiversity access and education should be included.

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

Developers will be required to provide evidence of the adopted sewer by which they will connect to mains sewerage. This will take the form of written correspondence with Dwr Cymru Welsh Water, accompanied by relevant plans indicating the location of the connecting sewer.

The tidal flood risk to the area has been identified as low. However, there are a significant number of minor watercourses in the area. The location of the watercourses may pose some difficulties for the layout of the development. Culverting the watercourses in order to facilitate development would be discouraged by the Environment Agency, but options may exist to divert the watercourses or incorporate the watercourses and floodwater storage ponds into the development as landscaping features. A Flood Consequences Assessment addressing these issues is required.

Surface water discharges within this area must not exceed 'Greenfield Runoff' rates so as not to increase flood risk downstream.

Site Reference	E0202
Name	Pentood Industrial Estate
Gross Area (ha)	9.3
Additional Available Land (ha)	N/A
Category	Local
Proposal	Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses
Site characteristics, Constraints and Requirements	
<p>Brownfield site</p> <p>Level topography</p> <p>The site constitutes part of 'built up' built form of Cardigan, though in part forms a riverside eyesore that detracts from the visual quality and amenity of the important adjacent historic built form. Appropriate landscaping will therefore be encouraged as part of any development or redevelopment or rationalization throughout the site.</p> <p>CCW's LANDMAP should be consulted.</p> <p>The site is adjacent to the Afon Teifi SAC and SSSI and Teifi Marshes Wildlife Trust Reserve and near to the Cardigan Bay SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance and water pollution. In addition, all International Sites should be protected from air pollution in accordance with national policies and Policy DM14.</p> <p>The river (priority habitat) will need to be protected and managed in accordance with national policies and Policies DM15 and DM22. This will need to include at least a 7m buffer between the water course and development.</p> <p>The site has trees and hedgerows throughout, some of which have TPO. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, reptile, amphibian and otter surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p>	

Any strategic proposals for the regeneration of Pentood Industrial Estate should include the re-establishment of narrow strip of semi-natural riparian habitat along the river frontage to strengthen its effectiveness as a wildlife corridor. Consideration should be given to pulling back the development edge, in negotiation with adjacent businesses, to allow this to be undertaken. This should include seeking areas where a more natural frontage could be achieved by re-engineering the river bank defences, together with opportunities for realigning the current cycle path route along the river bank to move it further away from the edge of the river.

Opportunities for biodiversity access and education should be included.

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

Developers will be required to provide evidence of the adopted sewer by which they will connect to mains sewerage. This will take the form of written correspondence with Dwr Cymru Welsh Water, accompanied by relevant plans indicating the location of the connecting sewer.

Minimal flood risk to the site has been identified, and development should be possible providing adequate consideration is given to the management of surface water and the implementation of SuDS.

A Flood Consequences Assessment addressing issues relating to access/egress routes is required.

Surface water discharges within this area must not exceed 'Greenfield Runoff' rates so as not to increase flood risk downstream.

Mixed Use Allocations

Site Reference	M0201
Name	Pwllhai
Gross Area (ha)	0.75
Proposal	<p>Comprehensive redevelopment of site for retail, office, community purposes and car parking. Of which approximately 0.33ha is for B1a uses.</p> <p>The retail component of proposals will be considered on the basis of the settlement strategy and retail policies of the LDP.</p>
Site characteristics, Constraints and Requirements	
Brownfield site	
<p>Split level site - flat, sloping upwards to west. Likely to be overcome given development exists on this site. In any mixed use proposal a retail component should have regard to the retail needs assessment and should be</p>	

complementary to the existing retail uses on the high street. A car parking component should be considered for feasibility, though likely to be limited. Public transport dropping-off point from any park and ride sites should be considered in the context of a holistic approach to reduction of congestion in Cardigan town centre.

Appropriate landscaping will be encouraged as part of any development or redevelopment or rationalization throughout the site.

CCW's LANDMAP should be consulted.

The site is near to the Afon Teifi SAC and SSSI and Teifi Marshes Wildlife Trust Reserve and near to the Cardigan Bay SAC which should be protected in accordance with national policies and Policy DM14.

The site has a few trees and scrub throughout. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

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

Developers will be required to provide evidence of the adopted sewer by which they will connect to mains sewerage. This will take the form of written correspondence with Dwr Cymru Welsh Water, accompanied by relevant plans indicating the location of the connecting sewer.

The site falls partially within TAN 15 Zone C2, and is shown to be at risk of tidal flooding.

A Flood Consequences Assessment addressing issues relating to access/egress routes is required.

Developing on a brownfield site should not significantly increase impermeable surfaces and run-off.

The site occupies part of the historic town centre core, which is located within Aberteifi Conservation Area. It is a split level, underused town site with archaeological interest including visible features, requiring sensitivity to fine built heritage of the town in particular its proximity and relationship to nearby medieval Castle.

The site's sensitive regeneration would greatly enhance the vitality and permeability of the town.

2.3 Linked Settlements and Other Locations Outside of the Service Centre

- 2.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations outside of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 2.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 2.3.3 In general land is not specifically allocated for development in locations other than the Service Centre. Any exceptions to this are referred to in Table 02.04 below and shown on the Proposals Map.
- 2.3.4 Development in locations across the border in Pembrokeshire are subject to Pembrokeshire LPA development plans (adopted Unitary Development Plan or subsequent Local Development Plan).
- 2.3.5 Location on primary routes A487T and A484 for Pen-y-parc, Llechryd and Llangoedmor has reinforced their popularity as residential satellites to Cardigan, with regular public transport services into town. Others are more car dependent but popular on that basis because of relative proximity to town. However, they are only accessible on relatively narrow country roads. There is limited provision of safe walking routes in the Linked Settlements, except at Pen-y-parc.
- 2.3.6 The majority of the Group's housing requirement, other than that to be met in the Service Centre itself, should be met within the defined Linked Settlements. In the smaller Linked Settlements the development is likely to be predominantly single unit development occurring on an occasional basis.
- 2.3.7 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 02.03 already exist within the Linked Settlements and at Other Locations within the Settlement Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as of 2010 and will change during the plan period

Table 02.03: Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Cardigan Urban Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
144	13	100	31
Of which, Affordable Housing:	4	40	

- 2.3.8 All housing developments in ‘Linked settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 2.3.9 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 2.3.10 The attractive rural setting, availability of relatively flat land and relative proximity of the Cardigan Linked Settlements to town has created considerable development pressures on these villages.
- 2.3.11 The existing provision outside the Service Centre will likely meet much of the local housing need for the Plan period. Ongoing development is expected to be substantially less in Llechryd and Pen-y-parc than in the recent past, since they were previously the location for displaced general housing growth that should have gone to Cardigan, rather than catering only for the needs of their own communities.
- 2.3.12 All the Linked Settlements are connected to a public sewer system, except for Llangoedmor which is part sewered under a section 101 agreement, concluded in 2003 at Clos y Lan. Elsewhere; in Llangoedmor, foul drainage must be contained in sealed watertight cesspools to prevent pollution of ground waters; the Environment Agency will not support the use of private drainage systems within the settlement of Ferwig.
- 2.3.13 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to utility provision.
- 2.3.14 There are primary schools located in Llechryd and Pen-y-parc. The Council is reviewing education provision across the County and the

report 'Developing Education in Ceredigion' was produced in 2009. Currently there are no firm plans concerning the schools located within this Group, however the report and any future plans will need to be kept under review as they may have land use implications.

- 2.3.15 With the exception of Gwbert, each Linked Settlement has a place for public meetings, with larger village halls and recreation areas at Llechryd and Pen-y-parc. Ferwig and Pen-y-parc have children's equipped play areas. Penyparc has a café, but only Llechryd and Gwbert have public houses. Both Llechryd and Pen-y-parc have a post office. There is a golf course and yacht club at Gwbert, along with a nine-hole golf course associated with the Cliff Hotel. Some of the Linked Settlements have places of worship still in active use.
- 2.3.16 There is a significant minerals resource south of Pen-y-parc, which is the subject of a further land allocation under Policy S01 and LU27 of the LDP (See Proposals Map and Allocated Schedule, Table 02.04).
- 2.3.17 Llechryd is significantly impacted by C2 flood zone and has a history of flooding events. Development in locations affected by this zone will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in such areas is unlikely to be acceptable. Surface water run off is a significant issue at Ferwig.

Table 02.04: Site Allocations Schedule for Linked Settlements and Other Locations that are outside of Service Centres

Allocation	Minerals Allocation
Site Reference	MNA0201
Name	Cardigan Sand and Gravel Quarry, Penyparc
Area (ha)	12.79
Proposal	Extension to existing Mineral Extraction Site.
Site characteristics, Constraints and Requirements	
<p>Extensive existing sand and gravel workings.</p> <p>Allocated site extends perimeter out to north (fields), north east (fields) and east (narrow linear ridge).</p> <p>ROW along existing margins.</p> <p>Handful of residential dwellings in close proximity (100m from allocated site margins).</p> <p>Development should be accommodated sympathetically within the natural setting of the location. Ridge height to be reduced but not removed to retain some screening. Restoration profiles to reflect topography of the area.</p>	

CCW's LANDMAP should be consulted.

Potential increase in amenity impacts, as workings progressively approach residential dwellings –need to address blown sand, reversing bleepers etc.

Water to be recycled.

Groundwater will need to be protected.

Screening and planting required.

Part of the site is semi-improved neutral grassland and dune grassland, which should be protected and managed in accordance with Policy DM15.

The site is adjacent to the Banc Y Mwldan SSSI and near to the Afon Teifi SAC and SSSI and Cardigan Bay SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through air and water pollution.

The site has a few trees and scrub throughout. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

Biodiversity enhancements, e.g. tree planting, pond creation etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15. Due to the known areas of high biodiversity value on site, approximately 0.8ha of the total area (12.79 ha) is not available for development.

An EIA and other appropriate surveys deemed necessary at the time of the application will be required at the planning application stage.

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

Beyond the allocated site margins constraints make any further extensions very unlikely so final landform, restoration, aftercare and after-use will need to be fully addressed at the outset in the context of the whole site.

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

3.1 Settlement Group Overview

Urban Service Centre:

Aberystwyth / Llanbadarn Fawr / Waunfawr / Penparcau

Linked Settlements within Ceredigion:

Blaenplwyf
Capel Bangor
Capel Seion
Commins Coch
Goginan
Llanfarian
Llangorwen
Rhydyfelin

Housing Provision (2007-2022):

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

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

- 3.1.1 The Settlement Group of Aberystwyth, Llanbadarn Fawr, Waunfawr and Penparcau (which shall henceforth be referred to as Aberystwyth) is located in the northwest of Ceredigion and consists of the most populous area in the County, accounting for approximately 25% of the total population. Because of the size and level of facilities present in Aberystwyth, it performs a wider function than many of its equivalent USCs, with a large number of settlements in Ceredigion, Gwynedd and Powys looking to it for many of their convenience, comparison and bulky goods needs.
- 3.1.2 With a population of 16,270, Aberystwyth is now the county's largest settlement. It is identified in the Wales Spatial Plan (WSP), published in 2004 and updated in 2008, as a Settlement of Primary National Importance consistent with its role as a strategic centre for Central Wales, and its national significance for Wales. It is part of a Primary Settlement cluster with Aberaeron.
- 3.1.3 The WSP states that economic development in Central Wales should build upon regional strengths. In Aberystwyth the aim of policy is to help diversify the economic base of the town, support opportunities for spin out companies from the University and the Institute of Biological, Environmental and Rural Sciences (IBERS), and provide additional job opportunities for the region's large graduate population. In this area, good ICT links are key enablers of future development, as is making better links with the education sector.
- 3.1.4 Because of the importance of Aberystwyth, many of the Group's Linked Settlements have greater population levels than their equivalents in other Groups, and consequently, their level of facilities is often greater than the County's other Linked Settlements. The Group is also home to a significant proportion of the County's existing employment land/sites, and accounts for a high proportion of its GDP.
- 3.1.5 The Group's Linked Settlements are located to the north, east and south of Aberystwyth, and range in size. Capel Bangor is the most outlying of the Linked Settlements, located around 6.5 km to the east of Aberystwyth on the A44 (T).
- 3.1.6 In 2007 the housing stock of Aberystwyth was 6894 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 1877 dwellings which is a growth rate of just over 20% for the Service Centre. The level of housing growth proposed is higher than that experienced per annum over recent years (around 125 units per annum). However, owing to Aberystwyth's size and function, it is considered that the level of development proposed can easily be accommodated without significant negative impact on the community and the Welsh language without needing to be managed in terms of overall rate therefore housing development in this settlement will not be subject to phasing.

Landscape

- 3.1.7 Aberystwyth sits on the confluence of the Rheidol and Ystwyth rivers with Cardigan Bay in the shadow of the eastward Cambrian Mountains. The surrounding landscape is considered to be of high visual and sensory value, while the town itself has a historic and cultural character of national importance.
- 3.1.8 The townscape is dominated by buildings of the late Georgian and Victorian periods, the special nature of which are recognised by the designation of two conservation areas – one covering Aberystwyth and the other Llanbadarn Fawr (see Proposals Map). The sea front is also home to The Old College Building, one of the County's only Grade I buildings and Aberystwyth Castle, one of the County's most prominent Scheduled Ancient Monuments.
- 3.1.9 As the central part of the town is designated as a conservation area, within which a number of listed buildings are located, the layout, design, scale, form and massing of any development in this area should respect and enhance these special qualities (see Policy DM06 and DM07). In terms of allocated sites, the Allocated Sites Schedule (Table 03.03) highlights if the site falls within a conservation area or is/includes a listed building.
- 3.1.10 The Group comprises of a mix of coastal, valley and hill environments. The coast forms an attractive and dramatic edge to the Settlement Group and is a considerable asset in terms of recreation and tourism. The intertidal area is varied with intimate coves at the mouths of narrow coastal valleys and small shingle beaches at places like Morfa Bychan and Clarach.
- 3.1.11 The landscape immediately adjacent to the coast is one of undulating hills which form rolling plateau with valleys. This area is much affected by coastal exposure, and contains pasture fields enclosed by hedgebanks with low uniform hedges, mechanically cut. Tree cover is sparse on the plateau, and subject to the effects of the salt laden winds, so that trees where present often form sculpted solitary forms on the skyline. However, on sheltered slopes and within the sharply defined valleys, which dissect the plateau, deciduous woodland and scrub thrive, along with expanses of gorse nearer the sea. Although open and exposed, the simplicity of the landscape is distinctive and occasional views to Cardigan Bay add interest.
- 3.1.12 The Settlement Group contains sections of two of Ceredigion's largest rivers, the Rheidol and the Ystwyth. While the valleys are most dramatic around Devil's Bridge and Ponterwyd, nearer Aberystwyth the verdure and 'manicured tidiness' of the valleys provides a contrast to the more impoverished open areas of adjoining upland and coastal plateau.

- 3.1.13 The landscape surrounding Aberystwyth forms part of the Transition Area of the Dyfi Biosphere, an area designated by UNESCO in which people work to balance the conservation of biodiversity with its sustainable use. Much of the Settlement Group falls within SLA 2: Aberystwyth to Borth, SLA 3: Llanrhystud to Aberystwyth, SLA 10: Ystwyth Valley, SLA 11: Rheidol Valley and SLA 12: North Upland Ceredigion. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 3.1.14 Aberystwyth waters lie between, and are connected hydrologically to, Pen Llyn ar Sarnau Special Area of Conservation (SAC) and Cardigan Bay SAC. Dolphins and grey seals, features of the both the SACs, and otters, are often seen around the Aberystwyth area. Allt Wen A Traeth Tanybwlech Site of Special Scientific Interest (SSSI), Gweunydd Pendinas SSSI, Creigiau Cwm-Ceriw A Ffos-Las (Morfa Bychan) SSSI, Gro Ty'n Yr Helyg SSSI, Rhos-Rydd SSSI and Coed Pen-glan Owen Wildlife Trust Reserve (WTR) lie to the south of Aberystwyth along with Pendinas Local Nature Reserve (LNR). To the east near Glanrafon are the Rheidol Shingles and Backwaters SSSI and further east are the Afon Rheidol Ger Capel Bangor SSSI, Pant Da WTR, Old Warren Hill WTR and Old Warren Hill WTR. To the north are the Craigyfulfran & Clarach SSSI and the Parc Natur Penglais LNR. Adjacent to Llanfarian is the Coed Nant Llolwyn SSSI. Additionally, the Group is within the UNESCO Biosphere. Most of these sites are shown on the Proposals Map.
- 3.1.15 Outside the protected areas, the majority of Aberystwyth's green areas are mowed recreational areas. However, a few areas of various woodlands, scrub, tall ruderal herb, semi-improved and rough grassland, hedgerows, among other habitats with good general biodiversity interest, still remain, with 5 areas being wildlife sites managed by the LA. At present, there is still ecological connectivity between most of these areas but a key concern in Aberystwyth is the possible loss of connectivity between the north and the south. Over the wider Group area, there are mainly areas of improved and semi-improved along with various water courses and ponds.
- 3.1.16 Many species have been recorded in this Settlement Group, particularly Aberystwyth. This will mainly be down to the larger recording effort due to a larger population rather than any ecological reason. Among the species recorded, one of the largest under threat is the water vole, found right within Aberystwyth. There are also various Tree Preservation Orders within Aberystwyth and the Group.

Minerals

- 3.1.17 The predominant bedrock underlying this Settlement Group area, the Aberystwyth Grit Formation, has not been identified as a mineral resource, but has been exploited extensively in the past to provide a local building stone. There are no active rock quarries within this

Group area at present. The sandstone beds within the Aberystwyth Grit Formation can be used to produce a crushed rock aggregate, although better (identified) crushed rock aggregate resources exist elsewhere in Ceredigion.

- 3.1.18 The lower reaches of the Ystwyth, Rheidol and Clarach Valleys are infilled with sand and gravel deposits (see Proposals Map) and are identified under Policy LU27 as Mineral Safeguarding Areas (see also Policy LU30). The mineral resource extends across the low lying parts of the area, covering the flood prone parts of Aberystwyth and encompassing the lower parts of Capel Dewi and Llangorwen. An active sand and gravel site is located alongside the Rheidol at Glanrafon and a restored former sand and gravel site is located further upstream beyond Capel Bangor (at Glanrhydytnoeth). No mineral resources have been identified within, or in the immediate vicinity of Blaenplwyf, Capel Seion, Llanfarian (except in the narrow confines of the river channel area), Pantycrug or Rhydyfelin.

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

- 3.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S02: Development in Urban Service Centres (USCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 3.2.2 The information set out below applies to Aberystwyth as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 03.02).
- 3.2.3 Aberystwyth is located on Ceredigion's north-western coast at the mouth of the rivers Rheidol and Ystwyth. With a population of 16,270 it is the county's largest settlement and is also one of Central Wales' most important settlements and is recognised as such at a national level by the WSP. It is an important administrative and educational centre, being home to a number of institutions of local and national importance including Aberystwyth University, the National Library of Wales, Bronglais District Hospital and Welsh Government and County Council Offices. Because of its historical importance it has grown to form a conurbation, which includes Llanbadarn Fawr, Penparcau and Waunfawr. Reference to Aberystwyth from hereon in this Settlement Group Statement should be taken to mean all 4 settlements.

Access and Transport

- 3.2.4 Aberystwyth is located on a number of significant transport routes, including the strategically important trunk roads of the A44 and A487.

The town also has a railway station that runs services through parts of Mid Wales and on into England. Due to the growth in private car use, in recent years concerns have been raised about the capacity of roads and junctions to accommodate the traffic and of the lack of parking provision within the town itself.

3.2.5 The LA supports a holistic and sustainable approach to these issues, seeking to improve exiting road infrastructure to enable better flows of traffic, through either road, junction and/or traffic management improvements; as well as improving the provision of other modes of transport, such as bus services, park and ride facilities and the provision of new cycle and pedestrian routes within the town.

3.2.6 Two transport interchanges have been proposed as part of the TraCC Regional Transport Plan (2009) to service Aberystwyth and the surrounding area, one at Frongoch, in Waunfawr and the other at Rhydyfelin. The Frongoch site has planning permission, which is for an off site parking facility (200 spaces) to serve Bronglais Hospital and Aberystwyth University and is complete. The Rhydyfelin site has been allocated in the LDP (see Table 03.02: Allocated Sites Schedule).

Provision for Housing Growth

3.2.7 The LDP has identified a potential housing growth of 1877 units for Aberystwyth during the plan period.

Table 03.01: Housing provision for Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
1877	159	230	1488
Of which, Affordable Housing:	9	16	

3.2.8 As of August 2010 there were already 389 commitments within the Service Centre, equating to 159 completions and 230 outstanding consents. Because of Aberystwyth’s size and status, it is expected to accommodate a significant proportion of Ceredigion’s housing requirement, and the rate of development is expected to be greater to that experienced in recent years. This is because it is intended that Aberystwyth will provide for a greater share of Ceredigion’s housing needs, thereby taking pressure for development away from the surrounding area. This reflects the national importance of the settlement in terms of its social and economic role.

3.2.9 Opportunity to meet the remaining number of units identified by the LDP (1488 units) has been provided for through the allocation of 6

sites (30.49 ha) and through identified opportunity for windfall development as detailed in the Allocated Sites Schedule (Table 03.02) and shown on the Proposals Map (see H0301 – H0305 and M0305). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.

- 3.2.10 There are currently 25 affordable houses, either completed, or as planning consents, within the Service Centre.
- 3.2.11 Unlike other settlements in the county, a significant proportion of residential units are likely to come forward from the reuse of vacant space in the town, the redevelopment of vacant and underused land and the conversion of larger buildings and houses to flats. Approximately 500 units could potentially come forward over the Plan period (2007-2022) from such windfall sites. The plan is dependent on 225 of these units coming forward to help meet the identified housing number, the remaining 275 units add to the choice and flexibility of sites available in order to ensure that the housing number can be met. Where windfall sites do come forward they will need to be determined in accordance with Policy S02.
- 3.2.12 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S02. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 1488 units.
- 3.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.
- 3.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

3.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Aberystwyth Service Centre is 40 units per hectare. This average density of 40 units per hectare should provide a guide starting point for non-allocated all windfall development sites in the settlement.

Student Accommodation Needs

3.2.16 The need for student accommodation is dealt with separately to the County housing requirement and is not part of the housing requirement Table. This need is based on the projections for growth outlined by Aberystwyth University. In the academic year 2009/2010, 7,489 full time students were enrolled in courses at the University; this is estimated to grow to 8,300 for the year 2012/2013.

3.2.17 The combination of increased student numbers and the need to retire some of the older and now sub-standard halls of residence, means that the University is now looking to develop new modern en-suite facilities halls of residence. The University has explored the potential for refurbishing existing residential accommodation but concluded that the cost and logistical problems would be too prohibitive.

3.2.18 Penglais Farm has been identified as the preferred site for new halls of residence; capable of providing 1,000 new bed spaces. It has therefore been allocated as M0306 (See Table 03.02: Allocated Sites Schedule). This development would result in a net gain of roughly 500 new bed spaces for the University.

Economic Requirements

3.2.19 Aberystwyth is the largest and most varied employment centre in Ceredigion. A relatively wide range of employment opportunities exist within the private and public sectors. Major employers include Aberystwyth University, the Welsh Government, the local authority and the health trusts. Within the private sector businesses tend to be smaller with limited employee numbers. These types of enterprises are particularly well represented in the retail, light manufacturing hotel and catering and construction centres.

3.2.20 Because of the town's national importance, the Aberystwyth area is expected to see a greater than anticipated level of economic growth. A need for 16.7ha of new employment land has been identified for this area to meet B1, B2 and B8 uses. This growth can be partially met through the designation of land (Policy S01 and LU11), as both part of mixed use sites and as part of dedicated employment sites (see Proposals Map and the Table 03.02: Allocated Sites Schedule for specific designations). A range of sites that serve different purposes has therefore been identified for the Aberystwyth area. This provides an element of choice regarding the location and type of employment facilities that are to be provided and overcomes potential difficulties associated with the deliverability (or otherwise) of a single large site.

- 3.2.21 The Review of Potential Employment Sites in the Aberystwyth Area (NLP, 2010) indicates that there is a lack of suitable sites capable of providing the strategic employment site needed in the Aberystwyth area in Aberystwyth itself. After a thorough assessment of the options, land at Ty Llwyd at Capel Bangor was identified as being the best site capable of meeting this need (see Allocated Sites Schedule, Table 03.04).
- 3.2.22 Other uses, and some smaller B1, B2 and B8 uses too, will continue to be met through windfall (non-allocated) (see Policy LU12) sites as not all uses are suitable or can be accommodated on allocated sites. Those that could be suitably accommodated on allocated sites should however, be directed in the first instance to those sites.
- 3.2.23 The Aberystwyth area has been designated a Strategic Regeneration Area. Full implementation of a Regeneration Action Plan, to the point of exit, is forecast to take 5 years, beginning in 2010/11 and ending in 2015/2016. This builds upon a lot of the work undertaken as part of the Aberystwyth Masterplan which was meant to guide the sustainable development of the town. The Masterplan was taken as a basis to develop a broader regeneration action plan for the town incorporating not only physical regeneration, but issues concerning housing, skills and inactivity through a balanced approach to people and place. Copies of the Strategic Regeneration Action Plan are available from the Welsh Government and Ceredigion County Council.
- 3.2.24 The Aberystwyth Retail Needs Planning Study (CACI, 2007), identifies the future needs for Aberystwyth in relation to retail needs (see Policy S02 and LU18, LU19). A suitable level of comparison and convenience retail floorspaces has been identified for the town (see the Table 03.02: Allocated Sites Schedule). The study did not identify any particular sites to satisfy the identified need for additional bulky goods floorspace. The need can be accommodated by extensions to existing units and moderate development of existing goods parks and gardening centres. Parcyllyn will perform a significant role in this.
- 3.2.25 Retailing should continue to underpin the vitality of the town centre. Town Centre Boundaries have been drawn to denote these areas and to encourage the sustainable development of the areas within (see Proposals Map and Policy LU21). Within the town centres, Primary and Secondary Shopping Frontages have been designated to protect those areas that offer the strongest retail provision (see Proposals Map and Policy LU21).
- 3.2.26 Although retailing should continue to underpin the town centre, it is only one of the factors which contribute towards the town's well-being. Three Mixed Use sites (M0301, M0302 and M0303), combining retailing and other uses (for example entertainment, restaurants and

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

Utilities

3.2.27 Aberystwyth is one of the few areas on Ceredigion that has access to a mains gas supply.

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

3.2.29 The Allocated Sites Schedule (Table 03.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education

3.2.30 Aberystwyth is an important centre of learning, providing for primary, secondary and tertiary levels of education. Aberystwyth University is a centre of National Importance. The long term property strategy of the University is to consolidate its assets around the Penglais campus, and is therefore moving away from satellite campuses and buildings such as the Llanbadarn Campus and the Old College building.

3.2.31 The Llanbadarn Campus has been allocated as a Mixed Use Site (M0305; see Proposals Map and Allocated Sites Schedule, Table 03.02) for employment, education and residential uses. The educational element is designated use to help meet any needs that come forward during the plan period.

3.2.32 The Old College Building has not been allocated as the LDP will take a flexible approach to potential uses. Owing to the historic and cultural importance of the building, reflected in its status as a Grade I listed building, proposed developments would have to be of a high quality design and of a use that would help strengthen the role of Aberystwyth's seafront as an attractive tourist and leisure destination. Conversion to residential only is therefore unlikely to be acceptable.

3.2.33 The National Library of Wales, which is located adjacent to the Penglais Campus is also an institution of national significance. The building is an important visual aspect of Aberystwyth's townscape and its setting should therefore be protected.

3.2.34 Other local and regional facilities include Coleg Ceredigion, Penglais Secondary School, Penweddig Secondary School, Hyfforddiant Ceredigion facilities and five Primary Schools.

3.2.35 Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. Currently there are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

- 3.2.36 Aberystwyth is home to a wide and varied range of facilities, which cater for the town, the surrounding area and tourists.
- 3.2.37 There is a county leisure centre and swimming pool at Plascrug as well as a range of outdoor facilities catering for football, rugby, tennis, hockey, cricket, bowls and golf at various locations within the town. The University also plays an important role in the provision of facilities with their own sports centre and pitches that are also available to the public. The town's coastal and riverside location and facilities provide access to Ceredigion's coastline and various marine activities and water sports, while the urban fringe, Ceredigion Coastal Path and County trails provide access to the surrounding countryside.
- 3.2.38 The town is also home to a range of other facilities including a cinema, a museum, restaurants, pubs and clubs. The University again plays an important role, with the Arts Centre holding regular events that are open to the public.
- 3.2.39 The LA is seeking to provide additional provision of open space. For information as to whether provision is required on allocated sites, see the Proposals Map and Allocated Sites Schedule (Table 03.02), for non-allocated sites see Policy LU24.

Flooding

- 3.2.40 The Strategic Flood Consequences Assessment (Atkins, 2010) found that the main flood risks are tidal flooding and fluvial flooding of the Afon Rheidol and Afon Ystwyth (see www.ceredigion.gov.uk), Other potential risks include coastal flooding from wave overtopping and flooding from ordinary watercourses, culverted watercourses, sewers and water runoff.
- 3.2.41 Developers should consult this document with regard to assessing whether Flood Consequences Assessment (FCA) is needed to accompany any application. The SFCA does not negate the need for FCAs, which are detailed and specific to the site. Where sites have been allocated, the Allocated Sites Schedule indicates when an FCA is required.

Waste

- 3.2.42 Site E0301 (see Proposals Map and Allocated Sites Schedule, Table 03.02) has been identified as an appropriate location for resource recovery and waste management facilities. It is sufficiently large to accommodate any in-building facilities that may be required to serve more than one Local Authority in accordance with the Regional Waste Plan: First Review (2008). This will complement the existing waste processing facilities that exist at Glanyrafon and will be important in serving Ceredigion County Council's future waste requirements.

Other Considerations

3.2.43 Although a relatively prosperous town, Aberystwyth shows deprivation characteristics typical of such a rural and isolated County. The town centre is underperforming and is losing out to its nearest rivals. Accessibility is seen as a considerable problem for the town and its connectivity to the rest of Wales and beyond. Poor housing quality is also a major concern with two areas within the top 10 most deprived wards in terms of housing in Wales. Looking at the town as a whole also masks pockets of deep-rooted social and economic deprivation, such as high unemployment and inactivity rates, poor housing quality and low skill levels in Penparcau and Rheidol wards – two significant areas of Aberystwyth.

3.2.44 The Penparcau area of Aberystwyth is also home to one of Ceredigion's two Communities First Areas.

Direction of Future Growth

3.2.45 The direction of future housing growth is therefore seen to be southwards around Maes y Crugiau and Southgate in Penparcau, to the East of the Llanbadarn Campus and to the north of Waunfawr, away from the areas that are at risk of flooding and are of the highest biodiversity value. Future economic growth is seen to be eastwards of the park and ride at Penglais and at Capel Bangor.

Table 03.02: Allocated Sites Schedule: Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau USC

Housing Allocations:

Site Reference	H0301
Name	Maes Crugiau, Penparcau
Area (ha)	1.50
Proposal	<p>Residential Development: general housing with affordable housing</p> <p>The site benefits from a planning permission that is awaiting the signing of a s106 agreement for 30 units, including 9 Affordable Homes. This is a site density of 20 units per ha. If the planning permission were to fail to be implemented, then the new applications will be determined on the requirements of the LDP and the following density, yield and affordable homes will be applied.</p> <p>Guide Density per ha gross: 35 Estimated yield: 53 units Estimated affordable units: 10.6 units.</p>
Site characteristics, Constraints and Requirements	
<p>Greenfield site Level to gently sloping topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site has mature trees and hedgerows along the east and south boundaries as well as some individual trees through the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20 to minimise effects to biodiversity and to help retain the rural character of this location and limit the urbanisation of the site. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>A ditch runs to the south west of the site which should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting, improving the ditch for wildlife etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15. Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play see Policy LU24.</p>	

For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
Any proposed development will be expected to demonstrate an acceptable method for the management of surface water run-off.

Site specific Flood Consequences Assessment may be required.

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

Site Reference	H0302
Name	Piercefield Lane, Penparcau
Area (ha)	3.90 gross (Minus Biodiversity area = 3.36 net)
Proposal	Residential Development: general housing with affordable housing Guide Density per ha Net Developable Area: 35 Estimated yield: 118 units Estimated affordable units: 23.6 units
Site characteristics, Constraints and Requirements	
<p>Greenfield site Level to gently sloping topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site has mature trees and hedgerows around and through parts of the site (including potentially 'important hedgerows') with small woodlands (priority habitat) in the south east and south west parts of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20 to minimise effects to biodiversity and to help retain the rural character of this location and limit the urbanisation of the site. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There's a ditch that runs through part of the south west of the site which should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p> <p>There are also areas of scrub which may provide habitat for birds, mammals and invertebrates which should be protected and managed in accordance with Policy DM15. This will include a connection of this scrub to the woodland area.</p>	

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

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

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

For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
Any proposed development will be expected to demonstrate an acceptable method for the management of surface water run-off.

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

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

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

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

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

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

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

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

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

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

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

	<p>housing</p> <p>Guide Density per ha gross: 40 Estimated yield: 58 units Estimated affordable units: 11.6 units</p>
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Level to steeply sloping topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site is upstream of the Pen Llyn a'r Sarnau SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through disturbance.</p> <p>The site has trees and hedgerows around the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20 minimise effects to biodiversity and to help retain the rural character of this location and limit the urbanisation of the site. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Site is good semi-improved/unimproved neutral grassland and adjacent to an area of unimproved acid grassland that should both be protected and managed in accordance with Policy DM15.</p> <p>The ditch to the west of the site should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, otter, badger, invertebrate, and reptile surveys and a Phase 2 Habitat survey may be required.</p> <p>Biodiversity enhancements, e.g. planting of hedgebanks, providing spaces within the building for bats, tree planting etc. should be included as part of any proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace, Equipped Natural Play Space, Informal Recreation Space and a Multi Use Games Area see Policy LU24.</p>	
Site Reference	H0305
Name	Maesceinion, Waunfawr
Area (ha)	9.49 gross

	(Minus 30% (2.21ha bio grassland and 0.64ha formal space = 6.64 net)
Proposal	<p>Residential Development: general housing with affordable housing</p> <p>Guide Density per ha Net Developable Area: 37 Estimated yield: 266 units Estimated affordable units: 53.2 units</p>
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Gently sloping topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site has mature trees and hedgerows around and through parts of the site with a woodland adjacent to the east part of the site (priority habitat). These will need to be protected and managed in accordance with Policies DM20, DM10 and DM15 to minimise effects to biodiversity and to help retain the rural character of this location and limit the urbanisation of the site. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>A ditch runs along the north of the site along with a pond (priority habitat) which should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p> <p>The site is good semi-improved/unimproved grassland that should be protected and managed in accordance with DM15. This should include the retention and management of at least 2.2 ha.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, invertebrate and reptile surveys and a Phase 2 Habitat survey may be required.</p> <p>Biodiversity enhancements, e.g. improving ecological connectivity, providing spaces within the building for bats, tree planting, improving the ditch for wildlife etc. should be included as part of any proposal in accordance with Policies DM14 and DM15.</p> <p>Due to the location of high biodiversity value, 2.21ha of the overall site area (9.49ha) has been removed from the density allocation as this area cannot be developed for housing.</p>	

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

A proportion of open space can be provided on the remainder of the land that has been removed from development due to biodiversity reasons.

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

There is a former quarry on the eastern boundary of the site.

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

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

Site Reference	H0306
Name	Land at Southgate, Penparcau
Area (ha)	5.40ha
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 35 Estimated yield: 189 units Estimated affordable units: 37.8 units
Site characteristics, Constraints and Requirements	
Greenfield site	
Level to gently sloping topography	
Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location.	
CCW's LANDMAP should be consulted	
The site has mature trees and hedgerows around and through parts of the site with a small woodland in the west part of the site (priority habitat). These will need to be protected and managed in accordance with Policies DM20, DM10 and DM15 to minimise effects to biodiversity and to help retain the rural	

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

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

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

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

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

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

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

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

Employment Allocations

Site Reference	E0301
Name	Glanyrafon Industrial Estate Extension, Llanbadarn

	Fawr
Gross Area (ha)	7.25
Additional Available Land (ha)	7.25
Category	Local
Proposal	<p>Allocated for development of land or buildings for resource recovery and waste management facilities.</p> <p>The site has been identified as an appropriate location for resource recovery and waste management facilities and is sufficiently large to accommodate any in-building facilities that may be required to serve more than one LA in accordance with the Regional Waste Plan: First Review (2008). This will complement the existing waste processing facilities that exist at Glanyrafon and will be important in serving Ceredigion County Council's future waste requirements.</p>
Site characteristics, Constraints and Requirements	
<p>Site currently undeveloped</p> <p>Greenfield site. Level to gently sloping topography.</p> <p>Part of the site benefits from full planning permission for the construction of a materials recycling facility.</p> <p>The site forms an extension to the existing Glanyrafon Industrial Estate (E0302).</p> <p>New development should take account of the layout and infrastructure that already exists within the adjoining site.</p> <p>Appropriate landscaping will be encouraged as part of any development throughout the site.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site is upstream of the Pen Llyn a'r Sarnau SAC which should be protected in accordance with national policies and Policy DM14. In particular, development on this site could have an effect through disturbance. In addition, all International Sites should be protected from air pollution in accordance with national policies and Policy DM14.</p> <p>This site contains areas of rough grassland, a ditch and a pond (priority habitat) which should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from the watercourses to development.</p>	

This area is home to a population of watervoles (protected species). Appropriate surveys and reports will be required with proposals and species and habitats protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, otter, watervole, reptile, amphibian and invertebrate surveys may be required.

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

Due to the known areas of high biodiversity value on site, approximately 2.22ha of the total area (7.25ha) is not available for development. This is likely to be able to be accommodated by the suggested densities as set out in the Review of Potential Employment Sites in the Aberystwyth Area Main Report (NLP), if not it will need to be removed from the calculations.

Site Specific Flood Consequence Assessments will be required as part of a planning application.

Developers must review flood risk issues associated with any culvert issues to ensure that proposed developments do not exacerbate flooding elsewhere on the Glanyrafon Industrial Estate.

Confirmation of safe access/egress routes, and consideration of the management of surface water runoff, including operation of the existing Archimedes Screw Pumping Station, will be required.

Site Reference	E0302
Name	Glanyrafon Industrial Estate, Llanbadarn Fawr
Gross Area (ha)	32.35
Additional Available Land (ha)	1.75
Category	Local
Proposal	<p>Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses.</p> <p>Improvements to public transport, cycle and pedestrian links will be expected as part of any site development. Design and layout should seek to maximise the use of land, but to minimise impacts on the surrounding area.</p>
Site characteristics, Constraints and Requirements	
Site largely developed	
Brownfield site.	

Level topography.

This designation covers the established site of Glanyrafon Industrial estate and is for the redevelopment and/or rationalisation of the existing uses.

Glanyrafon comprises a variety of uses and occupiers ranging from a waste transfer station use to high quality offices. The extent of developable land available is uncertain. Only a few infill sites remain undeveloped and some sites are being redeveloped.

Redevelopment of the site using higher densities, maximising the use of space on the existing site is essential to the recycling of employment land in the area. The employment site would benefit from improved layout as part of any rationalisation.

A high standard of landscaping should form an integral part of any proposal.

CCW's LANDMAP should be consulted

The site is also in close proximity to the Rheidol Shingles and Backwaters SSSI and upstream of the Pen Llyn a'r Sarnau SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through disturbance. In addition, all International Sites should be protected from air pollution in accordance with national policies and Policy DM14.

The site has trees and hedgerows throughout and these will need to be protected and managed in accordance with Policies DM10, DM15 and DM20 to minimise effects to biodiversity and to help retain the rural character of this location and limit the urbanisation of the site.

There's a network of ditches that run through the site and a pond (priority habitat) which should be protected and managed in accordance with Policies DM14 and DM15. This should include at least a 7m buffer from development.

The site also contains a number of priority habitats, priority species and protected species. Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, otter, bat, reptile, amphibian and water vole surveys may be required.

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

Due to the known areas of high biodiversity value on site, approximately 2.10ha of the total area (32.5ha) is not available for development. This is likely

to be able to be accommodated by the suggested densities as set out in Review of Potential Employment Sites in the Aberystwyth Area Main Report (NLP), if not it will need to be removed from the calculations.

Opportunities for biodiversity access and education should be included.

The northern edge of the site is affected by the C2 flood zone, while most of the remainder is C1 flood zone.

Where resurfacing of existing car parks or provision of new car parking is required consideration should be given to the use of semi permeable surfacing.

Site Specific Flood Consequence Assessments will be required as part of planning applications.

Assessments should include two-dimensional modelling of the overtopping of flood defences and inundation of the Glanyrafon Industrial estate with both current and proposed layouts.

Site Reference	E0303
Name	Llanbadarn Industrial Estate, Llanbadarn Fawr
Gross Area (ha)	2.34
Additional Available Land (ha)	N/A
Category	Neighbour-hood
Proposal	Allocation allows for safeguarding, redevelopment and/or rationalisation of the existing site.

Site characteristics, Constraints and Requirements

Site already developed

Brownfield site

Level topography

The appearance and environmental quality of the estate is poor and many of the buildings are outdated. There is limited space for new development, but there are opportunities for redevelopment and/or rationalisation of the existing uses i.e. B2 and B8. In its current form it is only suitable for low value businesses.

Appropriate landscaping will be encouraged as part of any proposal in order to improve the visual quality of the site.

CCW's LANDMAP should be consulted

International Sites should be protected from air pollution in accordance with national policies and Policy DM14.

The site has trees and hedgerows throughout. These will need to be protected and managed in accordance with Policies DM14, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

Much of the site on the C1 flood zone therefore a Flood Consequences Assessment will be required as part of a planning application.

The site is adjoining Llanbadarn Fawr Conservation Area.

Site Reference	E0304
Name	Cefn Llan Science Park, Llanbadarn Fawr
Gross Area (ha)	2.7
Additional Available Land (ha)	N/A
Category	High Quality
Proposal	Allocation allows for safeguarding and/or rationalisation of the existing site.

Site characteristics, Constraints and Requirements

Site already developed

Brownfield site

Level to gently sloping topography

The current users on the site are predominantly of B1 use and since they are predominantly office based occupiers, all appear to have a very low impact on the surrounding environment. The site is ideally located for potential “spin out” businesses from the University and technology business working with or for both the University and the hospital.

Because the site is accessed through a residential area via the local road network it is deemed unsuitable for B2, B8 or sui generis uses that would require the use of heavy vehicles.

The site should be retained for high quality B1 uses.

Appropriate landscaping will be encouraged as part of any proposal in order to improve the visual quality of the site.

CCW's LANDMAP should be consulted

Trees and hedgerows throughout the site and there is a group TPO along the east and south edge. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

There is a pond (priority habitat) in the south west corner which will need to be protected and managed in accordance with Policies DM22 and DM15.

There are also areas of scrub which may provide habitat for birds, mammals and invertebrates which should be protected and managed in accordance with Policy DM15.

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

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

The site adjoins Llanbadarn Fawr Conservation Area.

Mixed Use Allocations

Site Reference	M0301
Name	Old Post Office, Aberystwyth
Area (ha)	0.17
Proposal	Redevelopment of site for retail and residential uses (subject to FCA confirming suitability regarding residential)
Site characteristics, Constraints and Requirements	
Brownfield site	
Level topography	
The site has been identified in the Aberystwyth Masterplan as a key site for regeneration.	
This site could be developed as either one large department store or as a mix of smaller retail units. If the latter approach is taken then the site should be designed to create a fine-grained pedestrian environment linking through from Chalybeate Street to Great Darkgate Street, creating a shopping arcade character. The development of a single department store should also ensure that strong linkages are made between the two aforementioned streets.	

This site together with the Mill Street Site (M0302) will help provide around 6,750 m2 net of the strategic need for new comparison goods floorspace.

Residential units could be incorporated into the upper floors of the development. Owing to the nature of the site, the exact number of residential units that this development is able to yield is unclear. Unit densities have therefore not been applied and should be discussed with the LPA in advance of an application. The site is not depended upon to deliver the housing requirement. It will be treated therefore as windfall in relation to any residential units gained (Policy S01 and S02).

Development should be accommodated sympathetically within the natural setting of the location and be of a high standard of design.

CCW's LANDMAP should be consulted

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

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

A provision of open space will be sought on site in accordance with see Policy LU24.

A Flood Consequences Assessment addressing issues relating to access/egress routes is required.

The site is located within Aberystwyth Conservation Area.

The Old Post Office building is a Grade II Listed Building.

There are Grade II Listed Buildings adjacent to the site on Great Darkgate Street and Queen Street.

Site Reference	M0302
Name	Mill Street Car Park Site
Area (ha)	1.23

Proposal	<p>Comprehensive redevelopment of site for retail, office, community purposes and car parking in line with the traffic management and parking strategy for the town.</p> <p>Residential development may be acceptable on upper floors (subject to FCA confirming suitability).</p>
Site characteristics, Constraints and Requirements	
<p>Brownfield site</p> <p>Level topography</p> <p>The site has been identified in the Aberystwyth Masterplan as a key site for regeneration.</p> <p>The site should be seen as part of the town centre with a mix of uses appropriate to that location.</p> <p>This site along with the Old Post Office Site (M0301) will together will help provide around 6,750 m² net of the strategic need for new comparison goods floorspace.</p> <p>Proposal should seek to increase car parking available on site and be adequate to meet the additional needs of proposed development.</p> <p>Development will depend on incorporating, or the satisfactory relocation of, the day centre and drill hall.</p> <p>Proposals for new retail developments and other uses appropriate to town centres will be assessed having regard to factors of need, a sequential approach to site availability and accessibility and transportation factors, consistent with national guidance.</p> <p>The site of a medieval and later mill of archaeological significance is located within this allocated area. Appropriate consideration will need to be given to such archaeological remains as part of any proposed development.</p> <p>Development should be accommodated sympathetically within the natural setting of the location and be of a high standard of design.</p> <p>CCW's LANDMAP should be consulted</p> <p>Trees on the site will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, a bat survey</p>	

may be required.

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

A provision of open space will be sought on site in accordance with see Policy LU24.

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

The site is on the C1 flood zone A Flood Consequences Assessment will be required as part of a planning application.

Possible contaminated land, may require a site assessment.

The site is adjoining Aberystwyth Conservation Area.

Site Reference	M0303
Name	Park Avenue, Aberystwyth
Area (ha)	3.67
Proposal	Comprehensive redevelopment of site for retail, office, community purposes. Residential development may be acceptable on upper floors (subject to FCA confirming suitability).
Site characteristics, Constraints and Requirements	
Brownfield site	
Level topography	
The site has been identified in the Aberystwyth Masterplan as a key site for regeneration.	
The area should be seen as part of the main urban core of Aberystwyth and should be developed with a scale of buildings and architectural style in keeping with that aspiration. The subdivision of uses should create strong streets and spaces which are attractive and overlooked. Redevelopment should create strong frontages to Park Avenue and the Afon Rheidol river corridor.	
Any redevelopment will need to suitably relocate or incorporate the existing uses (for example, the bus depot and football ground). Where an existing use is retained and incorporated into the redevelopment of the site, any new	

nearby uses should be compatible with that existing use and not adversely affect its operation.

This site will help provide around 3,000m² net convenience floorspace in the form of a single supermarket. This is not projected to have a significant impact on existing trade.

Proposals should also take into account the overall car parking and traffic management programme for the area.

Owing to the nature of the site, the exact number of residential units (if FCA concludes it is appropriate) that this development is able to yield is unclear. Unit densities have therefore not been applied. The site is not depended upon to deliver the housing requirement. It will be treated therefore as windfall in relation to any residential units gained (see Policy S01 and S02).

Development should be accommodated sympathetically within the natural setting of the location and be of a high standard of design.

CCW's LANDMAP should be consulted

The site is upstream of the Pen Llyn a'r Sarnau SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through disturbance.

The semi-improved broadleaved woodland (priority habitat) on site will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

The Afon Rheidol (priority habitat) runs along the site's south-western and south-eastern boundaries. This will need to be protected and managed in accordance with national policies and Policies DM15 and DM22. This should include at least a 7m buffer from development.

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

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

A provision of open space will be sought on site in accordance with see Policy LU24.

An existing community provision is located on part of this allocated site. Policy LU22 seeks to protect existing community provisions. Any development of this allocated site would therefore need to accord with Policy LU22.

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

The site is on the C1 flood zone. A Flood Consequences Assessment will be required as part of a planning application.

Possible contaminated land, may require a site assessment.

Site Reference	M0304
Name	County Offices, Aberystwyth
Area (ha)	0.79
Proposal	Comprehensive redevelopment of site for office, community and residential purposes. Development will depend on incorporating, or the satisfactory relocation or restoration of the Catholic Church and Church Hall.

Site characteristics, Constraints and Requirements

Brownfield site

Level topography

This site covers Swyddfa Sir and the area of land to its south east. The site is partly occupied by the Catholic Church and Church Hall.

Proposals should take into account the overall car parking and traffic management programme for the area.

Owing to the nature of the site, the exact number of residential units that this development is able to yield is unclear. Unit densities have therefore not been applied. The site is not depended upon to deliver the housing requirement. It will be treated therefore as windfall in relation to any residential units gained (Policy S01 and S02).

Development should be accommodated sympathetically within the natural setting of the location and be of a high standard of design.

CCW's LANDMAP should be consulted

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

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

A provision of open space will be sought on site in accordance with see Policy LU24.

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

The site is located within Aberystwyth Conservation Area.

Swyddfa Sir is a Grade II Listed Building.

There is a Grade II Listed Building adjacent to the site.

Site Reference	M0305
Name	Llanbadarn Campus
Area (ha)	20.87 4.54: Employment 3.52: Education 10: Residential
Proposal	Comprehensive redevelopment of site for office, education and residential purposes. The residential development element should be general housing with affordable housing, and provide as follows: Guide density per ha Net Developable Area: 45 Estimated yield: 450 units Estimated affordable units: 90.0
Site characteristics, Constraints and Requirements	
Partly Greenfield/Partly Brownfield site Llanbadarn Campus and adjoining land. The western portion of this site will deliver a 4.54ha area of employment land. It offers considerable potential for a high quality, attractive and viable commercial development (Uses B1a and B1b). Both the residential and employment elements of the site should be brought forward in a phased manner. This will be secured through a Section 106 agreement. A masterplan for the whole site showing both the residential and employment elements should be produced at the planning application stage. Uncoordinated proposals for housing will not be considered favourably.	

This site represents a good opportunity for new office and research and development facilities and its development will be supported

The central 3.52ha is currently partly occupied by Coleg Ceredigion. This area of land is to be retained for educational use, either to provide Coleg Ceredigion with opportunities for expansion or to provide buildings and land for Hyfforddiant Ceredigion Training.

The remainder of the site (10ha) is allocated for residential purposes – and is part of the land allocation needed to meet the housing requirement set out for the town. Development should be accommodated sympathetically within the natural setting of the location and should retain existing trees along with some open space (see Policy LU22). The development should also respect the traditional character of this coastal town in terms of its design and layout.

Residential development should include a mix of housing types to meet a range of needs. 90 Affordable Housing Units will be sought. Pedestrian links to adjacent footpath/cycle path will be required.

Appropriate landscaping will be encouraged as part of any development throughout the site, paying particular attention to the Registered Historic Garden located within the southern boundary of the site.

CCW's LANDMAP should be consulted

The site is upstream of the Pen Llyn a'r Sarnau SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through disturbance.

The site has trees and hedgerows throughout (some of which are potentially 'important hedgerows') and a small area of woodland (priority habitat). There is also a group TPO in the south west and along one of the hedgerows in the east. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

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

Due to the known areas of high biodiversity value on site, approximately 2.10ha of the total area (20.87ha) is not available for development. Part of this can, be integrated with the provisions required below on open space and biodiversity access an education.

Development within this site provides opportunities for improving biodiversity access and education.

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

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

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

The site adjoins the Llanbadarn Fawr Conservation Area.

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

Site Reference	M0306
Name	Penglais Farm, Waunfawr
Area (ha)	12.57
Proposal	Student Accommodation The development should provide around 1,000 new bed spaces.

Site characteristics, Constraints and Requirements

Greenfield site

Mindful of its strong residential profile and the need to meet the increasing expectations of students, it is essential that Aberystwyth University maintains an attractive stock of student accommodation.

A substantial amount of large-scale accommodation, in the region of 1,000 units, will be delivered through residences on this site

Appropriate landscaping will be encouraged as part of any development throughout the site.

CCW's LANDMAP should be consulted

The site has trees and hedgerows throughout (some of which are potentially 'important hedgerows') and a small area of woodland (priority habitat). These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

There's a ditch that runs into the centre of the site and one to the west of the site which should be protected and managed in accordance with Policies DM14 and DM15. This should include at least a 7m buffer from development.

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

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

Due to the known areas of high biodiversity value on site, approximately 1.20ha of the total area (12.57ha) is not available for development. This can in the most part, be integrated with the provisions required below on open space and biodiversity access and education.

Development within this site provides opportunities for improving biodiversity access and education.

A provision of open space will be sought on site in accordance with see Policy LU24.

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

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

3.3 Linked Settlements and Other Locations outside of the Service Centres

- 3.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 3.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 3.3.3 In general land is not specifically allocated for development in locations other than the Service Centre. Any exceptions to this are referred to in Table 03.04 below and shown on the Proposals Map.
- 3.3.4 There is a proposal for a transport interchange and park and ride on the western side of the A487 (T) (See Proposals Map and Table 03.04: Allocated Sites Schedule for locations other than the Service Centre).
- 3.3.5 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 03.03 already exist within the Linked Settlements and at Other Locations within the Settlement Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as of 2010 and will change during the plan period.

Table 03.03: Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of the Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau Urban Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
181	25	64	92
Of which, Affordable Housing:	6	2	

- 3.3.6 All housing development in ‘Linked Settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 3.3.7 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).

- 3.3.8 In recent years, much of the pressure for housing in and around Aberystwyth's has been displaced to its Linked Settlements, with relatively high development rates affecting places such as Blaenplwyf, Llanfarian and Rhydyfelin. Currently, Blaenplwyf and Rhydyfelin offer 3 affordable units between them. There are no affordable units at present in Llanfarian, however, there is an application for 13 dwellings currently awaiting a decision, which if granted permission would provide an affordable element.
- 3.3.9 The Review of Potential Employment Sites in the Aberystwyth Area (NLP, 2009) indicates that there is a lack of suitable sites capable of providing the strategic employment site needed in the Aberystwyth area in Aberystwyth itself. After a thorough assessment of the options, land at Ty Llwyd at Capel Bangor was identified as being most capable of meeting this need (see Allocated Sites Schedule, Table 03.04).
- 3.3.10 The following Linked Settlements are not connected to a public sewer system: Capel Seion, Goginan and Llangorwen. Capel Bangor is only partially serviced by public sewer.
- 3.3.11 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to utility provision.
- 3.3.12 There are primary schools located in Capel Seion, Comins Coch and Llanfarian. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. There are no firm plans concerning the schools located within this Settlement Group at present, however the report and any future plans will need to be kept under review as they may have land use implications.
- 3.3.13 The level of facilities varies greatly from Linked Settlement to Linked Settlement. In general most Linked Settlements have some form of facility, usually either in the form of a garage or community hall.
- 3.3.14 Parts of Capel Bangor, Llanfarian, Llangorwen and Rhydyfelin are affected by the C2 flood zone (see Constraints Map), although none are significantly constrained. Development in locations affected by this zone will only be permitted if it accords with National Guidance and would require an FCA to determine suitability. Residential development in such areas is unlikely to be acceptable.

Table 03.04: Site Allocations Schedule for Linked Settlements and Other Locations that are outside of Service Centres

Site Reference	E0305
Name	Capel Bangor Business Park, Capel Bangor

Gross Area (ha)	16.88 (minus landscaping = 9.7)
Additional Available Land (ha)	9.7ha
Settlement	Capel Bangor
Proposal	Allocated for development of land or buildings for B1b/c / B2 / B8 plus small scale ancillary B1a uses and associated landscaping. This is a Prestige site.
Site characteristics, Constraints and Requirements	
<p>An undeveloped greenfield site surrounded by farmland and open countryside.</p> <p>Level topography.</p> <p>The site benefits from outline planning permission for a proposal that includes a large amount of Class B1b/c, B2 and B8 uses.</p> <p>Careful consideration will need to be given to the way in which the site is delivered in terms of individual parcels of land, which could jeopardize the vision for a strategic, high quality inward investment location.</p> <p>Appropriate landscaping will be encouraged as part of any development throughout the site.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site is adjacent to Afon Rheidol Ger Capel Bangor SSSI and upstream of the Pen Llyn a'r Sarnau SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through disturbance. In addition, all International Sites should be protected from air pollution in accordance with national policies and Policy DM14.</p> <p>The site has mature trees and hedgerows around and through parts of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>The Afon Melindwr (priority habitat) runs adjacent to the north-west of the site and this should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p> <p>The site is has some small areas of semi-improved grassland and this should be protected and managed in accordance with Policy DM15.</p> <p>Several protected and priority species have been recorded on site. Appropriate surveys and reports will be required with proposals and species,</p>	

habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, otter, bat, badger and reptile surveys may be required.

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

Due to the known areas of high biodiversity value on site, approximately 1ha of the total area (16.88ha) is not available for development. However, this is likely to be able to be accommodated by the landscaping element removed from the total area, if not it will need to be removed from the calculations.

A new junction will need to be constructed on the A44 and the local services infrastructure will need to be upgraded.

The Afon Melindwr runs near the site's northern edge and around 30% of it is on the C2 flood zone.

A Flood Consequences Assessment will be required as part of a planning application.

Transport Allocation

Site Reference	T0301
Name	Rhydyfelin Park and Ride
Area (ha)	1.94
Site characteristics, Constraints and Requirements	
<p>Development of Park and Ride Initiatives: Site for car parking with public bus transport link into Aberystwyth. Specification as set out in emerging RTP documentation.</p> <p>The site is upstream of the Pen Llyn a'r Sarnau SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through water pollution and disturbance.</p> <p>The site has mature trees and hedgerows around and through parts of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>The stream (priority habitat) runs along the north of the site and this should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development</p> <p>The site is semi-improved grassland and this should be protected and managed in accordance with Policy DM15.</p>	

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

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

4. Settlement Group Statement: Group 04: Newcastle Emlyn (Adpar)

4.1 Settlement Group Overview:

Urban Service Centre:

Newcastle Emlyn (Adpar)

Linked Settlements within Ceredigion:

Betws Ifan
Beulah
Brongest
Bryngwyn
Cwm Cou
Llandyfriog

Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire and Pembrokeshire.

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Newcastle Emlyn (Adpar)	Settlement Group	100.0	142	100	-	-	-	-	-	-
	Service Centre	38.0	54	19	35	0	0	0	0	54
	Linked Settlements & Other Locations	62.0	88	81	-	-	7	-	-	88
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 04.02.										

- 4.1.1 The Newcastle Emlyn (Adpar) Settlement Group (with a housing stock of 1067 as of July 2011) lies in the south of Ceredigion spanning the rural agricultural area from the River Teifi extending north and west between and along three B roads, the B4570, the B4333 and B4571 and east along the A475 towards Lampeter. A network of minor roads criss-crosses the Settlement Group linking its small settlements and farmsteads.
- 4.1.2 The River Teifi forms the County boundary with Carmarthenshire to the south of Ceredigion where Adpar borders the market town of Newcastle Emlyn. Small Pembrokeshire hamlets and the settlement of Abercych also lie close to Newcastle Emlyn. The Linked Settlements in the Settlement Group within Ceredigion generally look towards Newcastle Emlyn as the natural direction of travel for services and facilities as is also the case for Linked Settlements in Carmarthenshire and Pembrokeshire. There are a large number of outstanding residential consents in the Settlement Group outside the Service Centre.
- 4.1.3 The settlements of Newcastle Emlyn and Adpar have always maintained their separate identities, each side of the river boundary. Newcastle Emlyn is the Service Centre providing the range and depth of services to support the wider hinterland of the Settlement Group, but it is very constrained in terms of geography and its capacity to deliver housing. Its housing role is therefore fulfilled in the main by Adpar in a synergetic relationship, hence why Adpar is identified as having a role alongside Newcastle Emlyn rather than being identified as a Linked Settlement. This Settlement Group Statement focuses on what is to be delivered within the Ceredigion part of this Group, the focus is therefore on Adpar and other settlements rather than on Newcastle Emlyn. Cross border discussions continue with Carmarthenshire to ensure that the Strategy of both LDPs is consistent in terms of the role of Newcastle Emlyn and Adpar in particular.
- 4.1.4 In 2007 the housing stock of Adpar was 305 dwellings. The proposed increase of dwellings over the plan period equates to 54 dwellings which is a growth rate of 17.7%. The level of growth is considered to be acceptable given its proposed longer term role in relation to Newcastle Emlyn and that in recent years it had experienced a similar growth rate (3.1 per annum) without resulting in significant adverse effects on the settlement and its residents. It is therefore considered that the level of development proposed is suitable and can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate (phasing).

Landscape

- 4.1.5 The Settlement Group area consists of an undulating elevated plateau of patchwork fields intersected by minor river valleys descending

rapidly to the broader valley where the Teifi meanders through water meadows on the floodplain Newcastle Emlyn (Adpar) Settlement Group falls within SLA 7: Teifi Valley. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 4.1.6 Just to the north east of Adpar is the Old Cilgwyn and Cae Heslop Site of Special Scientific Interest (SSSI) and just to the south and also running through the settlement grouping is the Afon Teifi Special Area of Conservation (SAC) and SSSI (see Proposals Map).
- 4.1.7 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Adpar and the wider Group mainly constitutes of semi-natural broadleaved woodland, mixed woodland plantation, dense scrub, improved and semi-improved neutral grassland, marshy grassland and hedgerows. There are also various water courses and ponds across the Group.
- 4.1.8 There are several protected and priority species within the Group. Among the species recorded, of note is brown hare. There are also various Tree Preservation Orders (TPO) within Adpar, including a large group TPO on the east of Adpar, and throughout the Group.

Minerals

- 4.1.9 There are no crushed rock aggregate mineral resources across this Settlement Group area and no active rock quarries.
- 4.1.10 Mineral Safeguarding Areas identified under Policy LU27 include sand and gravel deposits contained within river terrace deposits and inferred beneath alluvium deposits along the course of the Teifi floodplain and its tributaries (mainly the Afon Dulas and Afon Ceri) including where these pass through Castell Newydd and Brongest (see Proposals Map). Within the Mineral Safeguarding Areas Policy LU30 applies. There are no mineral resources/Safeguarding areas in the vicinity of Beulah. There are no active sand and gravel sites across this Settlement Group area.



4.2 Urban Service Centre: Newcastle Emlyn (Adpar)

- 4.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S02: Development in Urban Service Centres (USCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 4.2.2 The information set out below applies to Adpar as a whole and will be considered in relation to all planning applications. Additional

information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 04.02).

Settlement Overview

- 4.2.3 Because of general topographical constraints – steep terrain and C2 flood zone - impacting on the Urban Service Centre (the Carmarthenshire town of Newcastle Emlyn) , Adpar, which has always been associated with Newcastle Emlyn, plays a traditional role in delivering housing growth for Ceredigion, though it also suffers similar constraints.
- 4.2.4 Identified as a secondary service hub or local centre and as a significant tourism hub in the Wales Spatial Plan, Newcastle Emlyn provides for the employment, shopping, education and general community facilities including some primary health care services, though the latter are offered in Adpar also.
- 4.2.5 At the 2001 Census Adpar comprised approximately 280 households (population 590).
- 4.2.6 Panoramic views of Newcastle Emlyn and the picturesque Teifi Valley are obtained from Adpar. Within Adpar, the Motte is a designated Scheduled Ancient Monument and to the east lies Cilgwyn Mansion, a large house of Victorian Gothic design set in woodland, much of which is protected by TPOs, and which falls within the designated Conservation Area (see Policy DM07 and Proposals Map).

Access and Transport

- 4.2.7 Two principal county roads feed into Newcastle Emlyn/ Adpar - the A475 and the A484 along with three B roads, the B4570, the B4333 and B4571. Public transport routes serviced daily run predominantly on the A484, with more limited services along the A475 and community transport providing connecting service links from Linked Settlements. Both principal roads are constrained by topography which militates against the achievement of modern highway standards. This is unlikely to change in the foreseeable future.
- 4.2.8 Sites at the settlement core of Adpar are currently not accessible from the north because of the substandard junction of the Parc y Trap road with the B4571 or from the east because of the sub-standard Pentrehedyn estate road. The access option available is to the south, with capacity at the Derwen Gardens junction with the B4333 to service access for approximately 75 additional dwellings, subject to widening the carriageway into Council land. Development over and above that number would need to be serviced by additional junctions to the B4333 from the core, or by achieving an improvement to the Parc y Trap/B4571 junction or alternatively by creating a new access point from the top of Bryndioddef Hill (B4571) to create a new spinal

route/ link to Parc y Trap and the land at the settlement core to the south over the longer term.

Provision for Housing Growth

- 4.2.9 The LDP has identified a potential housing growth of 54 units for Adpar during the plan period.

Table 04.01: Housing provision for Adpar (in its role in relation to the Service Centre of Newcastle Emlyn)

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
54	4	15	35
Of which, Affordable Housing:	1	0	

- 4.2.10 Opportunity to meet the remaining number of units identified by the LDP (35 units) has been provided for through the allocation of 1 site (2.69 ha) as detailed in the Allocated Sites Schedule (Table 04.02) and shown on the Proposals Map (see H0401). The site allocated has been assessed (see Site Assessment and Allocations Topic Paper 2011) and is identified as being the best option in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 4.2.11 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S02.
- 4.2.12 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S02. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 54 units.
- 4.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for Adpar would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.

4.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

4.2.15 Density for the allocated site has been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Adpar is 20 units per hectare. This average density of 20 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

4.2.16 Newcastle Emlyn was traditionally the site of a large milk processing and distribution industry with a relatively large labour base. The economic base has been diversified in more recent years but has not been a substitute in terms of the number of job opportunities. As well as tourism and shopping, including a limited agricultural mart, building trade supplies and motor trade sales and servicing are represented in the local economy, complemented by business support services and public sector jobs. A need for 6.5 ha of new employment land has been identified for the southern part of Ceredigion which extends up to and including Aberporth and along the Teifi valley from Cardigan to Lampeter. Historically, employment growth in Adpar/Newcastle Emlyn has been located in Carmarthenshire. This is likely to continue, with allocation of land at Newcastle Emlyn to be agreed in consultation with Carmarthen LPA.

4.2.17 The Cardigan and Lampeter Retail Needs Planning Study shows that Newcastle Emlyn has the second biggest share of the Cardigan retail catchment at 18.3% and fourth biggest share of the Lampeter retail catchment.

4.2.18 Retailing should continue to underpin the vitality of the town centre. Policy responsibility for the retail health of Newcastle Emlyn lies with Carmarthenshire. Adpar itself has a very limited retail offer.

Utilities

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

Education

4.2.20 The Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' was produced in

2009. There is primary and secondary school provision at Newcastle Emlyn (Carmarthenshire) and a primary school within Ceredigion at nearby Cwm Cou (Trewen). There are no current plans in respect of local primary schools closures, but the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

4.2.21 There are local Council offices at Derwen Gardens along with a community hall and crèche facilities. There is also a doctor's surgery and premises for a dental practice. There is an equipped play area and a playing field at Adpar which is valued by the local community.

4.2.22 Developers of both residential and non-residential allocated and non-allocated/windfall sites will need to refer to Policy LU24 in relation to providing additional open space as part of all development. For information as to provision required on the allocated site, see Table 04.02: Allocated Sites Schedule below.

Flooding

4.2.23 There is very little undeveloped land south of the A484 that is not in the C2 flood zone and it is therefore deemed unsuitable for residential development (unless a Regeneration Strategy is in operation, in which case it may be possible subject to a Strategic Flood Consequences Assessment. This is not relevant at Adpar). Land to the north of the principal road is generally fairly steeply sloping with limited infrastructure to cater for surface water run-off. There are existing problems from surface water run-off at properties in the vicinity of Lloyds Terrace on the A484. There is at present only one viable surface water drainage point, to the north west of Derwen Gardens, to facilitate early development. Consideration would need to be given to a strategic approach to surface water drainage across all sites at the core of the settlement.

Landscape

4.2.24 Lying on the steep northern slopes of the river, panoramic views of Newcastle Emlyn and the picturesque Teifi Valley are obtained from Adpar. Within Adpar, the Motte is a designated Ancient Monument and to the east lies Cilgwyn Mansion, a large house of Victorian Gothic design set in woodland, much of which is protected by Tree Preservation Orders, and which falls within the designated Conservation Area.

Other Considerations

4.2.25 None.

General Direction of Future Growth

4.2.26 In planning the focus or direction of future growth, there was general resistance to expanding the built form to the east of the B4571 away from the bulk of the established built form. This was partly because this would be beyond the existing physical development limit

constituted by the road and partly because the area of land to the south east of the road is a Conservation Area bounded at the road side by protected trees that reinforce the sense of limitation to the built form. Moreover, the Conservation Area forms an important wooded backdrop setting for the castle at Newcastle Emlyn, a Scheduled Ancient Monument.

- 4.2.27 There remains a strong planning preference to consolidate the built form at sites between Derwen Gardens and Parc y Trap. A broader view of longer term development has been considered in view of the finite number of units capable of being served by one access junction. There are a few options – the first is dependent upon whether it is possible in reality and in practical terms to achieve a satisfactory improvement to Parc y Trap road and its junction with the B4571, the second is dependent upon achieving a route through land to the west of Derwen Gardens, south of Brynderi Close, and the third, which the landowner concerned understands to be a longer term option, is the potential for development of a new access road from the B4571 to the north at Bryndioddef Hill, facilitating the prospect of further consolidation of the settlement to the west of the B4571 and the eventual creation of a through-route from Bryndioddef Hill, crossing Parc y Trap road and linking up to sites south of Parc y Trap and existing development at Derwen Gardens.

Table 04.02: Allocated Sites Schedule for Adpar in its displaced growth role in relation to the Service Centre of Newcastle Emlyn

Housing Allocations

Site Reference	H0401
Name	Land opposite Parc y Trap Adpar
Area (ha)	2.69 (gross) Net Developable area: 1.99
Proposal	Residential Development with retained playing fields: general housing with affordable housing Guide Density per ha Net Developable Area: 20 Est yield: 35 units Est AH: 7.0 units
Site characteristics, Constraints and Requirements	
There is an expectation of lead-in time being required for land assembly and negotiations to achieve a scheme to optimise vehicular access and future access to the playing field/equipped play space. Developers are therefore encouraged to work up the detail of a planning application early on in the plan with the LPA so that the delivery of the development is not unnecessarily delayed.	
Level to sloping site incorporating equipped play area and playing pitch. The site also comprises redundant employment units which would require	

demolition in order to create longer term access to the site and the area beyond.

CCW's LANDMAP should be consulted

The site has mature trees and hedgerows around and through the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

Site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.

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

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

Due regard should be had to maintaining equivalence of the existing provision of playing field and equipped play space as well as any further provision sought which relates to the type of development proposed. It is expected that this site will provide Communal Accessible Natural Greenspace and Equipped Natural Play Space see Policy LU24.

An existing community provision is located on part of this allocated site. Policy LU22 seeks to protect existing community provisions. Any development of this allocated site would therefore need to accord with Policy LU22.

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

Access is proposed and likely to be acceptable via the existing Council owned works depot in Derwen Gardens (involving demolitions) and by skirting around the adjacent recreation area.

The recreation land was purchased by the Council under the 1937 Physical Training and Recreation Act and has status as 'open space' under the Town and Country Planning Act 1990. Any development would have to have regard to that status in addressing the design of access to development land.

Proposals should ensure a road layout which anticipates and is designed to service longer term extension of housing development to the north and east (and west) and provides pedestrian routes/green corridors to service longer term core area connectivity and holistic identity rather than to meet short term needs restricted to the allocation site.

Layout should secure links to adjacent land for future development, including a longer term plan to open onto Parc y Trap as part of an adoptable link route onto Parc y Trap or possibly across Parc y Trap and north to Bryndioddef Hill, B4571. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.

4.3 Linked Settlements and Other Locations outside of the Service Centre

- 4.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations outside of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 4.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 4.3.3 Development in locations across the border in Pembrokeshire and Carmarthenshire are subject to Pembrokeshire and Carmarthenshire development plans (adopted Unitary Development Plan or subsequent Local Development Plan). Development in locations outside of the Service Centre, which are within Ceredigion will be subject to the Ceredigion LDP and national policies.
- 4.3.4 Land is not specifically allocated for development in locations other than the Service Centre.
- 4.3.5 The Settlement Group area is characterised by widely dispersed small settlements, hamlets and farmsteads linked by a network of minor roads, with the B4571 and B4333 providing the most popular thoroughfares between the linked settlements and the Service Centre. These, along with the A484 and A475 are also the main routes for public transport services. The community transport initiative 'Bwcabus' provides links to the serviced public transport routes.
- 4.3.6 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 04.03 below already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 04.03. Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of Newcastle Emlyn (Adpar) Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
88	18	63	7
Of which, Affordable Housing:	1	7	

- 4.3.7 All housing developments in ‘Linked settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 4.3.8 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 4.3.9 The majority of the Settlement Group’s Remaining housing requirement, other than that to be met in the Service Centre itself, should be met within the Linked Settlements.
- 4.3.10 The attractive rural setting and relative proximity of some of the Linked Settlements to the coastal area and to the high-tech employment centre at Aberporth has created market pressure for housing in the past.
- 4.3.11 The existing provision outside the Service Centre will likely meet much of the local housing need for the Plan period, with most Linked Settlements accepting the occasional single additional unit.
- 4.3.12 The locality is largely characterised by farming enterprises and small businesses with self-employment supplemented by full and part time salaried work in the public and private sector. Proposals for farm diversification and small business developments will be considered positively by the LPA under LDP and national policies, which offer a more flexible response than land allocations, to take account of the unpredictable nature of small entrepreneurial activity.
- 4.3.13 At Beulah, utilities comprise electricity, water supply and public sewerage. Site drainage is subject to SuDs. At Bryngwyn, there is limited capacity at the sewage pumping station and the Environment Agency will not support the use of private drainage systems within the settlement.

- 4.3.14 The remaining Linked Settlements are not connected to a public sewer system. At Llandyfriog, foul drainage must be contained in sealed watertight cesspools to prevent pollution of ground waters.
- 4.3.15 At Betws Ifan, Brongest and Cwmcou the disposal of foul effluent is dependent upon use of septic tank and site drainage using SuDs, so as not to cause pollution of water sources.
- 4.3.16 Primary schools within the Settlement Group at Beulah and Cwmcou are not identified for closure in association with the development of an area school, though a new area school at Brynhoffnant (outside the Settlement Group) may impact on Beulah. Any future plans will need to be kept under review as they may have land use implications.
- 4.3.17 There is a village hall at Betws Ifan and chapel vestry and snooker hall at Beulah. None of the Linked Settlements has a public house and only Beulah has limited services by way of a petrol station and stores and a post office. Beulah is also the only Linked Settlement with a recreation area. Some of the Linked Settlements have places of worship.
- 4.3.18 Parts of Brongest, Cwmcou and Llandyfriog are affected by C2 flood zone (see Constraints Map).

5. Settlement Group Statement: Group 05: Lampeter

5.1 Settlement Group Overview:

Urban Service Centre:

Lampeter

Linked Settlements within Ceredigion:

Betws Bledrws
Cellan/Fisher's Arms
Cwrtnewydd
Drefach
Gorsgoch
Llangybi
Llanwnen
Llwynygroes
Silian

Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire.

Housing Provision(2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Lampeter	Settlement Group	100.0	352	142						
	Service Centre	65.6	231	94	137	0	0	0	99	330
	Linked Settlements & Other Locations	34.4	121	92			29			121
Economic Requirements (2007-2022):				Allocated Employment Land:						9.46ha
				Retail Requirement (2007-2016):						
				Comparison Goods Floorspace:						352m ²
				Convenience Goods Floorspace*:						548m ²
				Bulky Goods Floorspace:						733m ²
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 05.02.										

* The range for convenience good indicates a requirement for further studies to improve future predictions.

- 5.1.1 Lampeter is situated in the south-eastern corner of Ceredigion in the valley of the River Teifi. Lampeter is an important town for retailing, administration, judicial, education and business services. The town serves a large part of Ceredigion but also parts of Carmarthenshire. Not only do a number of nearby settlements look to it for daily needs but also a number of settlements further afield, including Rural Service Centres. This wider role is recognised by the Wales Spatial Plan which has identified Lampeter as a Key Settlement within the Teifi Valley Hub. This role is acknowledged by the LDP in that the town has been recognised as an Urban Service Centre.
- 5.1.2 The Settlement Group is relatively large and quite dispersed with Lampeter (the Service Centre) being located on the border of Carmarthenshire. There are 11 defined Linked Settlements located within Ceredigion which look to Lampeter for its daily needs. The Linked Settlements range in size from larger settlements such as Cwrtnwydd which has its own primary school, to smaller ones such as Silian.
- 5.1.3 The Settlement Group has been defined taking into account the surrounding settlements and more dispersed houses and farms that look to the town for its daily needs, both social and economic.
- 5.1.4 The growth being envisaged for Lampeter and set out through the LDP aims to bolster the significance of the town in the local area by concentrating growth away from the Linked Settlements and into the town itself. Lampeter has performed well in terms of housing numbers in the preceding plan period (with just under 20 units per annum being completed). The total percentage increase on housing stock allocated through the LDP (as of housing stock figures from 2007) equates to 21.6%.
- 5.1.5 The town of Lampeter is adept at managing population change as it is used to accommodating the annual influx of students. The impacts of the additional growth on the community and Welsh language is therefore likely to be minimal and there is no general need to control (through phasing) the rate at which development comes forward.

Landscape

- 5.1.6 The landscape alters quite dramatically with this large geographical area, with the Afon Teifi running through it, the wooded Valleys and the landmark of Derry Ormond Tower at Betws Bledrws.
- 5.1.7 In the east, the Group contains extensive areas of upland grazing that forms a transition between the edge of the Cambrian Mountains and lowlands. These marginal areas fluctuate between 250 and 300m AOD (Above Ordnance Datum), and generally comprise large improved pasture fields. The altitude and level of exposure influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs.

Commonly, however, traditional field boundaries are degraded and either replaced or reinforced with wire fences. More elevated and exposed areas are open in character and contain coniferous plantations.

- 5.1.8 The valleys are particularly broad, the greenness and ‘manicured tidiness’ of which provides a contrast to the more impoverished open areas of adjoining upland. Further south, the valley opens out to accommodate the raised bog landscape of Cors Caron.
- 5.1.9 Much of Lampeter Settlement Group falls within SLA 7: Teifi Valley, SLA 8: Aeron Valley and SLA 13: Southern Upland Ceredigion. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 5.1.10 To the south of Lampeter and on tributaries throughout the group, are the Afon Teifi Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI). To the north east is Caeau Llety Cybi SSSI and Wildlife Trust Reserve (WTR) adjacent to Llanybi. To the north is the Comin Silian SSSI. In the western part of the group Nant Cledlyn Pingos SSSI, Nant Cledlyn Pingos SSSI, Nant Cledlyn Pingos SSSI, Rhos Glyn yr Helig SSSI and WTR, Caeau Ardwyn SSSI and Cors Gorsgoch SSSI (see Proposals Map).
- 5.1.11 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Lampeter mainly constitutes of improved and semi-improved neutral grassland, semi-natural broadleaved woodland, scrub, marshy grassland and hedgerows. Within the wider settlement group there are also areas of semi-improved acid grassland, flush and spring and modified valley mire. There are also various water courses and ponds.
- 5.1.12 There are several protected and priority species within the Group. Among the species recorded, of note are records of water vole. There are also various Tree Preservation Orders throughout Lampeter and throughout the Group.

Minerals

- 5.1.13 The high ground immediately inland from the Teifi Valley forms part of an extensive area of rock resource identified as a Mineral Safeguarding Area under Policy LU27 (and subject to Policy LU30) and referred to as the Rhuddnant Grits Formation. The resource area is vast but sparsely populated because of the terrain and elevation (see Proposals Map). This rock is safeguarded for its high specification aggregate potential (see Policy LU30). There are no active rock quarries exploiting the Rhuddnant Grits Formation.

- 5.1.14 Much of the western part of this Settlement Group is covered by mudstone from the Yr Allt formation, which is generally not regarded as a minerals resource. However, this formation includes units with abundant thick sandstones that are considered to be a resource. A couple of areas where these occur have been identified as Mineral Safeguarding Areas under Policy LU27 and are subject to Policy LU30 (see Proposals Map). One of these areas lies to the immediate north of Cwrtnwydd and extends across the land occupied by the Alltgoch and Bryn quarry complex. This site primarily serves as a satellite site to others in the same ownership outside the County to the south, operating a coating plant to produce coated roadstone.
- 5.1.15 The Teifi Valley contains the largest expanse of sand and gravel mineral resource areas identified as Mineral Safeguarding Areas under LU27 and subject to Policy LU30 (see Proposals Map). Within this area the settlements are generally located on the same low ground as the sand and gravel deposits. Only the highest parts of Lampeter, Llangybi and Cellan fall outside the Mineral Safeguarding Area. Nevertheless there are no active sand and gravel sites within the Settlement Group.

5.2 Urban Service Centre: Lampeter

- 5.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: The Strategy and S02: Development in Urban Service Centres (USCs) as well as all other relevant S, LU and DM policies to the proposals being considered.
- 5.2.2 The information set out below applies to Lampeter as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 05.02).
- 5.2.3 Lampeter is an important university town which serves a large geographical area. It occupies a rural setting surrounded by gentle hills and valleys. A large part of the town centre is designated as a Conservation Area (see Proposals Map) with numerous buildings being listed. A main feature of the town is the University Wales Trinity Saint David and its grounds, of which Castle Mound is a Scheduled Ancient Monument.
- 5.2.4 Lampeter consists of approximately 1300 dwellings providing a variety of housing types and architectural styles. Properties range from modest and large terraces in the middle of town to large detached residences along North Road. There are also some estate developments (e.g. Bryn Steffan).

- 5.2.5 The following specific considerations were identified at the time of writing of the Deposit Plan. Additional considerations may therefore also exist during the plan period, while others may have been resolved. Consequently, those using this document should not rely solely on the text presented here and should contact the LA for up-to-date information.

Access and Transport

- 5.2.6 The A475, which is a Principal County road, runs through Lampeter changing into the A482 in the centre of town. The most recent Regional Transport Plan does not contain any formal plans at present for major new or improved transport links within the town or its immediate hinterland.

Provision for Housing Growth (2007-2022)

- 5.2.7 The LDP has identified a potential housing growth of 231 units for Lampeter during the plan period.

Table 05.01: Housing provision for Lampeter Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
231	10	84	137
Of which, Affordable Housing:	3	3	

- 5.2.8 As of August 2010 there were already 94 commitments within the USC. This was made up of 10 completions and 84 outstanding consents. Development for 22 dwellings at Cwrt Dulais, behind the Royal Mail Delivery Office is also on-going. This includes a provision of 6 affordable houses. A further consent for 38 dwellings is outstanding on land opposite Llanfair road. The remainder of the outstanding consents are on small sites scattered throughout the USC.
- 5.2.9 Opportunity to meet the remaining number of units identified by the LDP (137 units) has been provided for through the allocation of 5 sites (10.75 ha) as detailed in the Allocated Sites Schedule (Table 05.02) and shown on the Proposals Map (see H0501 – H0505). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.

- 5.2.10 There are more units catered for within the allocations than is currently required for the Service Centre in this plan period. The main reason this has occurred is related to allocated housing site H0505. This site is very large and can provide a number of houses, however the amount of developable land will reduce if access to this new site is required over an existing open space. If this is the case this existing open space facility will need to be accommodated within the new development. See H0505 in the Allocated Site Schedule for further detail. It is possible therefore that not all the sites allocated will be needed during this plan period and that it has been included to ensure that a comprehensive and workable scheme can come forward on H0505 and that there is a choice of sites available.
- 5.2.11 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S02.
- 5.2.12 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S02. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 231 units.
- 5.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for Lampeter would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.
- 5.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 5.2.15 As Lampeter is a University Town some of the dwellings in town house students, with approximately 450 of the resident student population being housed in private accommodation, this figure could

rise in the future. Campus accommodation is provided for 500 students. The University is currently undertaking work on assessing its existing and future accommodation needs. Student needs will be kept under review during the plan period and addressed accordingly through reviewing the plan where necessary.

- 5.2.16 Lampeter also has a significant role in relation to some settlements within Carmarthenshire and cross border discussions are on-going as to what additional housing needs should be met in Lampeter. Any identified needs will form part of the monitoring process and will be addressed through review if necessary. Discussions to date recognise the need to ensure that the role of Lampeter is strengthened and that nearby settlements do not cater for large scale growth which would be better and more sustainably located in Lampeter.
- 5.2.17 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Lampeter Service Centre is 19 units per hectare. This average density of 19 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

- 5.2.18 Lampeter offers a variety of employment opportunities mainly within the public sector. Major employers include the University Wales Trinity Saint David the primary and secondary schools and the supermarkets (Sainsbury's and Co-op).
- 5.2.19 The turnover of retail units in Lampeter is relatively low with many businesses being long standing to the community. The Cardigan and Lampeter Retail Needs Planning Study undertaken in 2008 by CACI demonstrated that there is capacity for additional comparison and bulky goods floor space in Lampeter, which could be delivered in the form of a range of options, which will come forward on an incremental basis without the need for specific allocations. The Lampeter Convenience Capacity Analysis undertaken in 2012 by NLP demonstrated that there is capacity for additional convenience, floor space in Lampeter, which could be delivered in the form of a range of options, which will come forward on an incremental basis without the need for specific allocations. Therefore no specific allocations have been made as it is considered that any future retail growth can be met under existing LDP policies.
- 5.2.20 To the north of the town centre is a large industrial estate which comprises of units mainly within the B2 use class. This estate is also the location of LAS Recycling Limited, which offers a range of facilities such as wheelie bin collection service, agricultural waste disposal and collection, skip hire, material recycling facility - waste disposal and many other services. This Waste site is likely to further develop and evolve over the plan period. The site itself is largely built out however opportunity has been included in the LDP to expand the site to the

west of Tregaron Road and also on the site adjoining Gwili Jones (see the Allocated Sites Schedule, Table 05.02).

- 5.2.21 Recently regeneration around the old station yard has seen some new development taking place in the form of offices, and investment in this area is still occurring. Further office use is deemed appropriate for remainder of site given its proximity to the town centre and also the University and the site has thus been allocated for employment (see the Allocated Sites Schedule, Table 05.02).
- 5.2.22 The LPA will also encourage the development of employment units within the Service Centre. Any development that is to occur will need to be compliant with Policy S02 and all relevant LU and DM policies.
- 5.2.23 In relation to water supply in the catchment this is adequate however each site will need to be assessed on its merits and developers would have the option of funding upgrading under Sections 40-41 of the Water Industry Act 1991. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
- 5.2.24 The LA is not aware of any capacity issues relating to electricity. Developers should contact relevant utility providers to check capacity prior to application.
- 5.2.25 The Allocated Sites Schedule (Table 05.02) sets out any constraints relating to specific allocations and how they might be mitigated.

Education

- 5.2.26 Lampeter is home to the University Wales Trinity Saint David a secondary and a primary school. The secondary school is located on Peterwell Terrace. The primary school was relocated to a new campus in 2007. In July 2010 it was confirmed that the existing primary and secondary schools would be subject to a 3-19 school format. This will help assist the refurbishment of the existing secondary school site. No additional land needs to be identified to meet these changes.
- 5.2.27 As Lampeter borders Carmarthenshire pupils from outside Ceredigion also attend the primary and secondary school.
- 5.2.28 The previous primary school site, a brownfield site, has been allocated for housing use in this LDP (see Allocated Site Schedule, Table 05.02).

Recreation, Leisure and Community Facilities

- 5.2.29 Lampeter has a tennis court, bowling green, playing fields, hockey grounds, swimming pool and leisure centre. These are the type of facilities it would be expected to see in an USC which attract users from further a-field than just the immediate adjoining settlements.

- 5.2.30 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required see specific site in the Allocated Sites Schedule (Table 05.02).

Flooding

- 5.2.31 Lampeter is affected by the C2 flood zone in the south of the settlement but also at two other locations. One location runs alongside Falcondale Drive following the stream Nant Creuddyn. The floodplain also runs through the University campus, Station Terrace and up to the Industrial Estate, surrounding the river Dulais.

- 5.2.32 The town benefits from a regeneration strategy and as such under the guidance of TAN 15: Flooding, it may be possible to justify certain types of developments that have been named as key to the regeneration of the town. Development otherwise is not permitted, unless it accords with TAN 15.

Landscape

- 5.2.33 Lampeter is located in the valley of the River Teifi, it occupies a rural setting. According to CCW's LANDMAP, it is part of a:

- Cultural Landscape with an overall evaluation of Outstanding
- Geological Landscape with an overall evaluation of Low
- Historic Landscape with an overall evaluation of Outstanding
- Landscape Habitat with an overall evaluation of Low
- Visual and Sensory Landscape with an overall evaluation of Moderate

Other Considerations

- 5.2.34 Lampeter benefits from the Lampeter Economic and Regeneration Strategy (Hyder Consultancy, 2008) which identifies opportunities for regeneration, highlighting project opportunities for the next 10 years.

- 5.2.35 A large part of the town centre in Lampeter is designated as a Conservation Area (see the Proposals Map), within which a number of listed buildings are located. The layout, design, scale, form and massing of any development in this area should respect and enhance the Conservation Area and have particular regard to any listed buildings that adjoin or are in the near vicinity (see Policy DM07). The Allocated Sites Schedule will highlight if the site falls within a conservation area or is/includes a listed building.

- 5.2.36 The town is also establishing itself as a Transition Town which seeks to react to challenge of peak oil and the effects of climate change. The aim of this movement is to help Lampeter and the surrounding area become resilient to oil shortages and become a more sustainable place to live.

General Direction of Future Growth

5.2.37 Future direction of growth is behind properties Chestnut Lodge and Oakwood Lodge on Falcondale Drive and on land adjoining Bryn Hebog.

Table 05.02: Allocated Sites Schedule: Lampeter USC

Housing Allocations:

Site Reference	H0501
Name	Former Lampeter Primary School
Area (ha)	0.65
Proposal	<p>At least 6 flats within the conversion. Opportunity for possibly 6 new properties in the surrounding grounds.</p> <p>General housing with affordable housing</p> <p>Guide Density per ha gross: 19 Est yield:12 Est Affordable Housing: 2.4</p>
Site characteristics, Constraints and Requirements	
<p>Brownfield site</p> <p>Retention and redevelopment should include conversion of original 19th Century red brick schoolhouse. Remainder of buildings on site i.e. modern extensions and additions can be demolished and new houses developed.</p> <p>The site is near to the Afon Teifi SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.</p> <p>The site has a few mature trees and hedgerows around parts of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Within Conservation Area (see Proposal Map).</p> <p>Site contains Grade II Listed Building, the Old Grammar School.</p>	

Open space will be sought on site. This should be provided as general landscaping see Policy LU24.

An existing community provision is located on part of this allocated site. Policy LU22 seeks to protect existing community provisions. Any development of this allocated site would therefore need to accord with Policy LU22.

Site Reference	H0502
Name	Site rear of Ffynon Bedr
Area (ha)	0.81
Proposal	General housing with affordable housing Guide Density per ha gross: 25 Est yield: 20 Est Affordable Housing: 4.0
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Development of the site should include a highway scheme which improves the access through the Ffynonbedr Estate to the A475.</p> <p>The site is near to the Afon Teifi SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.</p> <p>The site has mature trees and hedgerows around the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>The site is semi-improved grassland and this should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Green Space and Un-equipped Natural Play Space see Policy LU24. Open Space should be located by the Church so to protect the setting and its users.</p> <p>Adjoins the Conservation Area (see Proposal Map)</p> <p>Adjoins curtilage of Grade II Listed Building, St Peter's Church.</p>	

Site Reference	H0503
Name	Site on corner of Forest Rd.
Area (ha)	0.57
Proposal	General housing with affordable housing Guide Density per ha gross: 15 Est yield: 9 Est Affordable Housing: 1.8
Site characteristics, Constraints and Requirements	
<p>Greenfield site.</p> <p>The development of H0503 and part of H0504 should be considered and progressed together. Part of site H0503 will be required to help road improvements to Forest Road Junction which may include a mini roundabout. Any road improvements required to facilitate the development of H0504 in this site (H0503) could affect the number of units that could be provided. The number of units deliverable from this site will be dependent upon the nature of the road improvements. Improved pedestrian links along the A482 will be required. It is due to these requirements that development of this site and H0504 should be considered together. The LA will require clear indication from the developers of both sites (H0503 and H0504) that any scheme coming forward is based on both sites being developed in conjunction. The development of H0504 should contribute to the highway improvement at site H0503.</p> <p>The site is near to the Afon Teifi SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.</p> <p>The site has mature trees and hedgerows around the site. The southern and south-western hedgerow has been surveyed and is an 'important hedgerow'. These will need to be protected and managed in accordance with Policies DM20, DM10 and DM15. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There's a ditch that runs along the south of the site which should be protected and managed in accordance with Policies DM15 and DM22. This should include a 7m buffer between the ditch and development.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as general</p>	

landscaping see Policy LU24.

Site lies at the margins of indicative extreme flood plain for the Afon Dulas. Minor water course is a relatively small stream. A detailed site topographic survey of the area and an assessment of extreme flows within the stream as a minimum will be required.

Topographic survey and confirmation of finished floor levels is likely to be sufficient for this particular site to prove site unlikely to be affected by fluvial flood risks.

Site Reference	H0504
Name	Forest Road
Area (ha)	4.52
Proposal	General housing with affordable housing Guide Density per ha gross: 20 Est yield: 90 Est Affordable Housing: 18
Site characteristics, Constraints and Requirements	
<p>Greenfield site.</p> <p>Phased development should occur with the top of the site nearest the existing built form coming forward first. Access should remain to the rest of the site.</p> <p>This is a large site and it would be acceptable that half the site is progressed initially (the eastern part). No development of the site should however occur until improvements have been undertaken to the Forest Road junction. Part of site H0503 will be needed to facilitate these highway improvements, which could include a mini roundabout. The development of H0503 and H0504 (or part of) should be considered and progressed together. The LA will require clear indication from the developers of both sites (H0503 and H0504) that any scheme coming forward is based on both sites being developed in conjunction. The development of H0504 should contribute to the highway improvement at site H0503.</p> <p>Improved pedestrian links along the A482 will be required.</p> <p>Access off A482 will not be acceptable for the part of the site that adjoins the road.</p> <p>The site is near to the Afon Teifi SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.</p> <p>The site has mature trees and hedgerows around and through part of the site. In particular, there are trees with TPOs around and through part of the site that need to be protected. These will need to be protected and managed in</p>	

accordance with Policies DM14, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

The site is semi-improved grassland which should be protected and managed in accordance with Policy DM15.

Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM10 and DM15. In particular, bat, badger, and reptile surveys may be required.

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

Topography of site will affect the densities as parts of the site does rise very steeply.

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

Site Reference	H0505
Name	Land adj to Maes-yr-Deri
Area (ha)	4.20ha (gross) Net Developable Area: 3.5ha
Proposal	General housing with affordable housing Guide density per net ha gross: 30 Est yield: 105 Est Affordable Housing: 21.0

Site characteristics, Constraints and Requirements

Greenfield site.

An existing community provision is located on part of this allocated site. Policy LU22 seeks to protect existing community provisions. Any development of this allocated site would therefore need to accord with Policy LU22.

Development of the site will be phased.

The excluded area relates to existing playing field. Additional open space requirement associated with development should be assumed to need to be taken from site area. If access is required over the existing open space this provision will need to be provided for within the new development. If access to the site is not required over the existing open space not all of the allocation will be required in this plan period.

The site is near to the Afon Teifi SAC which should be protected in

accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.

The site has mature trees and hedgerows around and through part of the site. These will need to be protected and managed in accordance with Policies DM20, DM10 and DM15. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

Part of the site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.

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

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

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

Employment Allocations:

Site Reference	E0501
Name	Llambed Business Park
Gross Area (ha)	8.39ha
Additional Available Land (ha)	3.32ha Net developable area.
Category	Local
Proposal	Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses.
Site characteristics, Constraints and Requirements	
<p>Mostly brownfield site with approximately 1.77ha of Greenfield land.</p> <p>Level topography to the east of the A485 and sloping topography to the west.</p> <p>Appropriate landscaping will be encouraged as part of any development, redevelopment or rationalization throughout the site, with particular attention paid to the land to the west of the A485.</p> <p>Development to the west of the A485 should take into account the residential properties adjacent to the site's boundary. B2 uses and any other type of development that could be incompatible with residential uses should be located away from these properties and a high quality landscaping scheme</p>	

should be implemented to ensure that the visual and environmental amenity of the area is not significantly adversely affected.

CCW's LANDMAP should be consulted

The site is adjacent to the Afon Teifi SAC and SSSI which should be protected in accordance with national policies and Policy DM14 and in addition the river should be protected by Policy DM22. In the southern part of the site, this should include a buffer strip of at least 10m along the bank of the river Dulas. Any re-development of the current built up areas of the river bank should include proposals to re-establish the narrow strip of semi-natural riparian habitat along the river frontage to strengthen its effectiveness as a wildlife corridor. In addition, all International Sites should be protected from air pollution in accordance with national policies and Policy DM14.

The site has trees and hedgerows throughout, including some large oak and ash trees. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure. In particular, the trees and hedges flanking the lane that dissects the site providing access to Mount Pleasant Farm should be retained and protected, as these form an essential wildlife corridor providing ecological connectivity between the Old Millfield Quarry pond area and the river.

The site is adjacent to ditches and a pond in the south which should be protected and managed in accordance with Policies DM14 and DM15. This should include at least a 7m buffer from development.

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

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

Due to the known areas of high biodiversity value on site, approximately 1.10ha of the total area (7.97ha) is not available for development. This is likely to be able to be accommodated by the suggested densities as set out in the South Ceredigion Employment Site Study Main Report (NLP), if not it will need to be removed from the calculations.

The eastern part of site lies within the Zone C2 flood zone and is therefore vulnerable to flooding. A flood risk assessment will be required as part of any proposed development.

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

Potential impacts on the nearby Olwen Borehole will need to be assessed.

Pollution preventative measures may be sought to minimise any potential derogation of the groundwater source.

Consideration should be given to any potential impacts on the nearby Scheduled Ancient Monument of Castell Olwen.

Site Reference	E0502
Name	Old Mart Site
Gross Area (ha)	1.07
Additional Available Land (ha)	1.07
Category	Local
Proposal	Allocated for development of land or buildings in use class B1.

Site characteristics, Constraints and Requirements

Brownfield site.

Level topography

Appropriate landscaping will be encouraged as part of any development throughout the site.

CCW's LANDMAP should be consulted

The site is in close proximity to the Afon Teifi SAC and SSSI which should be protected in accordance with national policies and Policy DM14 and in addition the river should be protected by Policy DM22.

The site has trees and hedgerows around part of the site. These will need to be protected and managed in accordance with Policies DM14, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure. In particular, the trees and hedges along the railway should be retained and protected, as these form an essential wildlife corridor providing ecological connectivity.

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

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

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

5.3 Linked Settlements and Other Locations outside of the Service Centre

- 5.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations outside of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 5.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 5.3.3 Land is not specifically allocated for development in locations other than the Service Centre.
- 5.3.4 The majority of the Group's housing requirement, other than that to be met in the Service Centre itself, should be met within the defined Linked Settlements. In the smaller Linked Settlements the development is likely to be predominantly single unit development occurring on an occasional basis. Other larger Linked Settlements may appropriately accommodate development of small estates as well as infill or single plot developments.
- 5.3.5 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 05.03 already exist within the Linked Settlements and at Other Locations within the Settlement Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as of 2010 and will change during the plan period.

Table 05.03. Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Lampeter Urban Service Centre

Total development opportunity for housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining opportunity at August 2010
121	26	66	29
Of which, Affordable Housing:	2	14	

- 5.3.6 All housing developments in Linked Settlements and Other Locations will be subject to policy S04. Restrictions apply regarding level of development permitted in any one Linked Settlement – see policy S04 and Appendix 5 of the Volume 1 for details.

- 5.3.7 General market housing will not be permitted in the 'Other Locations'. Housing Development in the 'Other Locations' will therefore only be permitted if either it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provide it meets all criterion in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 5.3.8 Development within the Settlement Group has generally been steady with larger developments coming forward in the larger settlements of Llangybi and Llanwnen. The Settlement Group has some affordable units available in the settlements; Cellan/Fisher's Arms, Cwrtnewydd, Llangybi, Llanwnen.
- 5.3.9 Settlements not connected to the mains sewer are: Betws Bledwrs, and Cwrtnewydd.
- 5.3.10 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to sewage and other utility provision.
- 5.3.11 The level of facilities available within the Group vary greatly with the larger Linked Settlements e.g. Llanwnen offering a wide range of facilities which include post office and public house. Smaller Linked Settlements, such as Llangybi, Betws Bledwrs, Cellan/Fisher's Arms generally offering a community hall and a chapel.
- 5.3.12 Primary schools exist within Cwrtnewydd, Llangybi and Llanwnen.
- 5.3.13 A majority of the Linked Settlements are constrained by the C2 flood zone (see Constraints Map). Betws Bledwrs is located adjacent to the C2 flood zone, but not located within. In Cwrtnewydd the C2 flood zone affects part of the village, mainly in the centre around the former public house, the Red Lion. Therefore development in this location will be difficult. Parts of Llangybi are also within the C2 flood zone.
- 5.3.14 Development in locations affected by this C2 zone will only be permitted if it accords with national guidance and will require an FCA to determine suitability. Residential development in such areas is unlikely to be acceptable.

6. Settlement Group Statement: Group 06: Llandysul

6.1 Settlement Group Overview:

Urban Service Centre:

Llandysul

Linked Settlements within Ceredigion:

Aberbanc
 Capel Dewi (S)
 Coedybryn
 Croeslan
 Ffostrasol
 Henllan
 Horeb
 Maesymeillion
 Penrhiwllan
 Pentrellwyn/Gorrig
 Prengwyn
 Rhydlewis
 Rhydowen
 Talgarreg

Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Llandysul	Settlement Group	100.0	442	291	-	-	-	-	-	-
	Service Centre	51.1	226	101	125	0	0	0	1	227
	Linked Settlements & Other Locations	48.9	216	190	-	-	26	-	-	216

Employment requirement

Croesfford
 Horeb Business Park

11.56 ha

Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 06.02 & Table 06.04.

- 6.1.1 The Llandysul Settlement Group, which extends southwards into Carmarthenshire, is located in south east Ceredigion, broadly situated along the A486 principal road in a corridor extending to the Hawen valley to the west and the Clettwr Valley to the east, with the River Teifi forming its southernmost limit. It is a dispersed agricultural area with settlements formed predominantly on its watercourses and on the principal A486 and A475 roads. It has a housing stock of 2436 as of July 2011.
- 6.1.2 The development plan for Carmarthenshire sets out the distribution of growth according to its own hierarchy, for the Linked Settlements south of the Teifi which are identified in the Ceredigion plan. There is ongoing dialogue between the LPAs to ensure mutual plan consistency and compliance. These settlements are mostly small, linear settlements which rely on Llandysul for their local needs but may look to Carmarthen for work. Llandysul's sister-settlement of Pontwelly, south of the Teifi, has limited employment sites and a new local supermarket, but relies predominantly on Llandysul for its housing needs.
- 6.1.3 The Settlement Group is home to the long-established Gomer Press and is the focus for enterprises adding value to agricultural products, chiefly at the Horeb Food Centre (at the Horeb Business Park) and near Ffostrasol in the form of an anti-venom manufacturing plant. Dedicated and allocated employment sites reflect the range of small businesses in the locality. The area also hosts cultural and agricultural shows and events that help maintain the fabric of the wider community. Pride in the Welsh language is evident in the everyday interactions of the community and in the nature and range of events mounted in the locality.
- 6.1.4 Within Ceredigion the growth in housing stock over a ten year period to 2011 outside Llandysul in the identified Settlement Group has been four times that within the Service Centre, 126 units as opposed to 33 units in the USC during that time. The LDP Strategy is seeking to promote more sustainable development by encouraging a larger proportion of new growth in the area to go into the Service Centre and to encourage demand there and prompt the completion of the large number of outstanding consents in the town. A 37.4% growth in dwelling numbers (227 units) across the plan period is therefore appropriate in this context and overall the rate of development will not need to be specifically managed. Given the general level of past growth in the Settlement Group, the level is capable of being absorbed into the settlement and community without potential significant impacts on the community and Welsh language and therefore phasing will not be applied to housing development sites within this settlement.

Landscape

- 6.1.5 The Settlement Group area consists of elevated plateau interrupted by a series of watercourses of various lengths which form both steep narrow valleys and more open isolated valley corridors. Much of the southern part of Llandysul Settlement Group falls within SLA 7: Teifi Valley. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 6.1.6 To the north of Llandysul is Bron Aberanerch Site of Special Scientific Interest (SSSI) and further north is Rhos Llawr Cwrt SSSI, National Nature Reserve (NNR) and Special Area of Conservation (SAC). Right on the north eastern boundary of the settlement group is the Rhos Blaenclettwr SSSI. To the south and running through the settlement group is the Afon Teifi SAC and SSSI (See Proposals Map).
- 6.1.7 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Llandysul and the wider Group mainly constitutes of semi-natural broadleaved woodland, improved and semi-improved neutral grassland, marshy grassland, hedgerows and dense scrub. There are also various water courses, ponds and lakes across the Group.
- 6.1.8 There are several protected and priority species present, of particular note are records of brown hairstreak. There are also various Tree Preservation Orders.

Minerals

- 6.1.9 This Settlement Group area is largely covered by mudstone, which is generally not regarded as a minerals resource. However, this formation includes units with abundant thick sandstones that are considered a resource. A small handful of these sandstone areas have been identified as Mineral Safeguarding Areas under Policy LU27. All are around a couple of hundred metres long, apart from one (south of Talgarreg) which runs for around 4km (see Proposals Map). Within the Mineral Safeguarding Areas Policy LU30 applies. A very small quarry site located at Gwarallt Faerdre appears to fall on the line of this feature. This site produces very small quantities of cut sandstone blocks for decorative uses. The quarry does not produce general building stone, aggregates, or general fill materials.
- 6.1.10 Mineral safeguarding areas identified under Policy LU27 within this Settlement Group area primarily consist of sand and gravel (see Proposals Map). To the west of Talgarreg a significant sand and gravel deposit is worked at Crug yr Eryr. Where the Clettwr Fawr and Clettwr Mawr converge at Rhydowen the resource is extensive, more than covering all the low lying parts of the settlement. Within the Mineral Safeguarding Areas Policy LU30 applies.

6.2 Service Centre: Llandysul

- 6.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S02: Development in Urban Service Centres (USCs] as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 6.2.2 The information set out below applies to Llandysul as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 06.02).
- 6.2.3 Llandysul, along with its sister settlement of Pontwelly situated adjacent on the Carmarthenshire side of the River Teifi, has a long tradition of serving its hinterland, in particular, its agricultural community, regarding its local shopping, social and recreational needs. It also provides for the community's primary and secondary educational needs, with a wider special educational role in supporting the Welsh language.
- 6.2.4 The town, defined by the Wales Spatial Plan as a Local Centre, consists of traditional terraced streets including the High Street, forming a Conservation Area which contrasts with more modern development on the rising ground and plateau to the north west. The lower town is bounded to the south and east by the Teifi River and a substantial C2 flood zone.
- 6.2.5 The recent completion of a bypass route and debates over the nature and structure of educational provision are issues dominating the future vitality and development of Llandysul. It has served as a commuter settlement for Carmarthen, some 15 miles away as well as being the home of the successful local print firm, Gomer Press, now relocated to modern premises at the northern edge of the town adjacent to the bypass. Despite this, possibly as a result of land holdings in limited ownership, there has been a history of only slow housing growth within the town. However, the employment site and bypass are recent completions and the full effect is yet to be felt.
- 6.2.6 The use of land at the current school sites, which constitute 'mid-Llandysul' should be the subject of careful monitoring and review, since this area effectively provides the link between the residential 'upper Llandysul' and the High Street. If there is a change of use of this land in the future, it should ensure enjoyment of the benefits of proximity to the High Street or should complement the journey from elevated residential sites to the High Street with reasons to take this direction of travel – in the form of high quality eating establishments, service points, leisure facilities, and so on.

Access and Transport

- 6.2.7 Llandysul is located on the A486, which has recently been subject to the completion of a bypass to the west of the town. The employment site at Croesffordd lies on the roundabout forming the north western physical enclosure of the town, the rest of which is defined by the loop formed by the old and new routes for the A486. Llandysul provides an interchange for bus routes between Synod Inn on the A487T and Carmarthen, Lampeter and Newcastle Emlyn/Cardigan, serviced daily. Circular rural routes are also serviced on certain days.

Provision for Housing Growth

- 6.2.8 The LDP has identified a potential housing growth of 226 units for Llandysul during the plan period.

Table 06.01: Housing provision for Llandysul Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
226	1	100	125
Of which, Affordable Housing:	0	21	

- 6.2.9 In Llandysul, completion rates have been negligible from the start of the LDP plan period to 2010. In terms of planning permissions granted but not yet built, the proportion of conversions has been very small, at approximately 4%, with the remainder, approximately 96% being for new build houses. With such a large number of unimplemented planning consents, it is expected that there will be relatively modest further proposed growth in the earlier phases of the LDP plan period. Part of the reason for the delay in implementation has related to sewerage infrastructure availability. In the past, it has been suggested that monopoly of development land and release of housing was masking real demand in Llandysul. Consented sites are now in a range of ownership, which may help provide a competitive stimulus for housing development. The relatively large permitted developments are phased. It remains to be seen whether house building will receive a boost in demand in the wake of potential new 3-19 school provision at Llandysul.
- 6.2.10 Opportunity to meet the remaining number of units identified by the LDP (125 units) has been provided for through the allocation of 1 site (4.85 ha) as detailed in the Allocated Sites Schedule (Table 06.02) and shown on the Proposals Map (see H0601). The site allocated has been assessed (see Site Assessment and Allocations Topic Paper 2011) and is identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a

location which will enhance and respond positively towards the existing built form.

- 6.2.11 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S02.
- 6.2.12 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S02. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 226 units.
- 6.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for Llandysul would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.
- 6.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 6.2.15 Density for the allocated site has been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Llandysul is 26 units per hectare. This average density of 26 units per hectare should provide a guide starting point for all windfall development sites in the settlement. The Urban Capacity Study undertaken on behalf of the LPA in 2008 suggested 35 dph (Net Developable Area) for Llandysul. A more recent piece of work on viability suggested that built densities are slightly lower currently, suggesting approximately 28 dph. The LPA consider that 26 dph is a reasonable basis for calculating densities at Llandysul, given the requirement for open space, nature conservation, SuDs, etc.

Economic Requirements

- 6.2.16 The Llandysul and Pontwelly Spatial Regeneration Strategy (Llandysul a Phont-Tyweli Ymlaen Cyf, 2007) suggests that for a sustainable economy, Llandysul has a structural need to set a higher proportion of the working age population into employment and to improve the adverse job and occupation mix in the local economy. It suggests the need to reduce out-migration of the better skilled and the high levels of out-commuting by providing opportunities for skilled and better paid local employment as well as the infrastructure to support home working. The development of modern industrial premises at Croesffordd and nearby Horeb is intended to provide opportunity for more home-grown manufacture and enterprises arising from indigenous entrepreneurs, in food production, cultural, tourism and social economy sectors.
- 6.2.17 According to the Cardigan and Lampeter Retail Needs report, CACI (2008), Llandysul captures only 4.9% of the Cardigan total catchment market share and 4.4% of Lampeter's total catchment market share. It has not been necessary to allocate sites specifically for new retail provision within the LDP. Any applications received should be determined in accordance with Policy S02 and relevant LU and DM policies.
- 6.2.18 The recent development of a supermarket at Pontwelly may help reduce the tendency for the local population to travel to supermarkets located in larger neighbouring towns for their main food shopping.
- 6.2.19 The Llandysul High Street has a distinctive range of independent shops, which it is recommended by the Regeneration Strategy should be further clustered to reflect the 'Slow Food' brand and may take advantage of the 'Slow Town' retail genre, emphasising a distinctive retail offer and shopping experience.
- 6.2.20 The impact of the Llandysul bypass on local retail businesses is yet to be fully understood, but it is likely that an aggressive branding and retail marketing effort may be needed to counter the loss of 'passing trade' by promoting Llandysul as a special retail destination. The Regeneration Strategy makes much of the prospect of aligning such a campaign with the existing strengths of Llandysul by creating a retail link between the Activity and Tourism Hub based around the River, the Paddlers and the town centre.
- 6.2.21 A Town Centre Boundary (see Proposals Map) has been drawn to denote these areas and to encourage the sustainable development of the areas within.

Utilities

- 6.2.22 At this time development could be promoted for the areas in the south end of the catchment (south of Lon Wesley). Hydraulic restrictions are present in the catchment which has caused flooding and pollution to

the environment. There are no current plans within the current investment programme (years 2005 - 2010) to resolve these problems, and the next programme (years 2010 - 2015) has yet to be confirmed. Developers have the option of funding improvements themselves, in advance of any planned Regulatory investment, via Sections 98 - 101 (sewer requisition) of the Water Industry Act 1991. Developers contributions are required under this mechanism.

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

Education

- 6.2.24 The Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' was produced in 2009. Rationalisation plans for 3-19 education at an area school at Llandysul have recently been given the go-ahead in principle. Any future plans may have land use implications both for Llandysul including existing school premises within the town and in Linked Settlements and will need to be kept under review.

Recreation, Leisure and Community Facilities

- 6.2.25 Llandysul has a good range of community facilities including a purpose designed youth centre, primary health care, library, leisure centre and swimming pool, as well as a large community hall, cafes and public houses and both formal and informal outdoor recreation facilities. Any area school proposals may restructure leisure facilities provision in the town. There is a well-established angling club and a very well-supported white water canoeing and water sports centre of regional importance and popularity.

Flooding

- 6.2.26 Lower Llandysul is substantially constrained by C2 flood zone. Other potential risks include flooding from surface water runoff.

Landscape

- 6.2.27 The natural and built environment of Llandysul and the surrounding area is very attractive. The Llandysul townscape has much character, with notable features including an intimate collection of narrow streets and lanes, stone built and slated properties and a fine collection of Victorian shop fronts. There are a number of designated listed buildings including Llandysul Bridge and St Tysul's Church. A Conservation Area (see Proposals Map) encompasses the older, central part of the town together with parkland adjoining the River Teifi, which has benefited from environmental and public access improvement works.

Other Considerations

- 6.2.28 Development taking place in upper Llandysul should as the next priority after affordable housing, contribute to community transport initiatives designed to support the vitality of the shopping high street.

General direction of future growth

6.2.29 If the current schools campus/leisure centre area is not selected for redevelopment of education facilities, it would be the preferred site in Llandysul for future housing and possible future community uses. The site has potential to provide housing development close enough to the high street to be likely to encourage residents to support the high street businesses. Its development would have planning merit of sustainable development because of its brownfield status. The site would also provide residential continuity with upper Llandysul. This is considered an important a potential advantage over sequentially more peripheral Greenfield sites located adjacent to Parc yr Ynn, which would otherwise be the favoured direction for future housing development.

Table 06.02: Allocated Sites Schedule: Llandysul USC:

Housing Allocations:

Site Reference	H0601
Name	Rear of the Beeches, Llandysul
Area (ha)	4.85
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 26 Est yield: 126 units Est Affordable Housing: 25.2 units
Site characteristics, Constraints and Requirements	
<p>Undulating/gently sloping Greenfield site.</p> <p>There is an expectation of lead-in time being required for land assembly and for access to be provided from adjoining existing development sites. Developers are therefore encouraged to work up the detail of a planning application early on in the plan with the LPA so that the delivery of the development is not unnecessarily delayed.</p> <p>According to CCW's LANDMAP, the site is part of a: Cultural Landscape with an overall evaluation of High Geological Landscape with an overall evaluation of Moderate Historic Landscape with an overall evaluation of Outstanding Landscape Habitat with an overall evaluation of Moderate Visual and Sensory Landscape with an overall evaluation of High</p> <p>The site has mature trees and hedgerows around and through the site (some of which could potentially be 'important hedgerows'). These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p>	

Part of the site is species rich semi-improved grassland which should be protected in accordance with Policy DM15.

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

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space (see Policy LU24).

For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website. Access to be obtained following development of adjacent sites and should ensure links for long term connectivity of new and existing built form.

Links between these parcels and existing development should ensure permeability of the whole locality and there should be a distinct focus on place making to counter the dominance of the 'estate' character of adjacent development.

Employment Allocations:

Site Reference	E0601
Name	Croesffordd, Llandysul
Gross Area (ha)	6.43
Additional Available Land (ha)	1.6
Category	High Quality
Proposal	Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses.
Site characteristics, Constraints and Requirements	
Brownfield site with approximately 1.6ha of Greenfield land	
Majority of developed site flat. Land drops away sharply to south/south-east.	
Design and layout should seek to maximise use of land, but to minimise impacts on the surrounding area.	
Site is visible and open, therefore appropriate landscaping to aid screening will be encouraged as part of any development or redevelopment or rationalization throughout the site.	

CCW's LANDMAP should be consulted.

International Sites should be protected from air pollution in accordance with national policies and Policy DM14.

The site has trees and scrub throughout and these will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

The site is near to a ditch which should be protected in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.

Part of the site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.

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

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

For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website. Improvements to public transport, cycle and pedestrian links will be expected as part of site development.

6.3 Linked Settlements and Other Locations Outside of the Service Centre

6.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations outside of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

6.3.2 Development in locations across the border in Carmarthenshire are subject to Carmarthenshire development plans (adopted Unitary Development Plan or subsequent Local Development Plan). Development in locations outside of the Service Centre, which are within Ceredigion will be subject to relevant Ceredigion LDP and national policies.

6.3.3 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset

Maps are not provided for Linked Settlements neither are settlement boundaries.

- 6.3.4 In general land is not specifically allocated for development in locations other than the Service Centre. Any exceptions to this are referred to in Table 06.04. below and shown on the Proposals Map.
- 6.3.5 Linked Settlements on principal roads A486 and A475 are more sustainable locations with more regular public transport services into town. Linked Settlements in the river valleys are more car dependent but do benefit from the Bwcabus community transport initiative, which connects several of them in the Teifi Valley to Llandysul. These Linked Settlements however are only accessible on relatively narrow country roads. There is limited provision of safe walking routes in many.
- 6.3.6 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 06.03. already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 06.03. Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of the Llandysul Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period, 01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
216	32	158	26
Of which, Affordable Housing:	3	24	

- 6.3.7 All housing developments in ‘Linked settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 6.3.8 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 6.3.9 There has been a traditional local market for single roadside plots for self-builds in the settlements outlying Llandysul, in response to the lack of affordable housing for sale within the town. This is a trend

which the LDP must try to counter with more effective planning for affordable housing within Llandysul itself.

- 6.3.10 The considerably greater development rate outside Llandysul – in terms both of housing completions and outstanding consents partly reflects constraints to development in Llandysul which are likely to be resolved as the plan period progresses. The existing provision outside the Service Centre is substantial and will likely meet much of the local housing need for the Plan period, with most Linked Settlements accepting only the occasional single additional unit.
- 6.3.11 In terms of the economy, there is an important specialist site at Horeb Business Park, outside Llandysul, location for the Food Centre, Wales (See Policy S01, Proposals Map and Table 06.02: Allocated Sites Schedule). Policy LU12 also offers a more flexible response than land allocations alone, to take account of the unpredictable nature of small entrepreneurial activity.
- 6.3.12 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to utility provision.
- 6.3.13 At Aberbanc, Croeslan, Ffostrasol, Henllan, Horeb, Penrhiwllan, Pentrellwyn/Gorrig, Rhyd Lewis and Talgarreg, utilities comprise electricity, water supply and public sewerage. Site drainage is subject to SuDs.
- 6.3.14 The remaining Linked Settlements are not connected to a public sewer system. At Rhydowen, foul drainage must be contained in sealed watertight cesspools to prevent pollution of ground waters.
- 6.3.15 At Capel Dewi (S), Coedybryn, Maesymeillion, and Prengwyn the disposal of foul effluent is dependent upon use of septic tank and site drainage using SuDs, so as not to cause pollution of water sources.
- 6.3.16 The Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' was produced in 2009. A new area 3-19 school has been agreed in principle to replace schools located within part of this Group. However the report and any future plans will need to be kept under review to determine any land use implications. At present there are primary schools at Aberbanc, Coedybryn, Capel Cynon and Rhyd Lewis.
- 6.3.17 The level of facilities varies greatly from Linked Settlement to Linked Settlement. Capel Dewi (S), Coedybryn, Ffostrasol, Penrhiwllan, Rhyd Lewis and Talgarreg have village halls, with a football club at Ffostrasol and play areas at Rhyd Lewis and Croeslan. Ffostrasol, Prengwyn, Penrhiwllan and Talgarreg have public houses. Croeslan, Ffostrasol and Penrhiwllan have local shopping facilities. Henllan has an auction sales premises and a small workshop site.

6.3.18 Aberbanc, Henllan, Pentrellwyn/Gorrig, Rhydowen and Talgarreg are impacted by C2 flood zone. Surface water run off is an issue in many settlements.

Table 06.04 Site Allocations Schedule for Linked Settlements and Other Locations that are outside of Service Centres

Site Reference	E0602
Name	Horeb Business Park, Horeb
Gross Area (ha)	5.13
Additional Available Land (ha)	3.2
Category	High Quality
Proposal	Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1 and B2 uses.
Site characteristics, Constraints and Requirements	
<p>Brownfield site with approximately 3.2ha of Greenfield land</p> <p>Relatively flat topography, sloping towards south.</p> <p>Design and layout should seek to maximise use of land, but to minimise impacts on the surrounding area. Improvements to public transport, cycle and pedestrian links would be expected as part of site development.</p> <p>Encouragement is given to the clustering of activity at this site with close proximity to the A486 North-South link road, as part of the promotion of higher value production in the Ceredigion economy.</p> <p>CCW's LANDMAP should be consulted.</p> <p>International Sites should be protected from air pollution in accordance with national policies and Policy DM14.</p> <p>The site has a few trees and scrub throughout. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>The site is near to a ditch and pond which should be protected in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p> <p>Part of the site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, reptile</p>	

and amphibian surveys may be required.

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

Due to the known areas of high biodiversity value on site, approximately 0.25ha of the total area (5.13ha) is not available for development. This is likely to be able to be accommodated by the suggested densities as set out in the South Ceredigion Employment Site Study Main Report (NLP), if not it will need to be removed from the calculations.

For site constraints and specific requirements which will be sought in relation to water and sewage

7. Settlement Group Statement: Group 07: Tregaron

7.1 Settlement Group Overview:

Urban Service Centre: Tregaron

Linked Settlements within Ceredigion:

Bronnant
Llanddewi Brefi
Llangeitho

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Tregaron	Settlement Group	100.0	176	82						
	Service Centre	58.0	102	24	78	0	0	0	16	118
	Linked Settlements & Other Locations	42.0	74	58			16			74
Minerals requirement:		Pant Quarry, Llanddewi Brefi								3.18ha
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 07.02 & Table 07.04.										
Mixed Use requirements:		Integrated Health Care Centre with extra care housing								1.86ha
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 07.02 & Table 07.04.										

- 7.1.1 The Tregaron Settlement Group is located in the far eastern side of the County and encompasses one of Ceredigion's most highly valued landscapes.
- 7.1.2 Due to the remote nature of the area the Linked Settlements rely on Tregaron for much of their convenience needs. However, Aberystwyth and Lampeter play an important role in providing the area's wider comparison shopping needs.
- 7.1.3 This inland Settlement Group is one of the largest Groups in terms of its geographical area. It contains the Cambrian Mountains, which extend into Powys. Although this Group borders the neighbouring County of Powys, the Cambrian Mountains act as a natural barrier for development and as such no settlements have been identified in Powys as looking towards Tregaron for services and facilities.
- 7.1.4 Although a geographically large area its defined Linked Settlements are quite dispersed. It has three Linked Settlements the largest is Llanddewi Brefi which has a range of community facilities, the smallest, Bronnant, has a petrol station. Although Tregaron only has three Linked Settlements it serves a very wide rural community in terms of hamlets and farmsteads which very much rely on the town for their needs.
- 7.1.5 The Group has been predominantly defined based on the ease of access the Linked Settlements have towards, Tregaron, and also upon the links they have in social and economic terms with the town.
- 7.1.6 The growth being envisaged for Tregaron and set out through the LDP allocations aims to bolster the significance of the town in the local area by concentrating growth away from the Linked Settlements and into the town itself. Tregaron is a large settlement relative to its hinterland with 444 dwellings (as of 2007) the proposed growth for Tregaron would increase the dwelling numbers by 102 units which equates to an increase of 23%.
- 7.1.7 The growth planned for Tregaron is congruent with the level of services available in the town and based on its history of expansion and contraction will be accommodated without any significant harm to the fabric of the community and its Welsh language and therefore phasing will not be applied to housing development sites within this settlement.
- Landscape**
- 7.1.8 The Settlement Group occupies one of the most highly valued landscapes in Ceredigion, characterised by exposed upland plateau and broad river valleys. Tregaron is surrounded by spectacular countryside at the foot of the Cambrian Mountains.

- 7.1.9 The upland landscape is comprised of large expanses of rugged, unenclosed, unimproved grassland and moorland, with cotton grass and other bog vegetation in wet flushes and around pools. Its landform is typified by irregular knobs and peaks, exposed rock outcrops, and scree slopes. Particularly distinctive is the landscape at Teifi Pools, which contains a series of broken north to south-orientated rocky ridges, with lakes and pools in between.
- 7.1.10 The Group also contains extensive areas of upland grazing that forms a transition between the edge of the Cambrian Mountains, and lowland consisting of the coastal plateau and river valleys. These factors influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs.
- 7.1.11 Much of Tregaron Settlement Group falls within SLA 7: Teifi Valley, SLA 8: Aeron Valley, SLA 9: Afon Wyre and SLA 13: Southern Upland Ceredigion. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 7.1.12 To the north of Tregaron is Cors Caron Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) and Ramsar site. Not far from this is the Rhos Fullbrook SSSI and Wildlife Trust Reserve. Further to the north west of Tregaron is the Comin Esgairmaen SSSI, Rhos Bryn-Wichell SSSI, Cae Ffos-Yr-Odyn SSSI, Cae Ffos-Yr-Odyn SSSI and just on the border of the Group is Llyn Eiddwen SSSI. To the west of Tregaron is Gwaun Ystrad Caron SSSI, Coed a Gweunydd Gilfach-Gwyddil SSSI, Rhos Bron-Yr-Helem SSSI, Rhos Bryn Hir Comins Capel Betws SSSI and Hen Berth Fron-Badarn A Phersondy SSSI. To the south of Tregaron is the Gwaun Garthenor A Llanio-Isaf SSSI, Glanrhocca SSSI and Figyn Blaen-Brefi SSSI. To the south east is the large Cwm Doethie - Mynydd Mallaen SSSI and SAC, Elenydd – Mallaen SPA and Elenydd SAC and SSSI. To the south of Tregaron and running through the settlement grouping is the Afon Teifi SAC and SSSI. In addition, the south east area of the Group contains tributaries to the Tywi, which in part is an SAC (see Proposals Map).
- 7.1.13 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Tregaron mainly constitutes of improved grassland and semi-improved neutral grassland, semi-natural broadleaved woodland, scrub and hedgerows. Within the wider Group there are also areas of swamp, marshy grassland, semi-improved and unimproved acid grassland, valley mire, wet and dry dwarf heath shrub, wet heath/acid grassland, wet modified bog amongst other habitat. There are also various water courses and ponds.

- 7.1.14 There are several protected and priority species within the Group. Among the species recorded, of particular note are floating water plantain, otter, water vole and brown hairstreak. There are also various Tree Preservation Orders within Tregaron and throughout the Group.

Minerals

- 7.1.15 The high ground immediately inland from the Teifi Valley forms part of the most extensive area of rock resource identified as a Mineral Safeguarding Area under Policy LU27 (see Proposals Map). The Rhuddnant Grits Formation runs right through this Settlement Group area extending beyond Lampeter to the south and continuing in the other direction as far as Cwmystwyth to the north. This rock is safeguarded for its high specification aggregate potential (see Policy LU30). The resource area is vast but sparsely populated because of the terrain and elevation. There are no active rock quarries exploiting the Rhuddnant Grits Formation or indeed any other rock types within this Settlement Group area.
- 7.1.16 The Teifi Valley contains the largest expanse of sand and gravel resource identified as a Mineral Safeguarding Area under Policy LU27 (see Proposals Map). The resource is most expansive to the south and reduces significantly in extent north of Tregaron, where it is more directly confined to the immediate vicinity of the channels occupied by the Afon Teifi and the Afon Groes. From Tregaron south to beyond Llanddewi Brefi virtually all the low lying valley floor areas contain sand and gravel deposits, including the land occupied by both these settlements. Sand and gravel deposits also extend across the upper reaches of the Aeron Valley including the land on which Llangeitho is located. Within the Mineral Safeguarding Areas Policy LU30 applies.
- 7.1.17 A former sand and gravel site is located at Abercoed, near Tregaron which has now been superseded by a new sand and gravel site located at Pant, roughly a kilometre north of Llanddewi Brefi (see Proposals Map). This is an active site and one of two sites in Ceredigion where land has been allocated for the site to be extended under Policy S01 for future sand and gravel extraction (See also Policies LU27 to LU28 and the Table 07.02: Allocated Sites Schedule).

7.2 Urban Service Centre: Tregaron

- 7.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S02: Development in Urban Service Centres (USCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.

- 7.2.2 The information set out below applies to Tregaron as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 07.02).
- 7.2.3 Tregaron is located at the foot of the Cambrian Mountains with Cors Caron, a raised peat bog, designated as a Ramsar site and a Site of Special Scientific Interest to the South. It is a well established settlement, having been a natural centre for trade and industry for centuries. The settlement has a wide range of facilities and services, including a primary and secondary school, doctor's surgery, pharmacy, general store/post office, hairdressers, public house, garage, village hall, place of worship and rugby pitch.
- 7.2.4 Tregaron has a strong historical built form typifying nineteenth century Welsh non-conformism. Although there are not many large ornate buildings, the vernacular and tight street patterns bring charm to this town.
- 7.2.5 Tregaron is a Communities First Area, which is a Welsh Government programme aimed at improving the living condition and prospects of people in the most disadvantaged communities across Wales. It is designed to enable communities to pursue sustainable development and tackle social disadvantage locally in ways that is most suitable for them.
- 7.2.6 Tregaron is currently undergoing general regeneration clustered around the Talbot Yard area which will greatly improve access and parking within the town, providing modern facilities which will add to the services, retail and commercial opportunities already present. The potential integrated health centre will also help further strengthen the core of the town (see Table 07.02: Allocated Sites Schedule).

Access and Transport

- 7.2.7 Tregaron is situated at the junction of the Principal Road A485 (Aberystwyth to Lampeter) main road and the B4343 (Pontarfynach to Cwmann) road. Within the most recent Trafnidiaeth Canolbarth Cymru Mid Wales Transportation (TraCC) Regional Transport Plan there are no formal proposals at present for major new or improved transport links.
- 7.2.8 A scheme focusing on the Talbot Yard area has included extending the town car park, providing coach parking and a bus terminus, bicycle parking facility and improved pedestrian access.
- 7.2.9 Provision for Housing Growth. The LDP has identified a potential housing growth of 102 units for Tregaron during the plan period. This requirement for the Service Centre can be met as follows:

Table 07.01: Housing Provision for Tregaron Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
102	7	17	78
Of which, Affordable Housing:	0	14	

- 7.2.10 As of August 2010 there were already 24 commitments. This was made up of 7 completions and 17 outstanding consents. In terms of current permissions the largest development in terms of number of units is located directly to the south of Maesamlwg estate. This permission is for the development of 14 dwellings which will provide a mixture of dwelling types and sizes all of which will be social rented market provided by Cymdeithas Tai Cantref.
- 7.2.11 Opportunity to meet the remaining number of units identified by the LDP has been provided for through the allocation of 2 Housing sites (2.72ha) and as part of one mixed use site (20 or so units) as detailed in the Allocated Sites Schedule (Table 07.02) and shown on the Proposals Map. These allocations are capable of yielding approximately 94 units. Extra care units are classed as part of the general housing requirement as they do provide housing for a range of persons, not just the elderly or infirm. The mixed allocation M0701 could provide up to approximately 20 extra care units which are part of the overall housing provision. The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location which will enhance and respond positively towards the existing built form.
- 7.2.12 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S02.
- 7.2.13 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S02. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 102 units.
- 7.2.14 As has been previously noted above there is no reason to believe that the level of growth proposed for Tregaron would have significant

negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.

- 7.2.15 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 7.2.16 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Tregaron Service Centre is 27.5 units per hectare. This average density of 27.5 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

- 7.2.17 Tregaron has a small, compact town centre (see Proposals Map) which offers a range of facilities. It is made up of a mixture of small shops, catering establishments, financial services and other general facilities. In the Western part of the settlement there is a small collection of industrial units, which houses industrial suppliers and warehouses. An outstanding consent for a mixed use development in the Talbot Yard area includes a provision of retail uses (A1) and D1 uses. Although there are no B1, B2 and B8 allocations proposed in the Service Centre or Settlement Group, there are opportunities for further economic development arising from small scale windfall developments, the rationalisation of existing uses and the delivery of the site M0701. Any development that is to occur on a sites not allocated will need to be compliant with Policy S02 and all relevant LU and DM policies.
- 7.2.18 In terms of retail there are no specific allocations in the Tregaron USC. At present the community is provided for by a range of convenience shopping facilities, the designation of the settlement as an Urban Service Centre should retain and strengthen these facilities. Further development of retail facilities in the settlement will be supported provided in accordance with policy S02 and all relevant LU and DM policies.

Utilities

- 7.2.19 A water supply can be provided to service the proposed allocations, however this will involve the provision of some modest off-site mains. For current updates and more detail on site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

Education

- 7.2.20 Within Tregaron there is a secondary school and a primary school. The primary school is located on the B4343, whilst the Secondary School is located on Lampeter Road. However, library facilities, additional classrooms and the sixth form block are located across the road to the secondary school itself.
- 7.2.21 The strategic review by the Education Department secondary schools is ongoing. This is to ensure that facilities and provision of education in Tregaron are of the highest quality in order to ensure the highest level of learning within the area. This could result in a new campus.
- 7.2.22 As the feasibility of a potential scheme is still being considered at the time of writing it is difficult to allocate land for this specific need as results are unknown. Therefore it is fundamental that if it is demonstrated that a 3-19 year old school is appropriate for the area that appropriate land be identified as soon as possible.

Recreation, Leisure and Community Facilities

- 7.2.23 Tregaron is well provided for in terms of recreation and leisure facilities it has a tennis court, bowling green, playing fields, swimming pool and leisure centre. These are the type of facilities it would be expected to see in an Urban Service Centre, which attract users from further a-field than just the immediately adjoining settlements.
- 7.2.24 The leisure centre is currently located within the industrial estate. This is not an ideal location and is considered to be not the most suitable place for a community facility and relocation of this facility would be encouraged. The feasibility of relocation of this facility is currently being considered as part of the 3-19 year old school. If relocated this frees up land for employment re-use within the estate.
- 7.2.25 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required on individual housing allocations see Table 07.02: Allocated Site Schedule.

Flooding

- 7.2.26 Tregaron is affected by the C2 flood zone which effectively runs in an arch from the south of the settlement to the west with the core of the town being very much affected by the flood zone. Recent works undertaken by Environment Agency Wales have occurred on the river, this has included improving the flood defences of current properties.

7.2.27 The town benefits from a regeneration strategy and as such under the guidance of TAN 15: Flooding it may be possible to justify certain types of developments that have been named as key to the regeneration of the town. Development otherwise is not permitted, unless it accords with TAN 15.

Other Considerations

7.2.28 A large proportion of the Settlement Group is covered by the Tregaron and Uplands Communities First area. Because of its rural nature it is only one of four 'Imaginative Proposals', this means that additional funding is awarded to the area. The Community First area encompasses some 380 miles of the Ceredigion countryside, stretching from Llanddewi Brefi in the south to Ponterwyd in the north.

7.2.29 The oldest part of the town is designated as a Conservation Area (see the Proposals Map), within which a number of listed buildings are located. The layout, design, scale, form and massing of any development in this area should respect and enhance the Conservation Area and have particular regard to any listed buildings that adjoin or are in the near vicinity of the development site (see Policy DM06 and Policy DM07). In terms of allocated sites, the Allocated Sites Schedule (Table 07.02) will highlight if the site falls within a conservation area or is/includes a listed building.

Direction of Future Growth

7.2.30 The future growth of Tregaron is centred around the two allocated housing sites, allowing H0701 to be expanded slightly and H0702 to be rounded off. If land becomes available in the West of the settlement future growth, beyond the current requirements, should occur here.

Table 07.02: Allocated Sites Schedule: Tregaron USC

Housing Allocations:

Site Reference	H0701
Name	Land off Dewi Road
Area (ha)	1.80
Proposal	General housing with affordable housing Guide Density per ha gross: 20 Est yield: 36 Est Affordable Housing: 7.2
Site characteristics, Constraints and Requirements	
Greenfield site	
Footpath link to M0701 should be provided.	
The layout should include provision to gain access to the land to the south	

which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.

The site is adjacent to the Afon Teifi SAC and SSSI which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance. In addition, any extension of the cemetery could have an effect in terms of groundwater run-off contamination. Contact Environment Agency Wales for details.

The site has mature trees and hedgerows around and through part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

The site is semi-improved grassland which should be protected and managed in accordance with Policy DM15.

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

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Equipped Natural Play Space see Policy LU24. Open space provision should be located behind the cemetery so to protect amenity of the cemetery and its users.

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

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

Adjoins Conservation Area (See Proposal Map). Policy DM07 applies.

Site Reference	H0702
Name	Land rear to Rhyd-y-Fawnog
Area (ha)	1.52
Proposal	General housing with affordable housing Guide Density per ha gross: 25 Est yield: 38 Est Affordable Housing: 7.6
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>The layout should include provision to gain access to the land to the east which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.</p> <p>The site has mature trees and hedgerows around part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>The site is semi-improved grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, amphibian, badger, and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Equipped Natural Play Space see Policy LU24.</p> <p>The allocation is crossed by a public water main for which protection measures are required to allow Dŵr Cymru/Welsh Water to perform its statutory duties. Protection measures are either in the form of easement, which prevents development near the public asset, or diversion of the asset at the developer's expense.</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p> <p>Surface water scheme should be produced.</p>	

Site Reference	M0701 (part)
Name	Cylch Caron Project, land rear of Talbot Yard
Area (ha)	2.1
Proposal	20
Site characteristics, Constraints and Requirements	
See main entry in Mixed Use Allocated Site Schedule below.	

Mixed Use Allocations:

Site Reference	M0701
Name	Cylch Caron Project, land rear of Talbot Yard
Area (ha)	3.67 (gross) Net Developable area: 3.57 Of which 2.1ha is for extra care housing and 1.47ha is for Integrated Health Care Centre
Proposed Use	Integrated Health Care Centre with extra care housing
Units	Includes up to approximately 20 residential units as part of the overall development
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Footpath link should be created from the site to H0701 if development occurs.</p> <p>The site is adjacent to the Afon Teifi SAC and SSSI which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.</p> <p>The site has mature trees and hedgerows around and through part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>The site is moderate semi-improved grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, amphibian, invertebrate, badger, brown hare and reptile surveys and a Phase 2 habitat survey may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p>	

Due to the known areas of high biodiversity value on site (double hedgerow running through the site), approximately 0.1ha of the total area (3.67ha) is not available for development. This can in the most part, be integrated with the provisions required below on open space.

Due to its topography some parts of the allocated site which are elevated may be less suitable for development. Careful consideration will be required in relation to the layout and design of the whole site in order to ensure that the landscape and the setting of the town at this location is protected and enhanced.

Open space will be sought on site. This should be provided as Natural Amenity Green Space and Communal Accessible Natural Green Space see Policy LU24.

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

Adjoins Conservation Area (See Proposal Map). Policy DM07 applies.

7.3 Linked Settlements and Other Locations outside of the Service Centre

- 7.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations outside of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 7.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 7.3.3 In general land is not specifically allocated for development in locations other than the Service Centre. Any exceptions to this are referred to in Table 07.04 below and shown on the Proposals Map.
- 7.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 07.03 already exist within the Linked Settlements Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 07.03. Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of the Tregaron Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
74	15	43	16
Of which, Affordable Housing:	3	9	

- 7.3.5 All housing development in ‘Linked settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 7.3.6 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 7.3.7 The largest of the Linked Settlements, Llanddewi Brefi, has seen the highest level of development in recent years, specifically around Vicarage Fields. Vicarage Fields currently has outstanding consents amounting to approximately 7 dwellings. Development to date at this location has resulted in 2 affordable units being built and a further 2 pending.
- 7.3.8 Public sewers exist in Llanddewi Brefi and Llangeitho, they do not however exist in Bronnant.
- 7.3.9 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to sewage and utility provision.
- 7.3.10 The level of facilities available within the Settlement Group vary, with Llanddewi Brefi offering a wide range of facilities including a post office, food store, public house and church. In general most Linked Settlements have some form of facility, usually either in the form of a garage or community hall.
- 7.3.11 Primary schools exist within Bronnant, Llanddewi Brefi and Llangeitho.
- 7.3.12 Pant Sand and Gravel Quarry, Llanddewi Brefi has an allocation for an extension to the existing minerals extraction site. See Table 07.04.

- 7.3.13 A small part of Llanddewi Brefi is affected by the C2 flood zone, however any development within this zone will be constrained. Within Llangeitho a small area in the west of the settlement is also affected by the C2 flood zone, which will constrain development. See Constraints Map for detailed location of flood zone.
- 7.3.14 Development in locations affected by this C2 zone will only be permitted if it accords with national guidance and will require an FCA to determine suitability. Residential development in such areas is unlikely to be acceptable.
- 7.3.15 A Rural Development Project “The Tregaron Uplands Rural Heritage Scheme” ran up until 2011 in Llanddewi Brefi and Pontrhydfendigaid. This project concentrates on restoring the heritage features of businesses, public buildings and public spaces in the villages.

Table 07.04: Site Allocations Schedule for Linked Settlements and Other Locations that are outside of Service Centres

Allocation	Minerals Allocations
Site Reference	MNA0701
Name	Pant Quarry, Llanddewi Brefi
Area (ha)	3.18
Proposal	Extension to existing Mineral Extraction Site.
Site characteristics, Constraints and Requirements	
<p>Greenfield site adjacent to existing workings - mainly comprises a featureless, near level, arable field.</p> <p>The existing workings lie within a natural bowl – hidden from view.</p> <p>Allocated extension crossed by hedgerow with mature trees – extension beyond hedgerow potentially more exposed.</p> <p>Development should be accommodated sympathetically within the natural setting of the location. Progressive working and restoration will be required.</p> <p>CCW’s LANDMAP should be consulted</p> <p>The site is in close proximity to the Afon Teifi SAC and SSSI which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through air pollution.</p> <p>The site has mature trees and hedgerows around and through part of the site. These will need to be protected and managed in accordance with Policies DM14, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There's a couple of ponds adjacent to the south and north which should be</p>	

protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer between the ponds and development.

Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, otter, bat, amphibian, invertebrate, badger, brown hare and reptile surveys and a Phase 2 habitat survey may be required.

Biodiversity enhancements, e.g. pond creation, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.

Due to the known areas of high biodiversity value on site, approximately 0.21ha of the total area (3.18ha) is not available for development.

Water to be recycled.

Groundwater will need to be protected.

Careful screening and advance planting required to reduce visual impact

Soil depth is very shallow (implications for restoration)

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

8. Settlement Group Statement: Group 08: Aberporth/ Parcllyn

8.1 Settlement Group Overview:

Rural Service Centre: **Aberporth/Parcllyn**

Linked Settlements:
(all within Ceredigion)

- Blaenannerch
- Blaenporth
- Brynhoffnant
- Llangrannog
- Pontgarreg
- Sarnau
- Tanygroes
- Tresaith

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Aberporth/ Parcllyn	Settlement Group	100.0	332	140	-	-	-	-	-	-
	Service Centre	66.3	220	49	171	0	0	0	0	220
	Linked Settlements & Other Locations	33.7	112	91	-	-	21	-	-	112
Employment Allocation		Parc Aberporth, Blaenannerch								10.68 ha
Mixed Use Allocation		West Wales Airport, Blaenannerch								52.22 ha
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 08.02 & Table 08.04.										

- 8.1.1 The Settlement Group of Aberporth/Parcllyn is located in south west Ceredigion between the coast and the A487 coastal trunk road and is one of the most extensive geographic Settlement Groups in the County. It is relatively sparsely populated, with 10 Linked Settlements of various sizes and numerous small hamlets and farmsteads and a housing stock of 2333 as of July 2011.
- 8.1.2 Historically, there has been a lack of breadth and depth of services and facilities concentrated in one locality in this part of the County. The two settlements of Aberporth/Parcllyn have been combined as the Rural Service Centre because the size of population, their accessibility by public transport and the level of facilities present in the two broadly serve the needs of settlements situated at the coast, as well as providing choice and variety for settlements inland and along the trunk road. These facilities include employment, sporting and community facilities, local shopping and social facilities.
- 8.1.3 However, because of the ease of access between settlements along the trunk road and because of the direction of travel towards the Urban Service Centre of Cardigan, there is a considerable degree of inter-dependence between the trunk road and the coastal settlements. There is some kind of service or facilities provision in most of the settlements, sustained by tourism sites or by passing trade along the trunk road. Brynhoffnant is the site of a new area primary school. It is likely that this settlement will gain popularity as a place to live during the plan period and that this will need to be recognised in terms of how and where development is permitted other than in the RSC.
- 8.1.4 The growth in housing stock over a ten year period to 2011 for the Aberporth/Parcllyn Settlement Group was 173 units, 57% of which were built outside the Service Centre – approximately 8% growth over 10 years. The LDP Strategy is seeking to promote more sustainable development by encouraging a larger proportion of new growth in the area to go into the Service Centre. A growth of approximately 26.5% in dwelling numbers in the Service Centre across the plan period (15 years), although an increase in the overall rate of development, will not need to be specifically controlled (except at the mixed use site M0802 – see Allocated Sites Schedule). The rate does not need to be controlled given the history of tourism and in migration (both from nearby communities and further afield) into the locality arising from employment opportunities at the MOD base. The Settlement Group is also the location for the Urdd Centre, a major Welsh cultural, activity and tourism centre for young people, as well as for the West Wales Airport and for employment sites centred on the Qinetiq test range and more recently (with Welsh Government investment for innovative technology development) at Aberporth Business Park. The level of growth is therefore capable of being absorbed into the settlement and community without potential significant impacts on the community and Welsh language, and therefore phasing will not be applied to housing development sites within this settlement other than for site M0802.

Landscape

- 8.1.5 This is a scenic area which consists of elevated coastal plateau dissected by both broad and narrow river valleys, with attractive beaches and villages with a range of historic vernacular architecture. Parts of Aberporth/Parc Llyn Settlement Group fall within SLA 6: Ceredigion Coast – Gwbert to Aberporth and SLA 7: Teifi Valley. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 8.1.6 To the north of Aberporth/Parc Llyn and the group is the Cardigan Bay Special Area of Conservation (SAC), the Aberath-Carreg Wylan Site of Scientific Interest (SSSI) and parts of the Ceredigion Heritage Coast (see Proposals Map).
- 8.1.7 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Aberporth/Parc Llyn and the wider settlement mainly constitutes of semi-natural broadleaved woodland, mixed woodland plantation, improved and semi-improved neutral grassland, marshy grassland, dense scrub, tall ruderal herb, hedgerows, saltmarsh, coastal grassland and intertidal mud/sand. Within the wider Settlement Group there are areas of coastal heath. There are also various water courses, ponds and lakes.
- 8.1.8 There are several protected and priority species within the Group. Of particular note is one of the only two known populations of pearl-bordered fritillary in Ceredigion and also records of red-billed chough. There are also various Tree Preservation Orders.

Minerals

- 8.1.9 This Settlement Group area is largely covered by mudstone from the Nantmel and Yr Allt formations, which are generally not regarded as a minerals resource. A small handful of locations where these sandstones occur have been identified as Mineral Safeguarding Areas under Policy LU27, each only extending over a couple of hundred metres, and none within or in the immediate vicinity of a settlement (see Proposals Map). Within the Mineral Safeguarding Areas Policy LU30 applies. There is one small rock quarry within this Group area ('Esgair Newydd' located on the Tresaith Road, near Tanygroes) producing small quantities of as-dug material for use locally, mainly as a fill material. The site is not within one of the areas with abundant sandstone units. The rock is primarily a mudstone and is generally unsuited for use as an aggregate and not a mineral resource worthy of safeguarding.
- 8.1.10 This Settlement Group area adjoins the Cardigan Settlement Group area to the west, and the extensive tracts of sand and gravel resources located there extend into the westernmost part of this area

(see Proposals Map). These have been identified as Mineral Safeguarding Areas under Policy LU27 and are subject to Policy LU30. Elsewhere other sand and gravel resources identified as Mineral Safeguarding Areas are confined to a small area of glacial material located between Tanygroes and Aberporth and along the course of the Hirwaun, which emanates from within this Settlement Group area. There are no mineral resources in or within the immediate vicinity of any of the settlements within this area and there are no active sand and gravel sites across this Settlement Group area.

8.2 Rural Service Centre: Aberporth/Parcllyn

- 8.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 8.2.2 The information set out below applies to Aberporth/Parcllyn as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 08.02).
- 8.2.3 Aberporth/Parcllyn due to their close proximity, enjoy a synergetic relationship. At the 2001 Census these settlements comprised approximately 830 households (population 1720). They therefore constitute a locally substantial concentration of population, historically fuelled by employment opportunities associated with testing and evaluation of aero high-technology by the Ministry of Defence, now Qinetiq, in addition to the popularity of Aberporth as a seasonal tourist centre. Listed under the Wales Spatial Plan 'area actions' for the regeneration of south Ceredigion, there is WAG support for the area to go 'up market'. The presence of the Aberporth Business Park and West Wales Airport provides the basis for future promotion of research and development opportunity associated with Unmanned Aerial Vehicle mounted applications for high added value to the Ceredigion economy and to south Ceredigion in particular.
- 8.2.4 Aberporth has a varied built character, with the core of the settlement occupied by early 20th Century property set around the beaches, high density former local authority estates, medium density private modern estates, as well as a range of individually styled detached properties. A linear caravan site also lies north/south along the valley at the core of Aberporth.
- 8.2.5 Parcllyn is dominated by the adjacent secure Qinetiq site and its wire perimeter fence, along with former MOD estate housing.

Access and Transport

- 8.2.6 Aberporth/Parcllyn are located at the Cardigan Bay coast 9.7kms (6 miles) north-east of Cardigan Urban Service Centre and may be reached via the B4333 which leads off the A487(T) at Tanygroes and Blaenannerch. There are good pedestrian links between the residential areas in Aberporth and the core of the settlement. The steepness of the ascent from Aberporth to Parcllyn militates against walking and cycling between the two, but Aberporth and Parcllyn lie on several bus routes connecting them and travelling to Cardigan (serviced daily). There are also rural circular routes, serviced on certain days, including the Cardi Bach seasonal bus serving coastal settlements with twice daily services between Cardigan and New Quay. These services provide at least a small measure of public transport access to the Service Centre from the majority of its Linked Settlements.

Provision for Housing Growth

- 8.2.7 The LDP has identified a potential housing growth of 220 units for Aberporth/Parcllyn during the plan period. :

Table 08.01: Housing provision for Aberporth/Parcllyn Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
220	28	21	171
Of which, Affordable Housing:	0	1	

- 8.2.8 There is generally a good supply of developable land in both settlements. The rate of development in Parcllyn is expected to be higher than that experienced in recent years, to help realise the potential to secure updated social and playing field provision for the joint population at the former MOD site. The release of a range of development sites in both settlements is expected to provide the means to realise additional growth. A lack of sewerage infrastructure at Parcllyn in the early part of the plan period has hampered even small scale development, as well as the development of larger sites, where complexity of the considerations concerning retention/enhancement of social and sporting facilities has also had an effect on delivery. This situation is expected to be remedied in the mid and later plan period.
- 8.2.9 Opportunity to meet the remaining number of units identified by the LDP (171 units) has been provided for through the allocation of 6 sites (5.96 ha) as detailed in the Allocated Sites Schedule (Table 08.02) and shown on the Proposals Map (see H0801-H0805 & M0802). The

sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best locations in the Service Centre to provide opportunity for growth in a sustainable options and in a location which will enhance and respond positively towards the existing built form.

- 8.2.10 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 8.2.11 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 220 units.
- 8.2.12 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 220 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 220 units.
- 8.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for Aberporth/Parcllyn would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.
- 8.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 8.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in the Aberporth/Parcllyn Rural Service Centre is 29

units per hectare. This average density of 29 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

- 8.2.16 The Aberporth/Parclyn locality is economically important for specialist employment activity associated with aero technology including defence testing and research and development of technologies mounted on Unmanned Aerial Vehicles. It is also an important tourism resort with a number of caravan sites as well as serviced and unserviced tourism accommodation.
- 8.2.17 To meet specialist employment need, an allocation of employment land has therefore been identified for this area as part of the Aberporth Business Park dedicated employment site at nearby Blaenannerch (see the Proposals Map, and Table 08.02: Allocated Sites Schedule).
- 8.2.18 No further multi use employment sites have been allocated for the Service Centre as in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11- LU21) and DM policies.
- 8.2.19 There is a limited range of local shops and facilities at Aberporth, including a butcher, pharmacy and launderette, as well as gift shops. There is also a range of catering establishments. The loss of these to alternative uses not serving public needs will be resisted (Policy LU21).
- 8.2.20 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

- 8.2.21 Utilities comprise mains electricity, water supply and public sewerage at Aberporth/Parclyn.
- 8.2.22 In relation to sewerage matters, development could, at this time, be promoted for east of Heol Y Graig, Aberporth. There are plans to upgrade Aberporth Waste Water Treatment Works mid term in the

next programme (2010-2015), subject to change following ongoing involvement with WAG on potential contributions. Developers have the option of funding improvements in advance of any planned Regulatory work. Aberporth has now been identified as an area to receive AMP 5 funding for a growth scheme related to Waste Water Treatment Works and an overhaul of the sewerage network. This is subject to further confirmation of the DCWW Capital Investment Programme.

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

Education

- 8.2.24 There is a large primary school located in Aberporth which will continue to serve Parcllyn and other surrounding settlements. The Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' was produced in 2009. A new area school is planned at Brynhoffnant to replace schools located within part of this Settlement Group. The report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

- 8.2.25 Aberporth/Parcllyn enjoy a range of community and sports facilities. There are places of worship, a village hall and a youth club building in Aberporth. There are equipped play spaces provided by the community council in both Aberporth and Parcllyn and there is an all weather pitch at Parcllyn. There is a members sports and social club at Parcllyn subsidised by the QinetiQ, which is the subject of negotiations to replace it with a more manageable, self-sustaining enhanced club premises adjacent to the sports pitches. Traditionally, the MOD has made available football and cricket pitches to the communities of Parcllyn and Aberporth as well as for tournaments attracting residents from a wider area. With privatisation of the MOD test functions, the LPA has been keen to protect the community against the loss of these facilities. Negotiations also relate to arrangements for the long term use of the sports pitches by the community.
- 8.2.26 Developers of both residential and non-residential allocated and non-allocated sites will need to refer to Policy LU24 which sets out the requirements in relation to providing open space as part of all development proposals. For information as to whether provision is required on allocated sites, see the Allocated Sites Schedule (Table 08.02).

Flooding

- 8.2.27 Aberporth is subject to the coastal flood zone to the north and is intersected north south by the Howni river valley with a relatively narrow C2 flood zone to its east and west. Parcllyn lies to the north

and west of the Nant Gilwen, a relatively minor watercourse which falls steeply away to the east, further intersecting Aberporth.

- 8.2.28 There is a presumption against developing on areas of high flood risk. However, development can be justified if it is part of regeneration initiative (this does not apply here), it is on previously developed land and the potential consequences of a flooding event for the particular type of development have been considered. A Flood Consequences Assessment should be submitted with any windfall site development proposals that fall within zones C1 or C2 of the Development Advice Maps.

Landscape

- 8.2.29 Aberporth is clustered around the steep sides of two sandy beached inlets – Traeth Dolwen and Traeth Dyffryn. It lies in close proximity to both the Ceredigion Heritage Coast and Marine Heritage Coast. Parcllyn is situated mostly on the coastal plateau.

Other considerations

- 8.2.30 None.

General Direction of Future Growth

- 8.2.31 The general direction of growth for both settlements involves consolidation of each of the settlements' existing built form and a general long term preference for extensions in a westerly direction: from Aberporth towards Parcllyn, as opposed to the east where incursion into open countryside, leading to coalescence of Aberporth with Tresaith, would be unacceptable, particularly in view of the impact on seascape and the landscape setting of the Heritage Coast path at the nearby cliff edge.
- 8.2.32 Similarly at Parcllyn, the expectation of very long term growth would be to consolidate the core and finally to extend to the west, creating new built form around the recreation area, as it were recognising a 'village green' at the core.

Table 08.02: Allocated Sites Schedule: Aberporth/Parcllyn RSC:**Housing Allocations:**

Site Reference	H0801
Name	Trenchard Estate south, Parcllyn
Area (ha)	0.25
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 40 Est yield: 10 units Est AH: 4 units.
Site characteristics, Constraints and Requirements	
<p>Level Greenfield site.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site has mature coniferous trees along the west part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as general landscaping see Policy LU24.</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website. The anticipated foul demands from the total allocations proposed for this settlement will exceed the theoretical design of the WWTW. Upgrade scheduled in 2013.</p> <p>Surface water scheme should be produced.</p> <p>Development subject to securing adoptable highway standards over road frontage to junction.</p>	

Site Reference	H0802
Name	Trenchard Estate west, Parcllyn
Area (ha)	1.15
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 18 Est yield: 21 units Est AH: 7 units.
Site characteristics, Constraints and Requirements	
<p>There is a planning permission for this site as at August 2012.</p> <p>Level Greenfield site.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site has mature coniferous trees along the west part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Site is species rich unimproved grassland (priority habitat) which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat and invertebrate surveys and a Phase 2 habitat survey may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Green Space and Un-equipped Natural Play Space see Policy LU24.</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p> <p>The anticipated foul demands from the total allocations proposed for this settlement will exceed the theoretical design of the WWTW. Upgrade scheduled in 2013.</p> <p>Surface water scheme should be produced.</p>	

Site Reference	H0803
Name	Maeswerdd, Lon Ysgolig, Aberporth
Area (ha)	0.79
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 20 Est yield: 15 units Est AH: 5 units
Site characteristics, Constraints and Requirements	
<p>There is a planning permission on part @ 20dph (5 units) as at August 2012.</p> <p>Uneven, sloping Greenfield site.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site has mature trees and hedgerows around part of the site (the western hedgerow where there will be access is an 'important hedgerow') and includes woodland (priority habitat). These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Protected species on site. Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Green Space and Un-equipped Natural Play Space see Policy LU24.</p> <p>The anticipated foul demands from the total allocations proposed for this settlement will exceed the theoretical design of the WWTW. Upgrade scheduled in 2013.</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p> <p>Surface water scheme should be produced.</p> <p>Design should demonstrate how sensitivity has been achieved to the site's location adjacent to the Church.</p> <p>Landscaping to south west should include tree planting suitable to assist with surface water take up from the upper slopes beyond and to assist with a</p>	

sense of enclosure.

Access to the site is likely to be unconventional – though achievable - and should be assured with suitable safety measures at the field gate to the car park /main road and not via the lane in front of the church

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

Site Reference	H0804
Name	Field next to Brynglas Estate, Aberporth
Area (ha)	1.57
Proposal	General housing with affordable housing Guide Density per ha gross: 33 Est yield: 52 units Est AH: 10.4 units.
Site characteristics, Constraints and Requirements	
Sloping Greenfield site.	
CCW's LANDMAP should be consulted	
The site has mature trees and hedgerows around part of the site (the eastern hedgerow has been surveyed and is an 'important hedgerow'), a woodland (priority habitat) to the west. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.	
A stream (priority habitat) runs to the west of the site and this will need to be protected and managed in accordance with national policies and Policies DM15 and DM22.	
Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger and reptile surveys may be required.	
Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.	
Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space (see Policy LU24)	

The anticipated foul demands from the total allocations proposed for this settlement will exceed the theoretical design of the WWTW. Upgrade scheduled in 2013.

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

Part of the proposed site lies approximately 40 metres to the east of the Nant Howni watercourse which we do not have updated flood map information for. It would be relevant to assess the flood risk from this watercourse, which will as a minimum require a detailed site topographic survey and may require detailed hydraulic modelling. Upstream culverts/ bridge structures could also influence overland flood flow routes. It would be relevant to compare site levels with the bank and bed levels of the watercourse in the first instance. The exact no of properties should be determined by the capacity of SUDs scheme that can be installed and the extent of the extreme flood plain at this location.

Access will need to be negotiated over land held by Ceredigion County Council at Brynglas Road.

Establish footpath/cycleway linkage to Ffordd y Felin to west of site.

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

Site Reference	H0805
Name	Land at Plas Newydd South east of Parc y Delyn, Parc Lllyn
Area (ha)	0.99
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Est yield: 25 units Est AH: 5 units.
Site characteristics, Constraints and Requirements	
Level Greenfield site, with access over brownfield land in same ownership. Developers are encouraged to work up the detail of a planning application with the LPA early on in the plan, in relation to demolitions and provision of access and estate roads for this site so that the delivery of the development is not unnecessarily delayed. CCW's LANDMAP should be consulted.	

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace, Equipped Natural Play Space in line with Policy LU24.

The site has mature trees and hedgerows around part of the site and a woodland (priority habitat) to the west. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. There is a TPO group along the western part of the site. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

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

The site is crossed by a public sewer for which protection measures are required. These are either in the form of an easement which prevents development near the public asset or diversion of the asset at the developer's expense. The anticipated foul demands from the total allocations proposed for this settlement will exceed the theoretical design of the WWTW. Upgrade scheduled in 2013.

The local public water main will be unable to accommodate the demands of the proposed allocation. However, a water supply can be provided to service the site but this will require the provision of off-site mains.

Surface water scheme should be produced.

Access would need to be obtained from north east of site on land in same ownership and requiring demolition of a building.

The layout should include provision of adoptable roads to gain access to the land to the west which may be needed to accommodate further development during future plan periods with the ultimate aim of creating an adopted road route to Parc y Delyn; and to the south to allow longer term growth consolidating the core of the settlement. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.

Mixed Use Allocation

For Mixed Use Allocation Site M0801 which lies outside the Service Centre, see Table 08.04 below).

Site Reference	M0802
Name	Sports and social club and playing fields, Parcllyn
Area (ha)	3.90 (gross) Net Developable area: 1.2
Proposal	Comprehensive development with housing required to secure planning gain of social and recreational facilities for community for the long term. Guide Density per ha Net Developable Area: 40 Est yield: 48 units Est AH: 9.6 units.
Site characteristics, Constraints and Requirements	
<p>Mixed use site for comprehensive redevelopment. Site for housing redevelopment is confined to the land portion on the south eastern side of the road only. The parcel to the north west of the road comprises land both outside the security fence (for the relocation of social club/recreation/community facilities) and within the security fence (i.e. playing pitches to which community access in perpetuity is to be secured). Comprehensive nature of the development to be secured by means of s106 agreement.</p> <p>Combination of Brownfield level site comprising present mix of playing fields, sports/social club, equipped play and parking areas.</p> <p>Negotiations by interested parties with the LPA are encouraged early on in the plan, to work up the detail in relation to a comprehensive scheme as described in the paragraph above, so that the delivery of the development is not unnecessarily delayed.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site has mature trees and hedgerows around part of the two sites. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p>	

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace, Equipped Natural Play Space (see Policy LU24).

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

The site is crossed by a public sewer for which protection measures are required. These are either in the form of an easement which prevents development near the public asset or diversion of the asset at the developer's expense.

The anticipated foul demands from the total allocations proposed for this settlement will exceed the theoretical design of the WWTW. Upgrade scheduled in 2013.

8.3 Linked Settlements and Other Locations outside of the Service Centre

- 8.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations outside of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 8.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 8.3.3 In general land is not specifically allocated for development in locations other than the Service Centre. Any exceptions to this are referred to in Table 08.04 below and shown on the Proposals Map.
- 8.3.4 The network of narrow, winding roads makes for relative inaccessibility of many of the Linked Settlements in this Group. Others are fragmented in form and dominated by the traffic using the trunk road.
- 8.3.5 Some Linked Settlements may appropriately accommodate development of small estates as well as infill or single plot developments. Brynhoffnant in particular, would be a Linked Settlement likely to experience housing demand following the establishment of an area primary school. It has good general accessibility on the A487 trunk road and a range of services and facilities to support relatively sustainable small scale housing growth.

Table 08.03: Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of the Aberporth/Parcllyn Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
112	28	63	21
Of which, Affordable Housing:	3	17	

- 8.3.6 All housing developments in ‘Linked settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 8.3.7 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 8.3.8 Given the rural nature of the locality, its scenic attractiveness and proximity to the sea, this Settlement Group has been subject to considerable market pressure for housing. In general this pressure has resulted in higher house prices and lack of availability of housing for the permanent resident population, with settlements like Llangrannog and Tresaith in particular being undermined by second home ownership, to the extent that at some times of the year these villages can be almost deserted. Market pressure brought to bear on the small trunk road settlements exceeds their infrastructure capacity and general market housing provision is inappropriate in excess of the naturally occurring needs of the resident population.
- 8.3.9 The existing provision outside the Service Centre will likely meet much of the local housing need for the Plan period, with most Linked Settlements accepting only the occasional single additional unit.
- 8.3.10 As well as the high-tech hub at Aberporth/Parcllyn, where land is allocated for employment development (see Table 08.04: Allocated Sites Schedule), the locality is characterised by tourism and farming enterprises involving a significant level of self-employment, where live-work balance has been achieved as much by necessity as opportunity. Proposals for small business developments will be considered positively by the LPA under Policy LU12, which offers a more flexible response than land allocations, to take account of the unpredictable nature of small entrepreneurial activity.

- 8.3.11 For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
- 8.3.12 At Tresaith, utilities comprise electricity, water supply and public sewerage. Site drainage is subject to SUDs.
- 8.3.13 The remaining Linked Settlements are not connected to a public sewer system. At Blaenannerch, Blaenporth, Sarnau, foul drainage must be contained in sealed watertight cesspools to prevent pollution of ground waters.
- 8.3.14 At Brynhoffnant, Llangrannog and Tanygroes the disposal of foul effluent is dependent upon use of septic tank and site drainage using SUDs, so as not to cause pollution of water sources.
- 8.3.15 The Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' was produced in 2009. In addition to the primary school at Aberporth, a new area school has been built at Brynhoffnant to replace schools located within part of this Settlement Group, at Blaenporth and Pontgarreg. The report and any future plans will need to be kept under review as they may have land use implications. There are primary schools located in Blaenporth and Pontgarreg. The new area school at Brynhoffnant, will involve the closure of Pontgarreg school.
- 8.3.16 There are village halls at Sarnau and Pontgarreg. There are public houses at Brynhoffnant, Llangrannog, Tanygroes and Tresaith and a range of shop and catering establishments at Brynhoffnant, Sarnau and Llangrannog. Pontgarreg is the only Linked Settlement with a recreation area associated with the village hall. It also benefits from shared facilities with the nearby Urdd Camp (National League of Youth) which has a swimming pool, recreation pitches and a dry ski slope. Some of the Linked Settlements have places of worship. There is a golf course near Pentregat.
- 8.3.17 Parts of Llangrannog and Tresaith are affected by tidal inundation and limited C2 flood zone. Llangrannog is significantly constrained and prone to rapid surface water run-off, adding to constraints which will make future development difficult (see Constraints Map).

Table 08.04: Site Allocations Schedule for Linked Settlements and Other Locations that are outside of Service Centres

Site Reference	E0801
Name	Parc Aberporth, Blaenannerch
Gross Area (ha)	10.68
Additional Available Land (ha)	3.2
Category	Prestige
Proposal	Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses.
Site characteristics, Constraints and Requirements	
<p>Mostly brownfield site with approximately 3ha of greenfield land</p> <p>Level topography</p> <p>Appropriate landscaping will be encouraged as part of any development or redevelopment or rationalization throughout the site.</p> <p>Screening of development with bunding/earth banking and mature planting are likely to be required as part of development to limit impacts on amenity in the immediate vicinity of development.</p> <p>CCW's LANDMAP should be consulted.</p> <p>International Sites should be protected from air pollution in accordance with national policies and Policy DM14.</p> <p>The site has trees and hedgerows throughout. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>The site is adjacent to ditches to the west which should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, reptile, amphibian and Phase 1 habitat surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Development would be subject Investment in sewerage infrastructure anticipated approximately 2013.</p>	

Mixed Use Allocations

Site Reference	M0801
Name	West Wales Airport, Blaenannerch
Gross Area (ha)	52.22
Category	See Policy S01. Safeguarding of airport, operational and mixed ancillary uses in respect of general aviation and licensed flying activity arising from research and development in collaboration with testing range and Aberporth Business Park.
Proposal	<p>Clear delineation of curtilage for the purposes of consented airport operations (excluding temporary consents for use of original airport buildings to north of runway).</p> <p>The mixed use allocation recognises the potential for complementary development associated with the role of the airport in research and development and also with its transport and tourism role.</p> <p>Variation of currently consented activity and development at the airport will be subject to the policies of the plan.</p> <p>Aircraft movements will be the subject of conditions attached to any grant of permission as appropriate.</p>
Site characteristics, Constraints and Requirements	
<p>Mostly brownfield site with approximately 7ha of greenfield land</p> <p>Level topography</p> <p>Appropriate landscaping will be encouraged as part of any development or redevelopment or rationalization throughout the site.</p> <p>CCW's LANDMAP should be consulted.</p> <p>International sites should be protected in accordance with National Policies and Policy DM14.</p> <p>The site has hedgerows throughout. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>The site is adjacent to ditches to the west which should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p>	

Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, reptile, amphibian and Phase 1 habitat surveys may be required.

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

Development would be subject to investment in sewerage infrastructure anticipated approximately 2013.

(For Mixed Use Allocation Site M0802 which lies within the Service Centre, see Table 08.02 above).

9. Settlement Group Statement: Group 09: Bow Street

9.1 Settlement Group Overview:

Rural Service Centre: **Bow Street**

Linked Settlements: (all within Ceredigion) | Llandre

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Bow Street	Settlement Group	100.0	119	37						
	Service Centre	84.0	100	27	73	0	0	0	5	105
	Linked Settlements & Other Locations	16.0	19	10			7			19
Transport requirements:		Bow Street Railway Station and Parking								3.12 ha
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 09.02.										

- 9.1.1 Bow Street Settlement Group is located in northern Ceredigion, just to the northeast of Aberystwyth. It is a relatively small Group with a housing stock of 871 dwellings as of July 2011. Bow Street is the Rural Service Centre for this Settlement Group. The Settlement Group has only one sizeable settlement which warrants to be defined a Linked Settlement, Llandre, which is located just to the north. Although all of the Group's residents look to Aberystwyth for many of their needs, especially for comparison goods, Bow Street supports many of their day to day needs.
- 9.1.2 Much of the land surrounding the Service Centre is owned by Aberystwyth University and managed by the Institute for Biological and Environmental Sciences (IBERS).
- 9.1.3 The Plan allows for an additional 100 units to be provided for in the Service Centre, and a further 19 units to be provided for in the Linked Settlements and other locations outside of the Service Centre between 2007 and 2022. This is a total of 119 units for the Settlement Group as a whole. Recently there has been a relatively low level of growth in the Settlement Group predominantly due to the infrastructure constraints, with 10 completions in the Service Centre and 10 completions in the 'Linked Settlements and Other Locations' between 2001 and 2011. Although the number of units proposed for the Service Centre is higher than that experienced in recent years it does not represent a significant growth overall to the settlement which had circa 600 units as at 2007. It is therefore considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate and therefore phasing will not be applied to housing development sites within this settlement. It is also considered that the growth allocated in Bow Street will help to support the local services and that the plan policies should also assist in furthering economic opportunities at the Service Centre.

Landscape

- 9.1.4 The Settlement Group sits within Ceredigion's coastal lowland. The area consists of a series of rolling plateau with valleys. This area is much affected by coastal exposure, and contains pasture fields enclosed by hedgebanks with low uniform hedges, mechanically cut. Tree cover is sparse on the plateau, and subject to the effects of the salt laden winds, so that trees where present often form sculpted solitary forms on the skyline. However, on sheltered slopes and within the sharply defined valleys, which dissect the plateau, deciduous woodland and scrub thrive, along with expanses of gorse nearer the sea. Although open and exposed, the simplicity of the landscape is distinctive and occasional views to Cardigan Bay add interest.
- 9.1.5 Bow Street itself sits on the edge of the Clarach Valley, the lush greenery and 'manicured tidiness' of which provides a contrast to the

more impoverished open areas of adjoining coastal plateau. It is a sheltered and comfortable landscape and contains some of the most productive farm land in the county. This is recognised by the fact that much of the Clarach Valley is managed by the Institute of Biological and Environmental Sciences (IBERS) and is used for the production of experimental crops. This creates a varied, if slightly 'alien' landscape in places.

- 9.1.6 The Settlement Group does not fall within any Special Landscape Areas (see Policy DM18).

Nature Conservation

- 9.1.7 There are no internationally or nationally designated sites around Bow Street itself, however to the west of the Settlement Group there is Pen Llyn a'r Sarnau Special Area of Conservation (SAC) (see Proposals Map). Additionally the Group is within the UNESCO Biosphere.

- 9.1.8 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Bow Street and the wider Group mainly constitutes of semi-natural broadleaved woodland, improved and semi-improved neutral grassland, scrub, hedgerows and marshy grassland. There are also various water courses and ponds.

- 9.1.9 There are several protected and priority species within the Group. Of particular note is an important population of water voles and also red-billed chough. There are also various Tree Preservation Orders (TPOs).

Minerals

- 9.1.10 There are no crushed rock aggregate mineral resources across this Settlement Group and no active rock quarries.

- 9.1.11 Bow Street has been developed within the wide open floor of a glacial valley in which there are extensive sand and gravel deposits. The mineral resources/Mineral Safeguarding Areas are identified under Policy LU27 and broadly confined to the valley floor areas (see Proposals Map), with none located within the higher ground that rises up to the east and west of Bow Street. Within the Mineral Safeguarding Area Policy LU30 applies. There are no active sand and gravel sites across this Group.

9.2 Service Centre: Bow Street

- 9.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in

Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.

9.2.2 The information set out below applies to Bow Street as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 09.02).

9.2.3 Bow Street is located just under 5km to the northeast of Aberystwyth on the A487 (T). The settlement has developed in a linear fashion and due to the landownership constraints restricting the release of land, lacks a well defined centre. It provides a relatively wide range of services and facilities including; a primary school, a post office, a range of shops, garages, public houses, places of worship, recreational land, a care home for the elderly, a sheltered housing complex and a village hall. It is also on a major bus route benefiting from regular bus services. It is closely related to Rhydypennau, which owing to past growth, has become part of Bow Street's built form. Combined, they consist of around 650 dwellings.

Access and Transport

9.2.4 Being on the A487 (T) and just a short distance from Aberystwyth, Bow Street has good transport and access links, and benefits from a regular bus services. However, owing to the linear form of the settlement, which follows the course of the Trunk Road, development at certain locations may be constrained by the higher standards of access required to access sites from the Trunk Road.

9.2.5 Bow Street is the preferred location for a new Railway Station and associated park and ride just to the south of the settlement's built form. Access to the station would be provided directly from the A487 (T) utilising an existing junction which services the adjacent Buildcenter depot. Pedestrians will need to cross this access road to travel from the nearby residential areas and bus stop.

Provision of Housing Growth

9.2.6 The LDP has identified a potential housing growth of 100 units for Bow Street during the plan period.

Table 09.01: Housing provision for Bow Street Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
100	2	25	73
Of which, Affordable Housing:	1	18	

- 9.2.7 As of August 2010 there were already 27 commitments within the Service Centre equating to 25 completions and 2 outstanding consents.
- 9.2.8 Opportunity to meet the remaining number of units identified by the LDP (73 units) has been provided for through the allocation of 2 sites (2.72 ha) as detailed in the Allocated Sites Schedule (Table 09.02) and shown on the Proposals Map (see H0901 and H0902). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 9.2.9 Due to its close proximity to Aberystwyth, Bow Street has become a popular commuter village and is home to a number of relatively large housing estates. Recently, permission was granted for a new social housing estate in the northern part of the settlement, which will likely meet a significant proportion of its housing needs through the first part of the plan period.
- 9.2.10 There are currently 19 affordable units, either completed, or as planning consents, within the Service Centre.
- 9.2.11 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 9.2.12 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 100 units.
- 9.2.13 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded,

regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 105 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 100 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 100 units.

- 9.2.14 As has been previously noted above there is no reason to believe that the level of growth proposed for Bow Street would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.
- 9.2.15 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 9.2.16 It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around two thirds of the 100 possible new units which could come forward could not be permitted until either commitment for upgrades has been secured through DCWW's AMP programme or solutions can be identified by the developer. Once upgrades are committed, which could be as early as 2015 if included in DCWW next funding round, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.
- 9.2.17 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Bow Street Service Centre is 27.5 units per hectare. This average density of 27.5 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

- 9.2.18 Bow Street is home to a number of small businesses that serve local needs. Although Garn Yard offers a location for larger scale economic uses, it has reached its capacity and there is no further spaced to

develop on site. No multi use employment sites have been allocated for the Service Centre as in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

- 9.2.19 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

- 9.2.20 At the time of writing, the LPA are aware that improvements to the sewage infrastructure are required. This affects approximately two thirds of the housing growth identified for the settlement over the LDP period. Development in Bow Street will need to incorporate improvements as part of the development of those sites in order for development to be permitted unless such improvements are addressed by DCWW funding programme. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

- 9.2.21 The Allocated Sites Schedule (Table 09.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education

- 9.2.22 There is a primary school located within the settlement. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. Currently there are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

- 9.2.23 Bow Street has a sports pitch and a number of small play areas. There is also a community hall.
- 9.2.24 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required see specific site in the Allocated Sites Schedule (Table 09.02).

Flooding

9.2.25 According to Welsh Government flood zone maps, Bow Street remains relatively unaffected by the floodplain, with the C2 flood zone running parallel to the western margin of the settlement. In the north, the floodplain runs between Bow Street and its Linked Settlement, Llandre, offering a natural break to the settlements.

Other Considerations

9.2.26 Much of the land surrounding Bow Street is in the ownership of the Institute of biological, Environmental and Rural Sciences and is unavailable for development.

9.2.27 Bow Street and its surrounding landscape forms part of the Transition Area of the Dyfi Biosphere, an area designated by UNESCO in which people work to balance the conservation of biodiversity with its sustainable use.

Table 09.02: Allocated Sites Schedule: Bow Street RSC

Housing Allocations:

Site Reference	H0901
Name	Land adjacent to Erw Las
Area (ha)	1.85
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 30 Estimated yield: 56 units Estimated affordable units: 11.2 units
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Level topography</p> <p>Development subject to securing adoptable highway standards.</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site has mature trees and hedgerows around part of the site and these will need to be protected in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance</p>	

with national policies and Policies DM14 and DM15. In particular, bat, badger, and reptile surveys may be required.

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space in accordance with Policy LU24.

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

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

If stoniness is not a limiting factor, there is moderate probability of best and most versatile (BMV) agricultural land being present, most likely grade 3a.

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

Site Reference	H0902
Name	Land adjacent to Ysgol Gynradd Rhydypennau
Area (ha)	0.87
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Estimated yield: 22 units Estimated affordable units: 4.4 units
Site characteristics, Constraints and Requirements	
Greenfield site	
Level topography	
Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.	
CCW's LANDMAP should be consulted	
The site has mature trees and hedgerows around part of the site. These will	

need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Un-equipped Natural Play Space in accordance with Policy LU24.

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

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW’s AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

If stoniness and soil type are not limiting factors, there is moderate probability of best and most versatile (BMV) agricultural land being present, most likely grade 3a.

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

Transport Allocation

Site Reference	T0901
Name	Bow Street Railway Station and Parking
Area (ha)	3.12
Site characteristics, Constraints and Requirements	
Public Transport Interchanges (Bus and Rail):	
New railway station meeting specification as set out in Regional Transport Plan documentation. A rail passenger platform to be constructed to appropriate standards, with associated parking facilities for motor vehicles and bicycles.	

The site has mature trees and hedgerows around and through parts of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

Biodiversity enhancements, e.g. improving ecological connectivity, planting a hedgebank, tree planting, etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.

9.3 Linked Settlements and Other Locations outside of the Service Centres

- 9.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 9.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 9.3.3 Land is not specifically allocated for development in locations other than the Service Centre.
- 9.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 09.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 09.03. Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Bow Street Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
19	3	7	9
Of which, Affordable Housing:	0	2	

- 9.3.5 All housing development in 'Linked Settlements and Other Locations' will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 9.3.6 General market housing will not be permitted in the 'Other Locations'. Housing Development in the 'Other Locations' will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 9.3.7 The majority of the Settlement Group's housing requirement, other than that to be met in the Service Centre itself, should be met in Llandre. Llandre has seen a relatively high level of growth in recent years. Currently, there is permission for 2 affordable units.
- 9.3.8 The Rural Service Centres of Bow Street and Y Borth provide for a proportion of the Settlement Groups economic needs, and there are further opportunities for high end employment in IBERS in the Rural Service Centre of Penrhyncoch. The Urban Service Centre of Aberystwyth is the greatest provider of employment opportunities in the area and many of the Settlement Groups inhabitants make the daily commute to the settlement for work.
- 9.3.9 Llandre is served by the same Waste Water Treatment Works as Bow Street and is subject to the same constraints (see above). No improvements are confirmed within Dwr Cymru Welsh Water's current Capital Investment Programme (years 2010 -2015) Developers have the option of funding improvements in advance of any planned Regulatory work provided in line with policy DM12.
- 9.3.10 Llandre has relatively few facilities relative to its size, possessing only, a play area, two places of worship and a tennis court. However, the garage, pub and school at Rhydypennau (which forms part of the Service Centre of Bow Street for the purposes of this LDP) are nearby. Llandre relies on the Service Centres of Bow Street and the Urban Service Centre of Aberystwyth for primary and secondary education.
- 9.3.11 Future development in Llandre is constrained to its south by the presence of the C2 flood zone.

10. Settlement Group Statement: Group 10: New Quay

10.1 Settlement Group Overview:

Rural Service Centre:

New Quay

Linked Settlements:
(all within Ceredigion)

Caerwedros
Cross Inn (New Quay)
Maenygroes
Pentre'r Bryn
Plwmp

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
New Quay	Settlement Group	100.0	233	120						
	Service Centre	64.8	151	51	100	0	0	0	34	185
	Linked Settlements & Other Locations	35.2	82	69			13			82
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 10.02.										

- 10.1.1 The Settlement Group of New Quay is located 12.1 km (7.5 miles) south from the Urban Service Centre of Aberaeron. Although all of the settlements within the Group look towards Aberaeron and Cardigan for many of their needs, New Quay supports their day to day needs and therefore has a Service Centre role at a local level.
- 10.1.2 The Settlement Group is quite large in size with 1474 dwellings in 2011. There are a number of defined Linked Settlements which look to it and these range in size. The Group extends from the coast inland for 10.4km (6.5 miles) to Plwmp. There are five Linked Settlements within the Settlement Group, which range in size from Pentre'r Bryn as the smallest with 34 dwellings (2007) to Cross Inn (New Quay) being the largest with 112 dwellings (2007) with a range of facilities including a Post Office, two food shops and agricultural merchant.
- 10.1.3 During 2001 to 2011 there have been 52 completions in New Quay (average 5.2 per annum). The Plan allows for 100 additional units be provided for in the Service Centre during 2007-2022, with a further 13 units able to be provided in the 'Linked Settlements and Other Locations during the same time frame. This is a total of 113 for the Settlement Group as a whole. New Quay will therefore see a 21% increase in housing stock (based on dwelling stock as of 2007) if all the growth comes forward. Traditionally some of the New Quay growth has been displaced by going to Cross Inn. This will now be re-directed to the RSC itself.
- 10.1.4 New Quay is a popular tourist destination and seasonally adjusts to an influx of new (albeit temporary) residents. The community is adept at managing this influx of growth. It is considered that the level of growth allocated to New Quay can be absorbed by the local community and will actually help secure a permanent year round community as currently many homes are second homes. The growth planned for New Quay can be accommodated without significant harm to the community and the Welsh language and therefore phasing will not be applied to the development of sites within this settlement.
- 10.1.5 More land than is required has been allocated within the Service Centre. Site H1001 is constrained, though not insurmountably, by topography, biodiversity and access requirements see Housing Section below for further detail (refer also to the Allocated Site Schedule Table 10.02).

Landscape

- 10.1.6 The coast forms an attractive and dramatic edge to the Settlement Group and is a considerable asset in terms of recreation and tourism. The inter-tidal area is varied with intimate coves at the mouths of narrow coastal valleys and sweeping golden sand beaches at places such New Quay and Cei Bach. A large proportion of the coast contains cliffs, which to the south of New Quay, are extremely dramatic and scalloped, with dramatic towering structures. The

Service Centre is surrounded by fields and wooded slopes which provides an attractive backdrop to the settlement.

- 10.1.7 As the Group area begins to extend inland the landscape begins to rise into a rolling plateau of agricultural land which is endowed with hedges and deciduous trees and shrubs.
- 10.1.8 Parts of New Quay Settlement Group fall within SLA 6: New Quay to Llanrhystud. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 10.1.9 To the north of New Quay is the Cardigan Bay Special Area of Conservation (SAC) and the Aberarth - Carreg Wylan Site of Special Scientific Interest (SSSI). Further to the south are Rhos Gellie SSSI, Rhos Pennar Fawr Wildlife Trust Reserve (WTR) and Rhos Pil Bach WTR (see Proposal Map).
- 10.1.10 Outside the protected sites, the group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). New Quay mainly constitutes of improved grassland and semi-improved neutral grassland, semi-natural broadleaved woodland, scrub, coastal grassland and hedgerows. Within the wider Group there are also areas of coastal heathland and marshy grassland. There are also various water courses and ponds across the Group.
- 10.1.11 There are several protected and priority species within the Group. Of particular note is one of the only two known populations of pearl-bordered fritillary in Ceredigion. There are also various Tree Preservation Orders throughout New Quay and throughout the Group.

Minerals

- 10.1.12 There are no crushed rock aggregate mineral resources across this Settlement Group area and no active rock quarries.
- 10.1.13 There is only one very small Mineral Safeguarding Area identified under Policy LU27 - a short, narrow length of inferred sub alluvial sand and gravel within the lower reaches of a narrow valley at Castell Bach (see Proposals Map and Policy LU30). None of the identified settlements are located on or in the immediate vicinity of any identified resource/Mineral Safeguarding Area. There are no active sand and gravel sites across this Group area.



10.2 Rural Service Centre: New Quay

- 10.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in

Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.

10.2.2 The information set out below applies to New Quay as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to the allocated sites is set out in the Allocated Sites Schedule (Table 10.02).

10.2.3 New Quay is a coastal village located north of the main A486. It is made up of two distinct residential parts. The traditional core is located on the steep coastal slope centred around the harbour, whilst the other is located to the east and largely consists of new build.

10.2.4 New Quay is a large settlement with over 600 dwellings which offers a good range of facilities and services, including a primary school (capacity for 86 pupils), doctor’s surgery, general store/post office, public house, garage, village hall, a place of worship, and a play area.

Access and Transport:

10.2.5 Access to the historic part of the settlement is very constrained. This area has very narrow roads, which are often made more constricted due to residents having to park on the road. A one-way system operates in New Quay.

10.2.6 The settlement also suffers from having a lack of public parking, this is particularly problematic during the summer as the area is a very popular tourist destination. Within the most recent Trafnidiaeth Canolbarth Cymru Mid Wales Transportation (TraCC) Regional Transport Plan a programme for New Quay was identified this being the ‘New Quay Road Train’. This project came forward for funding but it was unable to secure match funding and therefore it is no longer part of the RTP programme for 2009/10. However, some works are to take place to help improve parking in the Service Centre which involves an increase to disabled parking provision and providing signage to indicate when car parks are full.

Provision for Housing Growth :

10.2.7 The LDP has identified a potential housing growth of 151 units for New Quay during the plan period.

Table 10.02: Housing provision for New Quay Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
151	18	33	100
Of which, Affordable Housing:	0	0	

- 10.2.8 As of August 2010 there were 51 commitments comprised of 18 completed units and 33 outstanding consents. The majority of new development in New Quay has occurred in the area that is referred to as Cnwc-y-Lili and Cwm Halen. This is to the east of the heart of the settlement. Within this 'modern' area there is a large development known as 'Dolphin Court' which has permission for 36 dwellings of which 13 are built. As permission pre-dated the Unitary Development Plan no affordable housing has been secured via this development. The majority of the outstanding consents in New Quay are located in the 'Dolphin Court' development, there are then some individual consents for one or two dwellings scattered throughout the settlement.
- 10.2.9 Opportunity to meet the remaining number of units identified by the LDP (151 units) has been provided for through the allocation of site H1001 (6.98 ha) as detailed in the Allocated Sites Schedule (Table 10.02) and shown on the Proposals Map (see H1001). The site allocated has been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 10.2.10 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 10.2.11 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 151 units.
- 10.2.12 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 185 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 151 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 151 units.
- 10.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for New Quay would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should

come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.

10.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

10.2.15 Land in the Service Centre is constrained by topography and highway requirements; however there are potential solutions and therefore site H1001 is considered to be deliverable. Part of this site is currently a privately operated public car park and it is the LPA's intention that an element of the site is retained for this use. More land has therefore been included in the site allocation than is required to ensure that there is enough flexibility to ensure a high quality development which retains a provision for public car parking.

10.2.16 The density for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in New Quay Service Centre is 25 units per hectare. This average density of 25 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements:

10.2.17 New Quay is home to a number of small businesses that serve local needs and the tourism industry for example small art galleries, local craft shops, gift shops etc. It also has a number of shops including the food shop and a small number of specialist shops, for example a fishmongers, which is open most of the year.

10.2.18 No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies. In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping

facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

10.2.19 The LPA are not aware of any sewage infrastructure constraints that would affect development on the allocated sites. For up to date site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

10.2.20 The LA is not aware of any capacity issues relating to electricity at time of writing the plan. Developers should contact relevant utility providers to check capacity prior to application.

10.2.21 The Allocated Sites Schedule (Table 10.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education

10.2.22 There is a primary school located within New Quay. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. There are no firm plans currently concerning this school or other schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

10.2.23 There are a range of leisure and recreation facilities available within the Service Centre. The beach offers the opportunity for informal play and there is a caravan park with play equipment, although it is unknown if this is available for community use. Additionally there are tennis courts, bowling green and a sport pitch available within the settlement. Furthermore the car park located on Church Road has a skate ramp. There are also tennis courts and a bowling pitch in the settlement.

10.2.24 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required in relation to allocated sites see Table 10.02: Allocated Sites Schedule.

Flooding

10.2.25 Due to the surrounding topography New Quay is not affected by flooding. As New Quay is located on the coast it is part of the existing Shoreline Management Plan 1 and the developing Shoreline Management Plan 2 has relevance. Within the existing plan New Quay is classified as Zone C which runs from New Quay to Craig Ddu. Within this zone the key issues to be identified are:

- The harbour and associated activity;
- Maintenance of beach and sea access;
- The importance of Llanina Point for the zone;
- Conservation of environmental interests.

10.2.26 The plan also highlights that the natural long-term erosion of Llanina would result in extensive erosion over both bays. The plan also indicates that there is a natural process of toe erosion and landslip affecting development towards the centre of New Quay Bay.

Other Considerations

10.2.27 The main core of the Service Centre is designated as a Conservation Area and as such many of the buildings are listed. The layout, scale, form and design of any development in this area should respect and enhance the Conservation Area.

Direction of future Growth

10.2.28 Future growth should be centred around allocated site H1001 expanding in a southerly direction.

Table 10.02: Allocated Sites Schedule: New Quay RSC

Housing Allocations:

Site Reference	H1001
Name	Land rear of Towyn Farm
Area (ha)	6.98 (gross) Net Developable Area: 5.34
Proposal	General housing with affordable housing Guide Density per ha Net Developable Area: 25 Est yield: 134 Est Affordable Housing: 26.8
Site characteristics, Constraints and Requirements	
Brownfield site	
Proportion of the site to remain for public car parking.	
Implementation of new access.	
The site has mature trees and hedgerows around and through the site and woodland (priority habitat) also runs through and is adjacent to the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.	
A stream (priority habitat) runs to along the east of the site which will need to	

be protected and managed in accordance with national policies and Policies DM14, DM15 and DM22. This will need to include at least a 7m buffer from the watercourse to development.

Part of the site is semi-improved neutral grassland and part of the site is dense scrub which should be protected and managed in accordance with Policy DM15.

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

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

A high proportion of open space can be provided on the remainder of the land that has been removed from development due to biodiversity reasons.

Due to the retention of part of the site for public parking and the high level of biodiversity found on site 1.64ha has been removed from the overall site size of 6.98 when calculating the densities.

Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space, Equipped Natural Play Space which could include a multi use games area and Informal Recreation Space see Policy LU24.

10.3 Linked Settlements and Other Locations outside of the Service Centres

10.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

10.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.

10.3.3 Land is not specifically allocated for development in locations other than the Service Centre.

10.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 10.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding

the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 10.03. Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of the New Quay Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
82	24	45	13
Of which, Affordable Housing:	9	8	

- 10.3.5 All housing development in ‘Linked settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 10.3.6 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 10.3.7 This Settlement Group contains some large Linked Settlements which have seen a high level of development to date. Cross Inn has two large residential developments, both of which still have outstanding consents. As a Settlement Group there is a relatively high level of affordable units, this is partly because of the large residential developments which have occurred in Cross Inn but also due to single unit developments in other settlements, for example Plwmp.
- 10.3.8 All the Linked Settlements, apart from Plwmp have public sewers. Works have recently been undertaken in relation to the sewer system in Pentre’r Bryn.
- 10.3.9 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to utility provision.
- 10.3.10 The level of community services and facilities available within the Linked Settlements vary greatly with Cross Inn for example offering a post office and food store.
- 10.3.11 A small part of Llwyndafydd is affected by the C2 flood zone and as such development in this location will be constrained. Any development in locations affected by this zone will only be permitted if

it accords with National Guidance and would require an FCA to determine suitability. Residential development in such areas is unlikely to be acceptable.

11. Settlement Group Statement: Group 11: Cenarth

11.1 Settlement Group Overview:

Rural Service Centre: **Cenarth**

Linked Settlements:
(within Ceredigion) | Llandygwydd

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Cenarth	Settlement Group	100.0	65	24	-	-	-	-	-	-
	Service Centre	75.4	49	13	36	0	0	0	2	51
	Linked Settlements & Other Locations	24.6	16	11	-	-	5	-	-	16

Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 11.02.

- 11.1.1 The Cenarth Settlement Group is one of the smallest in terms of population (971 within Ceredigion as at 2001 Census) and the number of Linked Settlements. A substantial proportion of this small population lives in farmsteads and hamlets in south Ceredigion, as well as in north Pembrokeshire and Carmarthenshire. Situated on the A484, the Cenarth lies within Ceredigion to the north west of the Teifi River from Cenarth bridge and to the south and east of the bridge, within Carmarthenshire.
- 11.1.2 The Group area consists of elevated farm land, dropping steeply to the meandering river valley. The complex topography results in a relatively sparse network of minor roads with very limited directional focus for Linked Settlements. Only the B4570 runs close to Cenarth on the Ceredigion side, with the B4332 providing links from Pembrokeshire. The narrow single carriageway historic bridge at Cenarth is the only crossing point over the River Teifi from Ceredigion to Pembrokeshire/ Carmarthenshire between Llechryd and Newcastle Emlyn.
- 11.1.3 However, Cenarth has a locally significant tourism role which makes an important contribution to its sustainability as a Service Centre. It has a range and depth of services catering for tourists and residents alike, which provides the rationale for focussing further residential development in the settlement. Such development would meet the needs arising within Cenarth (both sides of the County boundary) as well as of the Settlement Group, particularly as there is relatively poor accessibility to Newcastle Emlyn by virtue of topography rather than distance.
- 11.1.4 There are no identified settlements in Carmarthenshire or Pembrokeshire which would be identified as Linked Settlements to Cenarth, since Newcastle Emlyn is a clearer focus for a wider range of service. However, the role of Cenarth is specifically consistent with the character of its Group generally, where hamlets and farmsteads predominate and use Cenarth for every day needs. There is ongoing dialogue between the LAs to ensure mutual plan consistency and compliance in relation to the role of Cenarth.
- 11.1.5 The LDP has identified a housing provision of up to 49 units in Cenarth for the plan period in recognition of its Service Centre status. Growth on the Ceredigion side of Cenarth recently has been roughly 1 unit per annum (15 in a 15 year period). The LDP growth would therefore represent a 63.6% increase in the size of the Ceredigion part of the settlement or 45.8% of the whole settlement (taking into account the Carmarthenshire part of the settlement as well). However, it should be recognised that within Ceredigion alone the growth in housing stock in the identified Settlement Group outside Cenarth over a ten year period to 2011 has been similar to that within the Service Centre. Moreover, as indicated above, there is evidence from Carmarthenshire of additional unmet demand in Cenarth. Allowing for

more growth to take place in the RSC, in line with the LDP, will improve the sustainability of this area and help move away from dispersed development. Although higher than past rates the provision of up to 49 additional residential units will help support tourism businesses out of season and would be unlikely to impact negatively in terms of impact on the Welsh language and on a host community well accustomed to the presence of significant numbers of tourists during the summer months. As such although the level of growth is higher than that experienced in the past, no phasing is needed as it is not considered necessary to control the rate at which development comes forward during the plan period.

- 11.1.6 The remainder of the Group, outside the Service Centre, consists of just 1 small Linked Settlement and a series of hamlets and farmsteads which make up this sparsely populated area.

Landscape

- 11.1.7 This is a scenic area where elevated patchwork farmland gives way dramatically by steep descent through wooded slopes to the water meadows of the meandering Teifi River valley. Much of Cenarth Settlement Group falls within SLA 7: Teifi Valley. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 11.1.8 Just to the north east of Cenarth is the Coed Tyddyn-Du Site of Special Scientific Interest (SSSI) and just to the south is the Afon Teifi Special Area of Conservation (SAC) and SSSI (see Proposals Map).
- 11.1.9 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Cenarth and the wider Group mainly constitutes of semi-natural broadleaved woodland, improved and semi-improved neutral grassland, marshy grassland, hedgerow and dense scrub. There are also various water courses, ponds and lakes.
- 11.1.10 There are several protected and priority species within the Group. Of particular note are records of brown hare. There are also various Tree Preservation Orders.

Minerals

- 11.1.11 There are no crushed rock aggregate mineral resources across this Settlement Group area and no active rock quarries.
- 11.1.12 Mineral Safeguarding Areas identified under Policy LU27 (see Proposals Map) include sand and gravel contained within river terrace deposits and inferred beneath alluvium deposits along the course of the Teifi floodplain through Cenarth and Cwmcou and its tributaries (mainly the Afon Hirwaun and Afon Ceri) including where the latter

passes through Ponthirwaun. Additionally they include areas of glacial deposits north of Cenarth and on the hillsides above Llandygwydd and Ponthirwaun. Within the Mineral Safeguarding Areas Policy LU30 applies. There are no active sand and gravel sites across this Settlement Group area.

11.2 Rural Service Centre: Cenarth

- 11.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 11.2.2 The information set out below applies to Cenarth as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 11.02).
- 11.2.3 Cenarth straddles the Ceredigion/Carmarthen boundary and this predominantly linear settlement is dominated in character and layout by the River Teifi by virtue of the picturesque Cenarth Falls and the C2 flood zone associated with the river which substantially constrains development on both sides of the county boundary. Cenarth Bridge is a Scheduled Ancient Monument.
- 11.2.4 The settlement (with a population of 160 (70 households) within Ceredigion and approximately half again in the Carmarthenshire part of the settlement at the 2001 Census) benefits considerably in terms of its sustainability from the influence of tourism on its local economy, with caravan sites furnishing considerable support for local shopping and catering businesses that also serve local residents. Tourist facilities within the sites also serve the local community e.g. swimming pool, social clubs etc.
- 11.2.5 Cenarth has a Conservation Area comprising a group of older houses situated near to the bridge and the river. Beside the river and the C2 flood zone, Cenarth is also constrained by relatively steep valley sides in the most part and by the narrowness of lanes feeding onto the A484 principal road, which is itself severely compromised in relation to highway standards at the single track, picturesque river bridge over Cenarth Falls.
- 11.2.6 There is little opportunity for development on the Carmarthenshire side of the boundary, and cross boundary discussions are yet to confirm the extent of the requirement for housing in the settlement arising from the Carmarthenshire side of the settlement. If this increases the current requirement substantially the ability of the

settlement to meet that requirement depends on land within Ceredigion.

Access and Transport

- 11.2.7 Cenarth is situated on the A484 some 10.5 km (6.5 miles) east of Cardigan and 4 km (2.5 m) west of Newcastle Emlyn. It is served by bus services running several times daily on the A484, with community transport 'Bwcabus' complementing these services with on-demand circular pick ups.

Provision for Housing Growth

- 11.2.8 The LDP has identified a potential housing growth of 49 units for Cenarth during the plan period.

Table 11.01: Housing provision for Cenarth Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
49	3	10	36
Of which, Affordable Housing:	0	0	

- 11.2.9 As at August 2010 there were already commitments for 13 units within the RSC (see Table 11.01 above).
- 11.2.10 Recent growth at Cenarth seems to have been constrained by a lack of genuinely available land. The choice of suitable development land is somewhat limited at Cenarth, with some landowners being reluctant to release land and with the need to achieve a workable access presenting a challenge to the ready identification of parcels for development. During preparation of the LDP a preference finally emerged for the development of housing in the vicinity of the primary school, subject to the achievement of a suitable access arrangement.
- 11.2.11 Opportunity to meet the remaining number of units identified by the LDP (36 units) has been provided for through the allocation of 3 sites (2.03 ha) as detailed in the Allocated Sites Schedule (Table 11.02) and shown on the Proposals Map (see H1101 – H1103). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 11.2.12 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and

deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.

11.2.13 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 49 units.

11.2.14 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 51 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 49 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 49 units.

11.2.15 As has been previously noted above there is no reason to believe that the level of growth proposed for Cenarth would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.

11.2.16 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

11.2.17 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in the Cenarth Service Centre is 20 units per hectare. This average density of 20 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

11.2.18 The local economy is dominated by tourism and farming.

11.2.19 No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

11.2.20 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a petrol station with convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

11.2.21 There is a limited range of local shops and facilities at Cenarth, including a petrol station. The loss of these to alternative uses not serving public needs will be resisted.

Utilities

11.2.22 Utilities comprise mains electricity, water supply and public sewerage at Cenarth. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

Education

11.2.23 The Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' was produced in 2009. Cenarth school is well supported and on a large site capable of expansion. There are currently no specific plans in relation to the school, which is part of a federated schools group but the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

11.2.24 There is an equipped play area, an open space amenity area by the riverside and water sports including fishing and canoeing opportunities at Cenarth. There is a swimming pool at the local caravan site.

11.2.25 For information as to whether provision is required on allocated housing sites, see the Allocated Sites Schedule (Table 11.02).

Flooding

11.2.26 Land to the south of the A484 within Ceredigion is severely constrained by C2 zone.

- 11.2.27 There is a presumption against developing on areas of high flood risk. However, development can be justified if it is part of a regeneration initiative (does not apply in Cenarth), it is on previously developed land and the potential consequences of a flooding event for the particular type of development have been considered. A Flood Consequences Assessment should be submitted with any non-allocated site development proposals that fall within zones C1 or C2 of the Development Advice Maps.

Landscape

- 11.2.28 Cenarth radiates from Cenarth Bridge and is bisected by the River Teifi. The built form includes a Conservation Area and the settlement is dominated by the picturesque Cenarth Falls and the Ancient Cenarth Bridge.

Other Considerations

- 11.2.29 None.

General Direction of Future Growth

- 11.2.30 The area to the rear of the primary school is preferred as the long term direction of residential growth, since it will allow for pedestrian and cycling links to be established from housing to the school well away from the main A484. The locality is also within easy reach of the main street shops, to which links should be provided as part of development.
- 11.2.31 This would require the development of a new access route. The preferred route would involve a junction improvement and upgrade to adoptable standards of the existing private lane, running through the rear garden of Tegfan, below the tree lined boundary (which also defines a steep change in levels to the lane beyond) and into the greenfield site to the east at approximately the mid point of its western boundary. The new access road would run through the site emerging eventually at the lane to the north east, where it could then continue to the rear of the residential properties on the north of the existing lane. In the longer term, access would extend to land to the rear of the school and to the east towards Capel Farm.
- 11.2.32 As part of such a scheme, there would be a need to serve the access and parking needs of the school as part of the proposal. This could be achieved in principle by creating an access to the school off the proposed upgraded road, creating a visitor parking and dropping off area incorporating a loop to enter and leave at the same access point. This would involve repositioning the school boundary fence closer to the A484, re-using the current layby to contribute to visitor parking and drop-off area within the school curtilage. This would be a safer arrangement than the current one and may be more commodious in terms of parking.

Table 11.02: Allocated Sites Schedule: Cenarth RSC**Housing Allocations:**

Site Reference	H1101
Name	Land off Spring Meadow Estate, Cenarth
Area (ha)	0.37
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 20 Est yield: 7 Units Est AH: 1.4 Units
Site characteristics, Constraints and Requirements	
<p>Fairly level Greenfield site.</p> <p>CCW's LANDMAP should be consulted.</p> <p>The site has mature trees and hedgerows around and on part of the site and woodland to the south (priority habitat). These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as general landscaping see Policy LU24.</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p> <p>Access to be derived from adjacent site to east.</p>	

Site Reference	H1102
Name	Land at and to north east of Tegfan
Area (ha)	0.86
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 17 Est yield: 14 units Est AH: 2.8 Units
Site characteristics, Constraints and Requirements	
<p>Predominantly Greenfield site with a portion of brownfield occupying a sloping site with changing in levels.</p> <p>There is an expectation of lead-in time being required for land assembly and negotiations to achieve a scheme to optimise vehicular access. Developers are therefore encouraged to work up the detail of a planning application early on in the plan with the LPA so that the delivery of the development is not unnecessarily delayed.</p> <p>CCW's LANDMAP should be consulted.</p> <p>The site is adjacent to the Afon Teifi SAC and SSSI which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.</p> <p>The site has mature trees and hedgerows around and through the site and a woodland (priority habitat) to the north and west. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Site is semi-improved grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, amphibian and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace (see Policy LU24).</p> <p>The allocation is crossed by a public water main for which protection measures are required to allow Dŵr Cymru/Welsh Water to perform its statutory duties. Protection measures are either in the form of easement,</p>	

which prevents development near the public asset, or diversion of the asset at the developer's expense.

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

Part of site to provide new looped school access/egress route with parking facilities. Demolitions/re-use may be appropriate at Tegfan to achieve optimum scheme. Varied ground levels across whole site will need to be properly assessed and taken into account in planning layout. Priority community benefit is to provide for safer/more commodious school entrance and parking. The layout should include provision to gain access to the land to the north, thereby securing longer term growth potential in Cenarth. Walking/cycling links to adjacent potential future development sites, to the primary school and on pedestrian desire lines to the high street should be secured in layout of development of this site.

Site Reference	H1103
Name	North east of Cenarth School
Area (ha)	0.79
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 22 Est yield: 17 units Est AH: 3.4 Units
Site characteristics, Constraints and Requirements	
<p>Undulating Greenfield site.</p> <p>CCW's LANDMAP to be consulted.</p> <p>The site is adjacent to the Afon Teifi SAC and SSSI which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.</p> <p>The site has mature trees and hedgerows around the site and a woodland (priority habitat) to the west. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Site is semi-improved grassland (rush pasture) which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, amphibian and reptile surveys may be required.</p>	

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

Open space will be sought on site. This should be provided as Communal Accessible Green Space and Un-equipped Natural Play Space, see Policy LU24.

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

Adoptable road access and walking/cycling links to adjacent potential future development sites, to the primary school and on pedestrian desire lines to the high street should be secured in layout of development of this site.

11.3 Linked Settlements and Other Locations outside of the Service Centre

11.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations outside of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

11.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.

11.3.3 Land is not specifically allocated for development in locations other than the Service Centre.

11.3.4 The network of narrow, winding roads makes for relative inaccessibility of the Linked Settlements in this Settlement Group. Community Transport Initiative 'Bwcabus' helps meet the needs of those without personal transport.

11.3.5 The majority of the Group's housing requirement, other than that to be met in the Service Centre itself, should be met within the defined Linked Settlements. In the smaller Linked Settlements the development is likely to be predominantly single unit development occurring on an occasional basis.

11.3.6 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 11.03 already exist within the Linked Settlements and at Other Locations within the Settlement Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as of 2010 and will change during the plan period.

Table 11.03: Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Cenarth Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
16	3	8	5
Of which, Affordable Housing:	1	0	

- 11.3.7 All housing developments in ‘Linked settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 11.3.8 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 11.3.9 The resident population is chiefly engaged in agriculture, 1-person small business or retired. Proposals for small business developments will be considered positively by the LPA under Policy LU12, which offers a more flexible response than land allocations, to take account of the unpredictable nature of small entrepreneurial activity and farm diversification proposals.
- 11.3.10 At Llandygwydd , the disposal of foul effluent is dependent upon use of septic tanks and site drainage using SUDs, so as not to cause pollution of water sources.
- 11.3.11 The Linked Settlement relies on the Service Centres of Cenarth and Newcastle Emlyn for primary and secondary education respectively.
- 11.3.12 Llandygwydd has a community hall and equipped play area.
- 11.3.13 There are localised flooding issues along the watercourse at the core of Llandygwydd. Surface water should be disposed of to soakaway, subject to the suitability of the subsoil for such disposal.

12. Settlement Group Statement: Group 12: Felinfach/Ystrad Aeron

12.1 Settlement Group Overview:

Rural Service Centre: **Felinfach/Ystrad Aeron**

Linked Settlements:
(all within Ceredigion)

- Cilcennin
- Cribyn
- Dihewyd
- Talsarn

Housing Provision (2007-2022):

Employment allocation:	Aeron Valley Enterprise Park	16.21ha
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		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Groups		% Split for each Settlement Group	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Felinfach/ Ystrad Aeron	Settlement Group	100.0	177	74						
	Service Centre	63.3	112	20	92	0	0	0	32	144
	Linked Settlements & Other Locations	36.7	65	54			11			65

Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 12.02 & Table 12.04.

- 12.1.1 The Settlement Group of Felinfach and Ystrad Aeron is located in the Aeron Valley midway between the Urban Service Centres (USCs) of Aberaeron and Lampeter. Although all of the settlements within the Group look towards both Aberaeron and Lampeter (USCs) for many of their wider needs, Felinfach and Ystrad Aeron supports their day to day needs and therefore has a Service Centre role at a local level.
- 12.1.2 The Settlement Group is large in size with a housing stock of 1064 as of July 2011. The defined Linked Settlements which look to Felinfach/Ystrad Aeron, range in size, with Cilcennin being large, with a school and some community facilities to others that are small and have no facilities, for example Talsarn.
- 12.1.3 Felinfach /Ystrad Aeron was identified as the Service Centre due to the level of facilities and services it already has which clearly serve a much wider geographical area than the confines of the two settlements themselves and the ease of access to and from the Centre, it being located on one of the main transport routes in Ceredigion.
- 12.1.4 The key change in relation to the Service Centre is the level of housing growth which could occur during the plan period. The Plan allows for 112 additional units be provided for in the Service Centre during 2007-2022. Recently a very low level of growth has occurred in the Service Centre itself bearing in mind its location and level of facilities and services, there has been 6 completions, during 2001-2011. However, past growth rates within the Settlement Group as a whole demonstrate that a higher level of development has historically occurred in this Settlement Group as a whole (an average of 8 units per annum or 102 units in last 15 years). This compares with a provision of 177 in the LDP. The difference however is that housing growth in this Settlement Group has historically been dispersed and that slow growth has occurred in the Service Centre mainly due to development being dispersed throughout the remainder of the Settlement Group. The difference therefore mainly occurs in relation to where the development will be permitted during this LDP period and into the future rather than to the overall growth level provided for. The intention of the LDP in this part of the County and others is to have the majority of growth focused within the Service Centres, to do this in a number of the Settlement Groups this requires a re-focus of growth to the most sustainable of locations leading to a higher level of development in those Service Centres than that which they have previously experienced. This re-focusing approach is consistent with the LDP Strategy.
- 12.1.5 Although there is a significant difference between past and potential future growth within the Service Centre, any potential impacts this may cause can be managed through appropriate controls being placed on how the development comes forward. Phasing the rate of development for the overall settlement will ensure that development

does not all come forward all at once. This will assist with integration of new occupants into the existing community and facilitate community cohesion (see requirement set out below in the Housing Section). Ensuring that the right type of housing comes forward will be equally important in assisting with community cohesion (see requirement set out below in the housing section). This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new settlement'.

Landscape

- 12.1.6 A large inland Settlement Group situated in the Aeron Valley which is a large, shallow and wooded enclosed flat pastures. Located on a flat plateau the settlements of Felinfach and Ystrad Aeron are surrounded by a large rural hinterland.
- 12.1.7 Subtle variations in character occur throughout, related to altitude and level of exposure. These factors influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs. Commonly, however, traditional field boundaries are degraded and either replaced or reinforced with wire fences.
- 12.1.8 The central part of Felinfach/Ystrad Aeron Settlement Group falls within SLA 8: Aeron Valley. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 12.1.9 To the west of Felinfach/Ystrad Aeron is the Allt Pen Cnwc Wildlife Trust Reserve (WTR). To the east there is Cors Nantcwnlle Site of Special Scientific Interest (SSSI) and Dolau Hafod SSSI. To the north there is Rhos Cilcennin SSSI, Parc Pont-Faen and Allt Crug Garn WTR. To the south is Comin Silian SSSI (see Proposals Map).
- 12.1.10 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Felinfach/Ystrad Aeron mainly constitutes of improved and semi-improved neutral grassland, scrub and hedgerows. Within the wider Group there are also areas of semi-natural broadleaved woodland, marshy grassland, valley mire, semi-improved acid grassland and dry heath/acid grassland. There are also various water courses and ponds.

12.1.11 There are several protected and priority species within the Group. Of particular note are marsh fritillary records and barn owl records.

Minerals

12.1.12 There are no crushed rock aggregate mineral resources across this Settlement Group. There is however a very small rock quarry located at Tylau, around two kilometres north of Bwlch Llan which produces building stone from the Mynydd Bach Formation for use in the local area.

12.1.13 Within this Group area the main sand and gravel resources identified as Mineral Safeguarding Areas under Policy LU27 extend along and across the floor of the Aeron Valley encompassing all the low lying ground (see Proposals Map). The resource is widest where the valley floor broadens significantly between Talsarn and Temple Bar. Talsarn lies wholly within the Minerals Safeguarding Area. Temple Bar, being on higher ground lies outside it. Broadly speaking the resource extends across those parts of Ystrad Aeron and Felinfach that lie below the A482 Trunk Road. Outside the Aeron valley there is a small area of sand and gravel roughly midway between Dihewyd and Ciliau Aeron, and further deposits along the course of the Afon Mydr draining to the north and along the Grannell and Nant Creuddyn draining to the south. Within the Mineral Safeguarding Areas Policy LU30 applies. There are no active sand and gravel sites across this Settlement Group area.



12.2 Rural Service Centre: Felinfach/Ystrad Aeron

12.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.

12.2.2 The information set out below applies to Felinfach/Ystrad Aeron as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 12.02).

12.2.3 Felinfach and Ystrad Aeron are located in the Aeron Valley on the A482. It is located 10.6km (6.5 miles) from Aberaeron and 10.8km (6.7 miles) from Lampeter. Although counted as one Rural Service Centre (RSC) the centre is formed of two distinct villages that when considered jointly accounts for more than approximately 150 dwellings, providing access to a good range of facilities and services, including a primary school (capacity for 54 pupils), general store/post office, public house, garage, village hall, a place of worship, playing fields and children's play area.

12.2.4 The information set out below applies to Felinfach and Ystrad Aeron as a whole, additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 12.02).

Access and Transport

12.2.5 Felinfach and Ystrad Aeron are located on the Principle Road A482. Within the most recent Trafnidiaeth Canolbarth Cymru Mid Wales Transportation (TraCC) Regional Transport Plan this settlement has not been identified for any works or upgrades. They have good access to public transport, with a regular bus service running between Aberystwyth, Aberaeron and Lampeter.

Provision for Housing Growth

12.2.6 The LDP has identified a potential housing growth of 112 units for Felinfach/Ystrad Aeron during the plan period.

Table 12.01: Housing Requirement for Felinfach/Ystrad Aeron Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
112	2	18	92
Of which, Affordable Housing:	0	6	

12.2.7 As of August 2010 there are 20 commitments composed of 2 completed units and 18 outstanding consents. The outstanding consents were a mixture of small scale developments with one of the proposed residential developments being for 6 dwellings (A090471CD), all to be affordable houses at the rear of the Bryn Salem estate. There is also a permission for 4 units by the church, a further 5 units are permitted on the old mart site, 2 further units are on the Bryn Salem estate and a single unit on land adjacent to the Brynog Arms.

12.2.8 Opportunity to meet the remaining number of units identified by the LDP (92 units) has been provided for through the allocation of 3 sites (10.33 ha) as detailed in the Allocated Sites Schedule (Table 10.02) and shown on the Proposals Map (see H1201, H1202 and H1203). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.

- 12.2.9 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 12.2.10 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 112 units.
- 12.2.11 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 144 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 112 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 112 units.
- 12.2.12 In order to ensure that the potential impact of development on communities and the Welsh language is minimised and spread across the plan period, housing development will be expected to come forward in a phased manner (see Glossary to Volume 1 for definition of 'phasing'). The LPA will therefore consider applications received in the light of their timing within the Plan period, the number of completions to date and the number of outstanding consents pending within the Service Centre to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed is unclear.
- 12.2.13 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition). Due regard will however need to be had in relation to the viable delivery of the sites in Felinfach/Ystrad Aeron and therefore the appropriateness of a staged approach will be reviewed at the time of pre-application discussion.

12.2.14 From the Utilities section below it is clear that sites in the Felinfach part of the Service Centre are subject to sewage constraints. The constraints will need to be addressed by the developer(s) of those sites either via the provisions of S98-101 of the Water Industry Act (Sewer Requisition) or via S.106 of the Town and County Planning Act 1990 (See Policy DM12). The developers of these two sites (H1201 and H1202) are encouraged to work together in addressing the constraints which exist so that development can start to progress early in the plan period. Site H1203, located in the Ystrad Aeron part of the RSC is unconstrained and will be expected to be developed early on in the plan period to ensure that needs are met throughout the plan period.

12.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Felinfach/Ystrad Aeron Service Centre is 21 units per hectare. This average density of 21 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

12.2.16 Felinfach and Ystrad Aeron is home to a number of small businesses that serve local needs, including a large agricultural supply shop. It also has a number of shops including a large garage shop.

12.2.17 However, located a short distance away from the village of Ystrad Aeron is the Felinfach Industrial Estate. This is a small industrial park comprised of mainly B2 uses (see Table 12.04: Allocated Sites Schedule). Slightly removed from the large units are Theatre Felinfach, Department of Social Services, Language Centre, Centre for Professional Education for Teachers, Wes-glei office and the broadcasting studio for Radio Ceredigion.

12.2.18 Although there are no large multi-unit sites present in the Service Centre itself and the need for one has not been identified, located a short distance away from the village of Felinfach/Ystrad Aeron is the Felinfach Industrial Estate. This site has been allocated for B1, B2 and B8 use, allocation E1201 in order to allow the re-development (if such opportunity occurs during the plan period) of the site in a holistic manner. Existing multi-unit employment sites have been allocated within the LDP because they provide for specific types of employment uses that need to be protected. Whilst it is recognised that individual uses on such sites may be protected through the application of the Plan's criteria based policies, allocating the site as a whole recognises the holistic role of the site and provides a framework for a coherent, site wide regeneration should it be needed. No further multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on

the basis of criteria based policies rather than through specific land allocations.

Utilities

12.2.19 The LPA are aware that at the time of writing the plan improvements to the sewage infrastructure are required. In terms of numbers of housing this affects approximately 45 units or so out of 112. Land in Ystrad Aeron (incl. allocation H1203) are un affected by these constraints. Land in Felinfach is however affected and development of allocated sites in Felinfach will need to incorporate improvements as part of the development of those sites in order for development to be permitted. These improvements can be undertaken by the developer. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

12.2.20 The LA is not aware of any capacity issues relating to electricity at time of writing the plan. Developers should contact relevant utility providers to check capacity prior to application.

Education

12.2.21 There is a primary school located within Felinfach. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. There are currently no firm plans concerning this school or other schools located within the Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

12.2.22 Within Felinfach there is an existing sports pitch near the Bro Henllys housing estate and a small play area although not equipped by the primary school.

12.2.23 The LPA is seeking to provide additional provision of open space on a number of allocated sites (see Policy LU24). For information as to whether a provision is required on specifically allocated sites see Table 12.02: Allocated Sites Schedule.

12.2.24 Located near to the industrial estate, although slightly removed is Theatr Felinfach which presents and produces a range of performance arts, mainly drama, theatre and dance. There has been no indication that this use is to relocate or that there is a need to expand from its current unit.

Flooding

12.2.25 Generally the majority of the existing built up form of Felinfach and Ystrad Aeron are un affected by flood risk although the C2 flood zone is located quite close to the built form. An area between the two villages which is currently undeveloped (though part of it is suggested for allocation in this LDP) is affected by the C2 flood zone. If any

development were to occur in this location the flood zone and TAN 15 would need to be taken into account.

Other Considerations

12.2.26 There are no other considerations.

Direction of Future Growth

12.2.27 Future growth of the Service Centre is centred around H1202 as it is not expected that the whole of this allocation will come forward in this plan period. Long term future growth for the Service Centre could occur in two directions, either closing the gap between Felinfach and Ystrad Aeron to the West, although historically this has been resisted, or bring development around the existing playing fields in a South Easterly direction.

Table 12.02: Allocated Sites Schedule: Felinfach/Ystrad Aeron RSC

Housing Allocations

Site Reference	H1201
Name	Site rear to Bryn Salem, Felinfach
Area (ha)	0.54
Proposal	<p>General housing with affordable housing</p> <p>Guide Density per ha gross: 18 Est yield:10 Est Affordable Housing: 2</p> <p>10 units total split divided into two areas. 6 by the A482 and 4 by the telephone exchange.</p>
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Middle of site has an outstanding consent for 6 units.</p> <p>Access is via the existing estate road.</p> <p>Shape of site affects densities.</p> <p>Pedestrian link to the playing fields on the adjoining field.</p> <p>The site has mature trees around the site. These will need to be protected and managed in accordance with Policies DM14, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger</p>	

and reptile surveys may be required.

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

Sewage constraints exist in relation to Site H1201 and H1202. The constraints will need to be addressed by the developer(s) of these 2 sites either via the provisions of S98-101 of the Water Industry Act (Sewer Requisition) or via S.106 of the Town and County Planning Act 1990 (See Policy DM12). The developer(s) of these two sites are encouraged to work together in addressing the constraints which exist so that development can start to progress early in the plan period.

Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space see Policy LU24.

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

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

Site Reference	H1202
Name	Cae'r Bont, Felinfach
Area (ha)	8.22 (gross) Net Developable Area: 3.61
Proposal	General housing with affordable housing Guide Density per ha Net Developable Area: 25 Est yield: 90 Est Affordable Housing: 18
Site characteristics, Constraints and Requirements	
Greenfield site	
Retain hedge bank to maintain green link between both settlements.	
Approximately 2.8ha of the site cannot be developed for housing as it is affected by the C2 flood zone. This amount of land has been removed from the overall site size of 8.22ha net. A further 1.81ha has also been removed from the overall developable site area. This 1.81ha relates to the land either side the river and will largely be taken up through providing for access in the form of a bridge between the northern and southern part of the allocated site. The LPA consider that it is unlikely therefore that any housing units can be	

accommodated on that part of the site, that is either side of the river, partly due to the infrastructure requirements but also due to floodplain restrictions.

A high proportion of the open space and some of the biodiversity requirements can be provided on the remainder of the land that has been removed from development due to it being located on the flood zone.

Access to this site can potentially be achieved via the existing estate road for Bro Henllys (though it is likely that this will only be for emergency vehicle access) and off the A482. Access via the estate road would require the relocation of existing garages and a scheme implemented to address the issue of on street parking. The likely main access will however be directly from the A482, at the northern part of the site and should be capable of servicing the entire allocation. Any access provided from the A482 will need to take into account the C2 flood zone and would involve the provision of a bridge over the floodplain area. Any access implemented will need to be of a standard to accommodate the future development of the whole site.

Due to the presence of the C2 flood zone across a large proportion of the site roads implemented should be able to accommodate flooding and should be of a permeable surface so that it does not further exacerbate flooding.

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

The site has mature trees and hedgerows around the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

A river (priority habitat) runs through the south of the site which will need to be protected and managed in accordance with national policies and Policies DM15 and DM22. This will need to include at least a 7m buffer between the water course and development.

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

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

Hydraulic modelling may be required to ascertain the parameters outlined in table A1.15 of TAN15.

Environment Agency Wales may advise that an emergency evacuation plan is adopted which addresses how the site could be evacuated and also how emergency services i.e. fire and ambulances would get to the site.

Sewage constraints exist in relation to Site H1201 and H1202. The constraints will need to be addressed by the developer(s) of these 2 sites either via the provisions of S98-101 of the Water Industry Act (Sewer Requisition) or via S.106 of the Town and County Planning Act 1990 (See Policy DM12). The developer(s) of these two sites are encouraged to work together in addressing the constraints which exist so that development can start to progress early in the plan period. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

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

The northern boundary of the proposed development site lies in the proximity of the Afon Gwili Watercourse. Developer to provide topographic survey information for the site and the adjoining bank and bed levels of the Afon Gwili watercourse.

Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space, Equipped Natural Play Space, which could include a multi-use games area and Informal Recreation Space see Policy LU24.

Site Reference	H1203
Name	Land off B4342, Ystrad Aeron
Area (ha)	1.57
Proposal	General housing with affordable housing Guide Density per ha gross: 15 Est yield: 24 Est Affordable Housing: 4.8
Site characteristics, Constraints and Requirements	
Greenfield site	
Site H1203 will be expected to be developed early on in the plan period. Dialogue with the local planning authority should therefore occur at the start of the plan period to secure delivery.	
Topography of the site is slightly sloping, may achieve higher density in less visible location.	
The site has mature trees and hedgerows around and through the site. In	

particular, the eastern hedgerow has been surveyed and is an 'important hedgerow' and also has a notable oak and 2 ash. These will need to be protected and managed in accordance with Policies DM14, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

There is a spring in the north east corner of the site which will need to be protected and managed in accordance with national policies and Policies DM10, DM15 and DM22. This should include no culverting of the spring and a 7m buffer from development.

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

Surface water scheme should be produced, number of houses should be dependant on surface water disposal.

Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Equipped Natural Play Space see Policy LU24.

12.3 Linked Settlements and Other Locations outside of the Service Centres

- 12.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 12.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 12.3.3 In general land is not specifically allocated for development in locations other than the Service Centre. Any exceptions to this are referred to in Table 12.04 below and shown on the Proposals Map.
- 12.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 12.03 already exist within the Linked Settlements and at Other Locations within the Settlement Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as of 2010 and will change during the plan period.

Table 12.03: Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Felinfach/Ystrad Aeron Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
65	18	36	11
Of which, Affordable Housing:	2	3	

- 12.3.5 All housing development in ‘Linked settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 12.3.6 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 12.3.7 This Settlement Group contains two large Linked Settlements, Cilcennin and Cribyn, which to date have all seen a relatively high level of residential development which has resulted in a high number of affordable units being available.
- 12.3.8 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to sewage and utility provision.
- 12.3.9 The level of facilities available within the Settlement Group vary. In general most Linked Settlements have some form of facility, usually either in the form of a garage or community hall.
- 12.3.10 Primary schools exist in various locations throughout the Settlement Group.
- 12.3.11 The settlement of Talsarn is almost entirely within the C2 flood zone (see Constraints Map) and therefore development in this location will only be permitted if it accords with national guidance and would require an FCA to determine suitability.

Table 12.04: Site Allocations Schedule for Linked Settlements and Other Locations that are outside of Service Centres

Site Reference	E1201
Name	Felinfach Industrial Estate, Felinfach/Ystrad Aeron
Gross Area (ha)	16.21
Additional Available Land (ha)	N/A
Category	Local
Proposal	Maximise the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses.
Site characteristics, Constraints and Requirements	
<p>Mostly brownfield site</p> <p>Topography varies throughout the site - some flat areas, some steeply sloping, generally land slopes away from the road.</p> <p>The site is surrounded by open countryside and part of the allocation borders the Afon Aeron.</p> <p>Appropriate landscaping will be encouraged as part of any development or redevelopment or rationalization throughout the site.</p> <p>CCW's LANDMAP should be consulted</p> <p>International Sites should be protected from air pollution in accordance with national policies and Policy DM14.</p> <p>The site has trees and hedgerows throughout and part of the site is semi-natural broadleaved woodland (priority habitat). These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There is a network of ditches and a pond throughout the site. The site is also in close proximity to the Afon Aeron. These should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p> <p>Part of the site is semi-improved neutral grassland, some of which is quite species rich, and scrub which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, reptile, amphibian and otter surveys may be required.</p>	

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

Due to the known areas of high biodiversity value on site, approximately 2.90ha of the total area (16.21ha) is not available for development. This is likely to be able to be accommodated by the suggested densities as set out in the South Ceredigion Employment Site Study Main Report (NLP), if not it will need to be removed from the calculations.

Surface water drainage maybe managed through the implementation of SUDS.

Approximately half of site is within C2 flood zone.

A Flood Consequences Assessment addressing issues relating to access/egress routes is required.

All surface water discharges within this area should not exceed 'Greenfield runoff' rates so as not to increase flood risk downstream.

The provision of sustainable transport solutions may be sought in a planning agreement if trip generation of a proposal development is equivalent to that expected of B1 use than that of B2/B8 use.

13. Settlement Group Statement: Group 13: Llanarth

13.1 Settlement Group Overview:

Rural Service Centre:

Llanarth

Linked Settlements:
(all within Ceredigion)

Gilfachreda
Oakford
Mydroilyn

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Llanarth	Settlement Group	100.0	115	50						
	Service Centre	67.0	77	19	58	0	0	0	10	87
	Linked Settlements & Other Locations	33.0	38	31			7			38
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 13.02.										

- 13.1.1 The Settlement Group of Llanarth is located 6.4km (3.9 miles) south west from the Urban Service Centre of Aberaeron. Although all of the settlements within the Group look towards Aberaeron for some of their needs, as well as Aberystwyth, Llanarth supports many of their day to day needs and therefore has a Service Centre role at a local level.
- 13.1.2 The Settlement Group is medium in size when compared to other Groups throughout the County and extends inland in a south-east and south-west direction. There are three defined Linked Settlements within the Group, with the largest being Mydroilyn and the smallest being Gilfachreda. Llanarth is located almost in the centre of the Group and has the widest range of facilities
- 13.1.3 The Group has been predominantly defined based upon the ease of access the Linked Settlements have towards, Llanarth, the Service Centre and also based upon the interrelationship they have with Llanarth in terms of social and economic needs.
- 13.1.4 In 2007 the housing stock of Llanarth was 237 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 77 dwellings which is a growth rate of 32.5% for the Service Centre. This level of housing growth is not much greater than that which it has experienced per annum over recent years (3 per annum or 45 over a 15 year period). On this basis the level of growth is therefore considered to be acceptable particularly given that the aim of the Plan is to move away from a dispersed distribution of development and to re-focus growth in the most sustainable location, which in this particular area would be in Llanarth. Additionally it is considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate and therefore phasing will not be applied to housing development sites within this settlement. It is also considered that the growth allocated in Llanarth will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.

Landscape

- 13.1.5 The landscape of this Group is predominantly undulating surrounded largely by agricultural land. Llanarth itself is located within a valley with some parts of the Centre being very steep.
- 13.1.6 Subtle variations in character occur throughout the Group, related to altitude and level of exposure. These factors influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs. Commonly, however, traditional field boundaries are degraded and either replaced or reinforced with wire fences.

- 13.1.7 Parts of Llanarth Settlement Group fall within SLA 6: New Quay to Llanrhystud and SLA 8: Aeron Valley. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 13.1.8 To the south of Llanarth is Rhos Esgairwen-Fawr A Rhosgoch-Fawr Site of Special Scientific Interest (SSSI) and Cae Ffos-Yr-Odyn SSSI and to the north is Aberarth - Carreg Wylan SSSI and Cardigan Bay Special Area of Conservation (SAC) (see Proposals Map).
- 13.1.9 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Llanarth and the wider settlement mainly constitute of unimproved, semi-improved and improved neutral grassland, semi-natural broadleaved woodland, marshy grassland scrub and hedgerows. There are also various water courses and ponds.
- 13.1.10 There are several protected and priority species within the Group. Of particular note are several marsh fritillary (a European protected species) records, though records are old.

Minerals

- 13.1.11 There are no crushed rock aggregate mineral resources across this Settlement Group area and no active rock quarries.
- 13.1.12 There is a scarcity of sand and gravel resources throughout this Settlement Group area, with just a few small isolated pockets of glaciofluvial material identified as Mineral Safeguarding Areas under Policy LU27 (see Proposals Map). The largest of these impinges on the northernmost part of Gilfachreda, and follows the brook north from Gilfachreda to the coast. Within the Mineral Safeguarding Areas Policy LU30 applies. No other settlements within the Group are located on, or in the immediate vicinity of any identified Mineral Safeguarding Area.
- 13.1.13 There are no active sand and gravel sites across this Settlement Group area.



13.2 Rural Service Centre: Llanarth

- 13.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 13.2.2 The information set out below applies to Llanarth as a whole and will be considered in relation to all planning applications. Additional

information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 13.02).

- 13.2.3 Llanarth is located on the A487 Trunk Road with a junction onto the B4342 New Quay road. The Trunk road effectively cuts the settlement into two halves, resulting in some parts being very steep. It is a large settlement of approximately 200 dwellings, with a range of architectural styles from Georgian, Victorian to twentieth century.
- 13.2.4 The settlement has a good range of facilities and services. These include a large primary school (capacity for 85 pupils), general store/post office, public house, garage, village hall, a place of worship, and a recreation area (non-equipped play area).
- 13.2.5 The information set out below applies to Llanarth as a whole, additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 13.02).

Access and Transport

- 13.2.6 Llanarth is located on the Trunk Road the A487 and has good transport and access links, benefiting from a regular bus services. Development in locations that obtain access from the Trunk Road will be required to meet the higher access standards set out by the Trunk Road Agency.

Provision for Housing Growth

- 13.2.7 LDP has identified a potential housing growth of 77 units for Llanarth during the plan period.

Table 13.01: Housing Provision for Llanarth Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
77	4	15	58
Of which, Affordable Housing:	0	4	

- 13.2.8 As of August 2010 there were 19 commitments composed of 4 completed units and 15 outstanding consents. The outstanding consents are a mixture of small scale developments with one of the residential developments being for the development of 9 dwellings. Of which 4 would be affordable units, this is an outstanding consent in the south east of the settlement behind Brynawen. The proposed access and highway at this location would be able to accommodate more development than currently permitted. A further application

behind Brynawen has resolution to approve 9 dwellings with 3 affordable units. This application is awaiting the Section 106 in relation to the affordable units to be signed.

- 13.2.9 Opportunity to meet the remaining number of units identified by the LDP (58 units) has been provided for through the allocation of 4 sites (6.39 ha) as detailed in the Allocated Sites Schedule (Table 13.02) and shown on the Proposals Map (see H1301-H1304). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 13.2.10 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 13.2.11 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 77 units.
- 13.2.12 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 87 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 77 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 77 units.
- 13.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for Llanarth would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.
- 13.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites

(and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

13.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Llanarth Service Centre is 14 units per hectare. This average density of 14 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

13.2.16 Llanarth has a number of small businesses that serve local needs including a plant nursery. It also has a number of shops including the garage shop and a small number of specialist shops, for example a butchers.

13.2.17 No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

13.2.18 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

13.2.19 The LPA are aware that at the time of writing the plan improvements to the sewage infrastructure are required in relation to site H1301. In terms of numbers of housing this affects approximately a third of the housing growth identified in the LDP. The upgrades may come forward in future AMPs alternatively the restrictions could be overcome through developer contributions to upgrade the sewage infrastructure (see also Allocated Site Schedule below). For up to date site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

13.2.20 The LA is not aware of any capacity issues relating to electricity at time of writing the plan. Developers should contact relevant utility providers to check capacity prior to application.

Education

13.2.21 There is a primary school located within Llanarth. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. There are no firm plans currently concerning this school or other schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

13.2.22 There is an existing area to the north of the settlement, by the housing estate Martha Cae which is available for community recreational use. However the area has no equipment and is currently underused.

13.2.23 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required as part of a housing allocation see Table 13.02: Allocated Site Schedule.

Flooding

13.2.24 The majority of Llanarth is un affected by flood risk, however the C2 flood zone does run through part of the settlement with a natural collection point at the base of both hills in the centre of the settlement (see Constraint Map). Development in C flood zone will only be acceptable if in line with National Guidance and a Flood Consequence Assessment (FCA) will be need to be submitted as part of any application to determine suitability. Residential development is unlikely to be acceptable.

Other Considerations

13.2.25 None

Direction of Future Growth

13.2.26 Future growth for Llanarth is to be in the south east adjoining site H1304 (see Table 13.02: Allocated Sites Schedule).

Table 13.02: Allocated Sites Schedule: Llanarth RSC**Housing Allocations**

Site Reference	H1301
Name	Land rear of Brynawen
Area (ha)	1.08
Proposal	General housing with affordable housing Guide Density per ha gross: 20 Est yield: 22 Est Affordable Housing: 4.4
Site characteristics, Constraints and Requirements	
<p>Green field Site. Adjoins and partly surrounds site with existing planning permission.</p> <p>Road proposed in current permission may be able to accommodate up to 50 dwellings, including the 9 dwellings with current consent.</p> <p>The site has mature trees and hedgerows around the site and woodland (priority habitat) on the western part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>A river (priority habitat) runs to the west of the site which will need to be protected and managed in accordance with national policies and Policies DM14, DM15 and DM22. This will need to include at least a 7m buffer between the river and development.</p> <p>The site is semi-improved neutral grassland and this should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, otter and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, creation of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Un-equipped Natural Play Space. See Policy LU24.</p> <p>There are identified sewage problems which are site specific to this allocation. If development occurs in advance of DCWW acquiring funding for upgrades the site can be progressed by the developers either via the provisions of S98-</p>	

101 of the Water Industry Act (Sewer Requisition) or via S.106 of the Town and County Planning Act 1990. See Policy DM12.

The western boundary of the proposed development site adjoins the Afon Llethi Watercourse. Downstream culvert/ bridge structures could affect the potential flooding of the site. Detailed site topographic survey will therefore be required and hydraulic modelling may also be required. Developers will need to compare site levels with the bank and bed levels of the watercourse in the first instance.

A surface water scheme should be produced.

Site Reference	H1302
Name	Land adj. to Vicarage
Area (ha)	0.83
Proposal	General housing with affordable housing Guide Density per ha gross: 11 Est yield: 9 Est Affordable Housing: 3.0
Site characteristics, Constraints and Requirements	
<p>Green field Site</p> <p>The site has mature trees and hedgerows around the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>The site is semi-improved neutral grassland (rush pasture) which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, amphibian and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, pond creation, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Surface water scheme should be produced.</p> <p>Open space will be sought on site. This should be provided as Natural Amenity Green Space. See Policy LU24.</p>	

Site Reference	H1303
Name	Field adjoining Allt y Bryn estate
Area (ha)	0.84 (gross) Net Developable Area: 0.53
Proposal	General housing with affordable housing Guide Density per ha Net Developable Area: 10 Est yield: 5 Est Affordable Housing: 1.0
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Identified as UKBAP habitat; 0.31ha of the site is therefore removed from development. The site has mature trees and hedgerows around the site and woodland (priority habitat) to the north of the site. These will need to be protected and managed in accordance with Policies DM14, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There is a spring in the north-west corner of the site that should be protected and managed in accordance with national policies and Policies DM14, DM15 and DM22. This includes at least a 7m buffer from the spring to the development.</p> <p>The site is good semi-improved/unimproved neutral grassland which should be protected and managed in accordance with Policy DM15. The upper north west area of the site is the most species rich classified as a UKBAP priority habitat. This has been identified to be retained and managed as part of the development. Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, invertebrate and reptile surveys and a Phase 2 habitat survey may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Natural Amenity Green Space. See Policy LU24. Although the remainder of the site cannot be used for heavy recreational use i.e. un-equipped play area, it can be accessed and 'walked' by the new residents of the development.</p> <p>A surface water scheme should be produced.</p>	

Site Reference	H1304
Name	Site off Alma Street
Area (ha)	2.64 (gross) Net Developable Area: 2.11
Proposal	General housing with affordable housing Guide Density per ha Net Developable Area: 15 Est yield: 32 Est Affordable Housing: 6.4
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Access to site will require junction improvements. Investigation to determine nature of the works will be required.</p> <p>The layout should include provision to gain access to the land to the east and south east which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.</p> <p>The site has mature trees and hedgerows around the site and woodland (priority habitat) on the north and south of the site, and adjacent to the east. In particular there is a large veteran oak that should be retained on the south-west boundary along with the hedgerow in which it is contained as it a very species rich 'important hedgerow'. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>A river (priority habitat) runs to the east of the site which will need to be protected and managed in accordance with national policies and Policies DM15 and DM22. This will need to include at least a 7m buffer between the river and development.</p> <p>The site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, otter, badger and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, pond creation, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>A surface water scheme should be produced.</p>	

Due to the high biodiversity value found on site 0.53ha has been removed from the overall site size (2.64ha) when calculating the densities.

Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Equipped Natural Play Space. See Policy LU24. Land removed due to biodiversity reasons can be utilised to provide some of the open space requirement.

13.3 Linked Settlements and Other Locations outside of the Service Centres

13.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

13.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.

13.3.3 Land is not specifically allocated for development in locations other than the Service Centre.

13.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 13.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 13.03. Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Llanarth Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
38	5	26	7
Of which, Affordable Housing:	0	4	

13.3.5 All housing development in ‘Linked Settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.

13.3.6 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a

rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).

- 13.3.7 Within the Group the majority of development to date has occurred within the largest of the Linked Settlements, Mydroilyn. Affordable units are part of existing commitments within Mydroilyn and also Oakford.
- 13.3.8 Public sewer systems are available within all of the Linked Settlements.
- 13.3.9 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to sewage and utility provision.
- 13.3.10 The level of community facilities and services available within the Settlement Group varies between the Linked Settlements, with Mydroilyn offering the widest range of facilities in terms of a village hall, church and public house, whereas Gilfachreda has none.
- 13.3.11 The new area school at Synod Inn is located in the Southern most part of the Group and its predominant catchment area is to the south and west outside this Settlement Group.
- 13.3.12 Both Gilfachreda and Mydroilyn are constrained by the C2 flood zone (see Constraints Map). Within Gilfachreda large areas of the settlement are affected by this zone and as such development in locations affected by this zone will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in such areas is unlikely to be acceptable. Within Mydroilyn a small part of the centre of the settlement is affected by the C2 flood zone.

14. Settlement Group Statement: Group 14: Llanilar

14.1 Settlement Group Overview

Rural Service Centre:

Llanilar

Linked Settlements:
(all within Ceredigion)

Cnwch Coch
Llanafan
Lledrod
Llanfihangel y Creuddyn

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Llanilar	Settlement Group	100.0	179	94						
	Service Centre	69.8	125	49	76	0	0	0	0	133
	Linked Settlements & Other Locations	30.2	54	45			9			54
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 14.02.										

- 14.1.1 The Settlement Group of Llanilar is located in northern Ceredigion, just to the southeast of Aberystwyth. It is a relatively large group, with a total housing stock of 994 dwellings as of July 2011. Although all of the settlements within the Group look to Aberystwyth for many of their needs, especially for comparison goods, Llanilar supports many of their day to day needs and is unusual for a settlement of its size in that it has its own doctor's surgery.
- 14.1.2 Llanilar's Linked Settlements are all located to its east and for the most part run along the path of the Afon Ystwyth. They range considerably in size, from settlements with a relatively good range of facilities, such as Llanafan, to settlements with none at all, such as Cnwch Coch.
- 14.1.3 The key change in relation to the Service Centre during this plan period will be the level of housing growth which could occur. Between 2007 and 2022, the Plan allows for an additional 125 units to be provided for in the Service Centre. This compares to approximately 45 units which have been completed over the past 15 years (based on an average of 3 a year). However, past growth rates within the Settlement Group demonstrate that the level of development which has historically occurred within this area and the opportunity for growth provided for by the LDP are not significantly dissimilar at around 123 units in the last 15 years (based on annual average completions for 2001-2011) compared with 179 units now allowed for in the Settlement Group as a whole by the LDP. It is clear however that housing growth in this Settlement Group has historically been dispersed and predominately away from the Service Centre. The main difference therefore between past development and the LDP is between where development has historically occurred and where it will be permitted during this LDP period and into the future. The intention of the LDP is to have the majority of growth focused within the Service Centres. To achieve this in Llanilar Settlement Group, growth must be re-focused in the most sustainable location, which leads to a higher than historic level of development within the Service Centre.
- 14.1.4 This re-focusing approach is consistent with the LDP Strategy. In the Service Centre of Llanilar this leads to a very specific matter which needs to be carefully addressed, that of the potential level of housing growth being higher than what it has experienced in the past in the service Centre itself and the potential impacts this may have on the social fabric of the settlement. Growth can be managed through appropriate controls being placed on how the development comes forward. Phasing the rate of development for the overall settlement will ensure that development does not come forward all at once. This will assist with integration of new occupants into the existing community and facilitate community cohesion (see Housing Section of this Settlement Group Statement). Ensuring that the right type of housing comes forward will be equally important in assisting with

community cohesion. Using local information to assist in identifying gaps in housing needs within the communities of the existing Settlement Group will help with ensuring that the housing provided can meet existing community needs and thus help those households stay in the area. This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new village'.

Landscape

- 14.1.5 The Settlement Group of Llanilar is centred around the landscape of the lower Ystwyth Valley and its surrounding hills. At this point, the valley opens out into a broad open floodplain, the verdure and 'manicured tidiness' of which provides a contrast to the more impoverished open areas of the adjoining uplands. It's a sheltered and comfortable landscape and contains some of the most productive agricultural land in the County.
- 14.1.6 The hills around Llanilar itself form part of a band of low-lying coastal hills, which undulate rhythmically to form a series of rolling plateau intersected by valleys. On sheltered slopes and within the sharply defined valleys, which dissect the plateau, deciduous woodland and scrub thrive. Although open and exposed, the simplicity of the landscape is distinctive and occasional views to Cardigan Bay add interest. Further east, the character of the landscape transcends towards one of a more rugged nature. Subtle variations in character occur throughout, related to altitude, aspect and level of exposure. These factors influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs. More elevated and exposed areas are open in character and contain detractors including small coniferous plantations with abrupt edges, occasional windfarms and mining and quarrying activity.
- 14.1.7 Much of the Llanilar Settlement Group falls within Special Landscape Area (SLA) 9: Afon Wyre, SLA 10: Ystwyth Valley and SLA 12: North Upland Ceredigion. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 14.1.8 Within this settlement grouping there is the Grogwynion (Gro Ystwyth) Special Area of Conservation (SAC), Coed Y Crychudd Site of Special Scientific Interest (SSSI), the Gro Ystwyth SSSI, Rhos Cross Inn SSSI, Rhos Bwlch-Y-Rhandir SSSI and Rhos y Fforest Wildlife Trust Reserve (WTR) (see Proposals Map).

- 14.1.9 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Llanilar mainly constitutes of semi-natural broadleaved woodland, dense scrub, improved and semi-improved neutral grassland, marshy grassland and hedgerows. The wider Group also includes semi-improved acid grassland and modified valley mire. There are also various water courses and ponds.
- 14.1.10 There are several protected and priority species within the Group. Of particular note are several records of marsh fritillary, a European protected species, although many of them old, and water vole records. There are also various Tree Preservation Orders within Llanilar and throughout the Group.

Minerals

- 14.1.11 There are no crushed rock aggregate mineral resources identified as Mineral Safeguarding Areas under Policy LU27 across this Settlement Group area except for a small outcrop of the Ystwyth Grits Formation, which traverses the Ystwyth near Pontrhydygroes (see Proposals Map and Policy LU30). There are no active rock quarries in this Group.
- 14.1.12 An extensive sand and gravel resource identified as a Mineral Safeguarding Area under Policy LU27 (see Proposals Map) occupies the floor of the Ystwyth Valley along the whole stretch of the Ystwyth that passes through this Group area, being widest in extent between Abermagwr and Llanilar. However, only the northernmost low lying parts of Llanilar actually fall within the Mineral Safeguarding Area. Elsewhere there is only a small deposit along the headwaters of the Afon Wyre on the south-western edge of the area. Within the Mineral Safeguarding Areas Policy LU30 applies. There are no safeguarded sand and gravel resources identified within or in the immediate vicinity of Rhos-y-Garth, Lledrod or Bronant. There are no active sand and gravel extraction sites across this Group.

14.2 Rural Service Centre: Llanilar

- 14.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 14.2.2 The information set out below applies to Llanilar as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 14.02).

14.2.3 Llanilar is located in the Ystwyth Valley 9.7 km south-east of Aberystwyth. It is a well established settlement of approximately 300 dwellings and has access to a good range of facilities and services, including a primary school, doctor's surgery, general store/post office, public house, garage, village hall, two places of worship, football pitch and children's play area. The old railway yard is also used as a car park for the Ystwyth Trail.

Access and Transport:

14.2.4 Although there are no formal plans at present, there is an intention to create a bypass bypassing the centre of the settlement. This has been taken into account in an existing planning application.

Provision of Housing Growth

14.2.5 The LDP has identified a potential housing growth of 125 for Llanilar during the plan period. Table 14.01: Housing Provision for Llanilar Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
125	0	49	76
Of which, Affordable Housing:	0	14	

14.2.6 As of August 2010 there were already 49 commitments within the Service Centre, all of which are outstanding consents. A residential development of 46 dwellings has been granted permission at Y Gorlan near the settlement's core and will provide 14 affordable units. This will likely account for much of Llanilar's allocation for the first part of the Plan.

14.2.7 Opportunity to meet the remaining number of units identified by the LDP (76 units) has been provided for through the allocation of 1 site (3.34 ha) as detailed in the Allocated Sites Schedule (Table 14.02) and shown on the Proposals Map (see H1401). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.

14.2.8 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall

sites do come forward they will need to be determined in accordance with Policy S03.

- 14.2.9 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 125 units.
- 14.2.10 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 133 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 125 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 125 units.
- 14.2.11 In order to ensure that the potential impact of development on communities and the Welsh language is minimised, it will be necessary to control the rate at which new housing development comes forward. This will be achieved by 'phasing' the number of units permitted within the Settlement during any period of the plan. The LPA will therefore consider applications received in the light of its timing within the Plan period, the number completions to date and the number of outstanding consents pending within the Service Centre to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed is unclear.
- 14.2.12 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 14.2.13 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Llanilar Service Centre is 23 units per hectare. This average density of 23 units per hectare should provide a guide starting point for non-allocated all windfall development sites in the settlement.

Economic Requirements

14.2.14 No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

14.2.15 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

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

14.2.17 There are also incidents of low pressure within the public water mains around Llanilar, solutions to these would be dependant on the location of any proposed development (see Policy DM12).

14.2.18 The Allocated Sites Schedule (Table 14.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education

14.2.19 There is a primary school located within the settlement. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. Currently there are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

14.2.20 There is an existing sports pitch and play area and the local community has identified the need for a new play area and burial ground within the settlement.

14.2.21 The LPA is seeking to provide additional provision of open space on the settlement's one allocated site in line with Policy LU24. For information as to whether a provision is required see specific site in the Allocated Sites Schedule (Table 14.02).

Flooding

14.2.22 The core of Llanilar is located within an area of high flood risk as identified by the Welsh Government’s flood risk maps. This in turn creates issues relating to access and egress for those sites on the eastern side of the settlement. The direction of future growth is therefore seen to be westwards along the A485 and away from the areas that are at risk of flooding.

Other Considerations

14.2.23 No other considerations.

Direction of Future Growth

14.2.24 The direction of future growth is therefore seen to be westwards along the A485 and away from the areas that are at risk of flooding.

Table 14.02: Allocated Sites Schedule: Llanilar RSC

Housing Allocations:

Site Reference	H1401
Name	Land Opposite Y Gorlan
Area (ha)	3.34
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Estimated yield: 84 units Estimated affordable units: 16.8 units
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Level to moderately sloping topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.</p> <p>CCW’s LANDMAP should be consulted.</p> <p>The site is upstream of the Pen Llyn a’r Sarnau SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through disturbance.</p> <p>The site has mature trees and hedgerows around part of the site, with a strip of woodland (priority habitat) running down the east side. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>A ditch runs up to the west part of the site and Nant Adail (priority habitat)</p>	

runs down the east part which should be protected and managed in accordance with national policies and Policies DM15 and DM22. This should include at least a 7m buffer from development.

Water voles (protected species) are adjacent to site. Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, otter, bat, water vole, badger, and reptile surveys may be required. Connectivity with Nant Adail should be maintained for water voles by providing a ditch and buffer strip from existing ditch to the river.

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space in accordance with Policy LU24.

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

The site will require the provision of off-site water mains.

Although the site is not located on a C2 flood zone a part of the site may be affected during extreme flood events due to the Afon Yswyth and Nant Adail watercourses. A Flood Consequences Assessment is therefore required.

There is moderate probability of best and most versatile (BMV) agricultural land being present. Most likely, this is to be in the form of a mosaic of grades 3a, 3b and 4; most likely mainly sub-grade 3b.

14.3 Linked Settlements and Other Locations outside of the Service Centres

- 14.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 14.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.

14.3.3 Land is not specifically allocated for development in locations other than the Service Centre.

14.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 14.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 14.03. Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of the Llanilar Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
54	7	38	9
Of which, Affordable Housing:	0	6	

14.3.5 All housing development in ‘Linked Settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.

14.3.6 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).

14.3.7 In recent years there has been limited demand for growth in Llanilar’s Linked Settlements. Currently, only Lledrod and Llanfihangel y Creuddyn offer affordable units, which number 6 in total.

14.3.8 The following Linked Settlements are not connected to a public sewer system: Cnwch Coch, Lledrod and Llanfihangel y Creuddyn. Llanafan is served by a localised sewage treatment facility.

14.3.9 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to utility provision.

14.3.10 There are primary schools located in Llanafan and Lledrod. Currently the Council is reviewing education provision across the County and the report ‘Developing Education in Ceredigion’ has been produced. Currently there are no firm plans concerning these two schools,

however the report and any future plans will need to be kept under review as they may have land use implications.

14.3.11 The level of facilities varies greatly from Linked Settlement to Linked Settlement. Llanafan and Lledrod have a good range of services including a primary school, community hall and sports facilities. In general most Linked Settlements have some form of facility, usually either in the form of a garage or community hall.

14.3.12 Parts of Lledrod, and Llanfihangel y Creuddyn are affected by the C2 flood zone, although none are significantly constrained. Development in locations affected by this zone will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in such areas is unlikely to be acceptable.

15. Settlement Group Statement: Group 15: Llanon

15.1 Settlement Group Overview:

Rural Service Centre: **Llanon**

Linked Settlements:
(all within Ceredigion) | Bethania
Cross Inn (Llan-non)
Nebo

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Llanon	Settlement Group	100.0	147	74						
	Service Centre	373.5	108	43	65	0	0	0	20	128
	Linked Settlements & Other Locations	26.5	39	31			8			39
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 15.02										

- 15.1.1 The Settlement Group of Llanon is located in coastal, mid-Ceredigion 8km north from the Urban Service Centre of Aberaeron and 18km south of the Urban Service Centre of Aberystwyth. Although all of the settlements within the Group look towards Aberaeron and Aberystwyth for many of their needs, Llanon support many of their day-to-day needs and therefore has a Service Centre role at a local level.
- 15.1.2 The Settlement Group is medium in size with the majority of its Linked Settlements located inland. These settlements are generally of a similar size with the largest, Nebo, having approximately 42 dwellings.
- 15.1.3 The Settlement Group has been predominantly defined upon the ease of access the Linked Settlements have towards, Llanon.
- 15.1.4 In 2007 the housing stock of Llanon RSC (including Llansantffraed) was 338 dwellings. The proposed increase of dwellings over the plan period equates to 108 dwellings which is a growth rate of 31.9% for the RSC. The level of growth is considered to be acceptable particularly given that the aim of the Plan is to move away from a dispersed distribution of development and to re-focus growth in the most sustainable location, which in this particular area would be in Llanon. Additionally it is considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate and therefore phasing will not be applied to housing development sites within this settlement. It is also considered that the growth allocated in Llanon will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.

Landscape

- 15.1.5 The landscape of Llanon and its Settlement Group is one that contrasts greatly with that of the surrounding area, being characterised by a mixture of coastal and inland environments. A beach of pebble and stone is backed by cliffs of boulder clay which provides nesting sites for many sea birds.
- 15.1.6 The landscape of Llanon has been strong informed by history with the sea and the rivers Peris and Cledlan playing important roles. The existence of the medieval open field farming method of strip fields or slangs is still very apparent today in Llansantffraed.
- 15.1.7 As the Group extends inland the landscape begins to rise into a rolling plateau intersected by valleys. As you enter Bethania, which is located on the Mynydd Bach plateau, the Cambrian Mountains can often be seen in the distance.
- 15.1.8 Subtle variations in character occur throughout, related to altitude, aspect and level of exposure. These factors influence vegetation

patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs.

- 15.1.9 Parts of Llanon Settlement Group fall within SLA 6: New Quay to Llanrhystud. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 15.1.10 To the west of Llanon is Traeth Llanon Special Area of Scientific Interest (SSSI) and to the north is Aberstrincell Limekilns Wildlife Trust Reserve (WTR). Further to the east are Cors Caranod SSSI, Rhos Talglas Special Area of Conservation (SAC), Rhos Talglas a Chors Yr Hafod SSSI, Cors Llyn Farch a Llyn Fanod SSSI and Rhos Glandenyys WTR (see Proposals Map).

- 15.1.11 Outside the protected sites, the group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Llanon mainly constitute of improved and semi-improved neutral grassland, semi-natural broadleaved woodland, scrub, tall ruderal herb and hedgerows. Within the wider Group there are also areas of valley mire, wet dwarf shrub heath, marshy grassland, fen and semi-improved acid grassland. There are also various water courses and ponds.

- 15.1.12 There are several protected and priority species within the Group. Of particular note are marsh fritillary, small heath and brown hare records. There are also various Tree Preservation Orders to the east of Llanon and throughout the Group.

Minerals

- 15.1.13 There are no crushed rock aggregate mineral resources across this Settlement Group area and no active rock quarries. There is however a small rock quarry located at Moelfryn Maen, around half a kilometre south of Bethania, which until a couple of years ago (when the permission expired) extracted stone from the Mynydd Bach Formation, part of the Aberystwyth Grits Group, primarily for use as low grade engineering fill in the local area.

- 15.1.14 Llanon/Llansanffraed sits on a platform of glacial sand and gravel, which extends out into the sea beyond the pre-glacial coastline. It also partly infills Cwm Peris and the lower reaches of the Afon Cledan. The principle Mineral Safeguarding Area identified under Policy LU27 incorporates all of Llanon (except for the southernmost tip of Llanon where it climbs the hillside inland of the Trunk Road) and continues south as far as Morfa Farm (see Proposals Map). The only other Mineral Safeguarding Area within this Group lies within the valley occupied by the Afon Arth, including where it passes through Pontsaeson. Within the Mineral Safeguarding Areas Policy LU30 applies. There are no mineral resources in or within the immediate

vicinity of Cross Inn, Nebo or Bethania. There are no active sand and gravel sites across this Settlement Group area.

15.2 Rural Service Centre: Llanon

15.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.

15.2.2 The information set out below applies to Llanon as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 15.02).

15.2.3 Llanon is located on the A487 trunk road. Although classed as one Rural Service Centre (RSC) it is comprised of two separate settlements; Llanon and Llansantffaed, with Llansantffaed being located nearer to the coast. Although two separate settlements the LPA is only looking to allocate land within Llanon. The reason for this is that is based on two main contributing factors. The first is that the affects of climate change are likely to impact on coastal areas and result in coastal erosion. It was decided that by resisting development in this area the Council is responding to the effects of climate change at the earliest possible opportunity. Secondly, as the area is a prime example of medieval slangs and should be protected and enhanced, thus development should be resisted.

15.2.4 The settlement has a good range of facilities and services, including; a primary school (capacity for 60 pupils), general store/post office, public house, garage, village hall, a place of worship, and a play area.

15.2.5 The information set out below applies to Llanon and Llansantffraed as a whole, additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 15.02).

Access and Transport

15.2.6 The settlement is located on the Trunk Road the A487 and has good transport and access links, and benefits from a regular bus services. Development in locations that obtain access from the Trunk Road will be required to meet the higher access standards set out by the Trunk Road Agency.

Provision for Housing Growth

- 15.2.7 The LDP has identified a potential housing growth of 108 units for Llanon during the plan period.

Table 15.01: Housing Provision for Llanon Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
108	14	29	65
Of which, Affordable Housing:	4	4	

- 15.2.8 As of August 2010 there were 43 commitments composed of 14 completed units and 29 outstanding consents. The outstanding consents are a mixture of small scale developments with one of the residential developments being for a large estate known as Stad Craig Ddu this is an allocated site in the LDP (H1502). Development is commencing on the second phase of the estate.
- 15.2.9 Opportunity to meet the remaining number of units identified by the LDP (65 units) has been provided for through the allocation of 4 sites (5.15 ha) as detailed in the Allocated Sites Schedule (Table 15.02) and shown on the Proposals Map (see H1501-H1503). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 15.2.10 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 15.2.11 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 108 units.
- 15.2.12 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations.

Therefore although opportunity for a minimum of 128 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 108 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 108 units.

15.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for Llanon would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.

15.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

15.2.15 Infrastructure constraints (as identified in the Utilities Section below) will mean that somewhere in the region of 20-50 of the units which could come forward will not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. As noted below as Llanrhystud and Llanon share the same WWTW, development within the two settlements will need to be considered together in determining planning applications until upgrades have been achieved. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.

15.2.16 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in New Quay Service Centre is 16.6 units per hectare. This average density of 16.6 units per hectare should provide a guide starting point for all windfall development sites in the settlement

Economic Requirements

15.2.17 Llanon is home to a number of small businesses that serve local needs, including a car sales depot. It also has a number of shops including the garage shop and a small number of specialist shops, for

example a butchers. No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

- 15.2.18 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

- 15.2.19 Waste water from Llanon (and Llansantffraed) feeds into the Llanrhystud WWTW. Although there is some additional capacity within the WWTW, this is not enough to accommodate the whole of the housing number for both Llanon and Llanrhystud. AMP funding through DCWW will be needed in order for those improvements to be achieved. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

- 15.2.20 The Local Authority is not aware of any capacity issues relating to electricity at time of writing the plan. Developers should contact relevant utility providers to check capacity prior to application.

- 15.2.21 The Allocated Sites Schedule (Table 15.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education:

- 15.2.22 There is a primary school located within Llanon. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. There are no firm plans currently concerning this school or other schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

- 15.2.23 There is an existing area to the south of Llansantffraed which is available for community recreational use with a small equipped play area, sport pitch and a hard court exists within the main core of Llanon.

15.2.24 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required as, part of an allocated sites see Table 15.02: Allocated Site Schedule.

Flooding

15.2.25 The settlements Llanon and Llansantffraed are both affected by the flood plain. Llansantffraed is predominately within the C2 flood zone, which moves across to the north of Llanon (see Constraints Map). Development in C flood zone will only be acceptable if in line with National Guidance and a Flood Consequence Assessment (FCA) will be need to be submitted as part of any application to determine suitability. Residential development is unlikely to be acceptable. The remainder of Llanon is located within Zone B.

Other Considerations

15.2.26 Within Llansantffraed the medieval slangs are protected by a Conservation Area (see the Proposals Map). The layout, design, scale, form and massing of any development in this area should respect and enhance the Conservation Area and have particular regard to any listed buildings that adjoin or are in the near vicinity of the development site (see Policy DM07) In terms of allocated sites, the Allocated Sites Schedule will highlight if the site falls within a conservation area or is/includes a listed building.

Direction of future Growth

15.2.27 Future direction of growth for Llanon is to the north adjoining allocated site H1503.

Table 15.02: Allocated Sites Schedule: Llanon RSC

Housing Allocations:

Site Reference	H1501
Name	Land rear of Pont Pen-lon
Area (ha)	1.30
Proposal	General housing with affordable housing Guide Density per ha gross: 15 Est yield: 20 Est Affordable Housing: 4.0
Site characteristics, Constraints and Requirements	
Greenfield site Constrained access investigation to determine access solutions required. Development of the site will need to take into account existing residential development to prevent overlooking.	

The site has mature trees and hedgerows around the site and within the site and a small woodland (priority habitat) to the north of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

The Afon Peris (priority habitat) runs to the north of the site which will need to be protected and managed in accordance with national policies and Policies DM15 and DM22. This will need to include at least a 7m buffer between the water course and development.

A small proportion of the site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.

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

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

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

The northern edge of the proposed development site adjoins the Afon Peris Watercourse. Small part of the northern edge of the proposed development site is likely to be at risk of fluvial flooding, and it is situated within EAW revised 1 in 100 year (1%) and 1 in 1000 (0.1%) probability fluvial flood outline map areas. Developer to undertake a site topographic survey and confirm finished floor levels.

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

Open space will be sought on site. This should be provided as Natural Amenity Space see Policy LU24.

Site Reference	H1502
Name	Stad Craig Ddu.
Area (ha)	2.46
Proposal	General housing with affordable housing Guide Density per ha gross: 15 Est yield: 37 Est Affordable Housing: 7.4

Site characteristics, Constraints and Requirements

Green field Site. Adjoins and partly surrounds site with existing planning permission.

The site has mature trees and hedgerows around the site, is adjacent to woodland (priority habitat) to its north, north-west and north-east. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This will need to include a 5-10m buffer between the woodland and development to provide a wildlife corridor.

The Afon Cledan (priority habitat) runs to the north and north east of the site which will need to be protected and managed in accordance with national policies and Policies DM15 and DM22. This will need to include at least a 7m buffer between the water course and development.

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

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

The north west part of the proposed development site adjoins the Afon Cledan Watercourse. Proposed development site is likely to be at risk of fluvial flooding, and it is situated within revised Environment Agency Wales 1 in 100 year (1%) probability fluvial flood outline map area.

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

Developer must undertake a site topographic survey and confirm finished floor levels.

Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Equipped Natural Play Space see Policy LU24.

Site Reference	H1503
Name	Land rear of Cylch Peris
Area (ha)	1.39
Proposal	<p>General housing with affordable housing</p> <p>Guide Density per ha gross: 20 Est yield: 28 Est Affordable Housing : 5.6</p>
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Development of the site needs to incorporate a road network that can take future development of the rest of the site (not allocated). This could involve the creation of a mini-roundabout.</p> <p>The layout should include provision to gain access to the land to the north which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.</p> <p>The site has mature trees and hedgerows around the site and within the site and a small woodland (priority habitat) to the north of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>This will need to include at least a 7m buffer between the water course and development.</p> <p>A small proportion of the site is semi-improved neutral grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, water vole, otter and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, creation of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Site within the margins of the extreme flood plain. Developer should undertake a site topographic survey and confirm finished floor levels.</p> <p>Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Green Space and Equipped Natural Play Space see Policy LU24.</p>	

15.3 Linked Settlements and Other Locations outside of the Service Centres

- 15.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 15.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 15.3.3 Land is not specifically allocated for development in locations other than the Service Centre.
- 15.3.4 The majority of the Group’s housing requirement, other than that to be met in the Service Centre itself, should be met within the defined Linked Settlements. In the smaller Linked Settlements the development is likely to be predominantly single unit development occurring on an occasional basis. Other larger Linked Settlements may appropriately accommodate development of small estates as well as infill or single plot developments.
- 15.3.5 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 15.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 15.03. Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Llanon Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
39	10	21	8
Of which, Affordable Housing:	1	2	

- 15.3.6 All housing development in ‘Linked Settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 15.3.7 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be

permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).

- 15.3.8 Within the Settlement Group to date no one Linked Settlement has seen greater pressure for development. Provision of affordable units is available within the settlements Bethania.
- 15.3.9 Half of the Linked Settlements within the Group have public sewers available however Bethania does not.
- 15.3.10 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to sewage and utility provision.
- 15.3.11 The level of community facilities and services differ throughout the Settlement Group with Cross Inn providing a food store, post office and garage, whilst Bethania has no facilities.
- 15.3.12 Within Nebo the C2 flood zone runs in between the two clusters, development in this location will be constrained (see Constraints Map). Development in locations affected by this zone will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in such areas is unlikely to be acceptable.

16. Settlement Group Statement: Group 16: Llanrhystud

16.1 Settlement Group Overview:

Rural Service Centre: Llanrhystud

Linked Settlements:
(all within Ceredigion) | Llangwyrfon

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Llanrhystud	Settlement Group	100.0	123	60						
	Service Centre	78.9	97	41	56	0	0	0	0	100
	Linked Settlements & Other Locations	21.1	26	19			7			26
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 16.02										

- 16.1.1 The Settlement Group of Llanrhystud is located on the northern coast of Ceredigion, just to the south of Aberystwyth. Although all of the settlements within the Group look to Aberystwyth for many of their needs, especially for comparison goods, Llanrhystud supports many of their day to day needs.
- 16.1.2 Llanrhystud is a relatively small Settlement Group, with a housing stock of 687 dwellings as of July 2011. It has only one defined Linked Settlement, Llangwyrfon, however there are other small settlements and individual dwellings within the Group that are scattered across the countryside. Llangwyrfon is located to the north east of Llanrhystud on the B4576.
- 16.1.3 The key change in relation to the Service Centre during this plan period will be the level of housing growth which could occur. Between 2007 and 2022, the Plan allows for an additional 97 units to be provided for in the Service Centre. This compares to approximately 50 units which have been completed over the past 15 years (based on an annual average between 2001 and 2010). However, past growth rates within the Settlement Group as a whole demonstrate that the opportunity for growth provided for by the LDP is not significantly dissimilar (at 123 units in the LDP) to that which has been delivered within the Group in recent years (90 units in the last 15 years based on annual average completions for 2001-2011). It is also clear that housing growth in this Settlement Group has historically been dispersed and predominately located away from the Service Centre. This is evident in that only 217 of the 687 dwelling stock as at 2007 were located in the Service Centre itself. The intention of the LDP is to have the majority of growth focused within the Service Centres. To achieve this in Llanrhystud Settlement Group, growth must be re-focused in the most sustainable location, which leads to a higher than historic level of development within the Service Centre.
- 16.1.4 This leads to a very specific matter which needs to be carefully addressed, that of the potential level of housing growth being higher than what it has experienced in the past in the Service Centre itself and the potential impacts this may have on the social fabric of the settlement. Growth can be managed through appropriate controls being placed on how the development comes forward. Phasing the rate of development for the overall settlement will ensure that development does not all come forward all at once. This will assist with integration of new occupants into the existing community and facilitate community cohesion (see Housing Section of this Settlement Group Statement). Ensuring that the right type of housing comes forward will be equally important in assisting with community cohesion. Using local information to assist in identifying gaps in housing needs within the communities of the existing Settlement Group will help with ensuring that the housing provided can meet existing community needs and thus help those households stay in the area. This will be further facilitated by the affordable housing policy

which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new village'.

Landscape

- 16.1.5 The Settlement Group forms part of Ceredigion's coastal belt, which largely takes the form of a series of undulating hills, forming a series of rolling plateau intersected by minor river valleys, namely the Carrog, Wyre and Wyre Fach. This area is much affected by coastal exposure, and contains pasture fields enclosed by hedgebanks with low uniform hedges, mechanically cut. Tree cover is sparse on the plateau, and subject to the effects of the salt laden winds, so that trees where present often form sculpted solitary forms on the skyline. However, on sheltered slopes and within the sharply defined valleys, which dissect the plateau, deciduous woodland and scrub thrive, along with expanses of gorse nearer the sea. Although open and exposed, the simplicity of the landscape is distinctive and occasional views to Cardigan Bay add interest.
- 16.1.6 The coast forms an attractive and dramatic edge to the Settlement Group and is a considerable asset in terms of recreation and tourism. The coastline along the most southerly portion of the Group is defined by a sand and shingle beach backed by low boulder clay cliffs, while to the north, the beach recedes giving way to cliffs of a more solid nature and steep, grassy hillsides.
- 16.1.7 Much of Llanrhystud Settlement Group falls within Special Landscape Area (SLA) 3: Llanrhystud to Aberystwyth, SLA 4: New Quay to Llanrhystud and SLA 9: Afon Wyre. Applications for development within an SLA should be in accordance with Policy DMI8.

Nature Conservation

- 16.1.8 Within this Group there is the Creigiau Pen Y Graig Site of Special Scientific Interest (SSSI) and Penderi Cliffs Wildlife Trust Reserve (WTR) to the north-west and the Llyn Eiddwen SSSI and WTR to the east. Just to the north of the settlement groups is the Rhos-Rydd SSSI (see Proposals Map).
- 16.1.9 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Llanrhystud mainly constitutes of semi-natural broadleaved woodland, improved and semi-improved neutral grassland and hedgerows. The wider Group also includes dense scrub, wet heath, unimproved acid

grassland, swamp, basin mire and valley mire. There are also various water courses and ponds.

16.1.10 There are several protected and priority species within the Group. Of particular note are several records of brown hare and small heath butterfly. There are also various Tree Preservation Orders.

Minerals:

16.1.11 There are no crushed rock aggregate mineral resources across this Settlement Group area and no active rock quarries.

16.1.12 The Mineral Safeguarding Area identified under Policy LU27 comprises sand and gravel deposits that extend along the floors of the valleys to the Carrog, Wyre and Wyre Fach and spread out across the whole of Llanrhystud, to cover the surrounding area of low lying, relatively flat land, as far as the surrounding hillsides (see Proposals Map). Cwm Wrye passes through the centre of Llangwryfon so the lower parts of the village are covered by the safeguarded resource. Policy LU30 applies to these Safeguarding Areas. There are no active sand and gravel sites within this Settlement Group area.



16.2 Rural Service Centre: Llanrhystud

16.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.

16.2.2 The information set out below applies to Llanrhystud as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 16.02).

16.2.3 Llanrhystud is a reasonable sized Rural Service Centre of around 600 dwellings. It's located some 13 km south of Aberystwyth and 10km north of Aberaeron on the junction of the A487 (T) and B4337. The settlement possesses a relatively good range of services and facilities, including a primary school, village hall, football pitch, garage/shop/post office, public house, hairdressers and 2 places of worship. Llanrhystud is also a tourist destination and has 3 caravan sites, one of which is part of a golf course and leisure complex.

Access and Transport:

16.2.4 Being on the A487 (T) and just a short distance from Aberystwyth and Aberaeron, Llanrhystud has good transport and access links, and benefits from a regular bus services. However, owing to the form of the road in relation to the settlement, development at certain locations

may be constrained by the higher quality of access connection requires.

Provision of Housing Growth

- 16.2.5 The LDP has identified a potential housing growth of 97 additional units for Llanrhystud during the plan period. Table 16.01: Housing provision for Llanrhystud Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
97	12	29	56
Of which, Affordable Housing:	6	8	

- 16.2.6 As of August 2010 there were already 41 commitments within the Service Centre, equating to 29 completions and 12 outstanding consents. Llanrhystud has seen a steady rate of development in recent years and it is foreseen that this will continue into the next plan period. Natural constraints on developable land may restrict this growth in terms of where it is located in the future. Several significant applications granted permission since 2007, are likely to account for much of Llanrhystud's housing allocation for the first part of the Plan period. The commitments are providing 14 affordable homes.
- 16.2.7 There are currently 14 affordable units, either completed, or as planning consents, within the Service Centre.
- 16.2.8 Opportunity to meet the remaining number of units identified by the LDP (56 units) has been provided for through the allocation of 2 sites (2.35 ha) as detailed in the Allocated Sites Schedule (Table 16.02) and shown on the Proposals Map (see H01601 and H1602). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 16.2.9 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.

- 16.2.10 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 97 units.
- 16.2.11 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 100 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 97 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 97 units.
- 16.2.12 In order to ensure that the potential impact of development on communities and the Welsh language is minimised, it will be necessary to control the rate at which new housing development comes forward. This will be achieved by 'phasing' the number of units permitted within the Settlement during any period of the plan. The LPA will therefore consider applications received in the light of its timing within the Plan period, the number completions to date and the number of outstanding consents pending within the Service Centre to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed is unclear.
- 16.2.13 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 16.2.14 Infrastructure constraints (as identified in the Utilities Section below) will mean that somewhere in the region of 36-56 of the units which could come forward will not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. As noted below Llanrhystud and Llanon share the same WWTW, therefore development and its progress within the two settlements will need to be considered together in determining planning applications until upgrades have been achieved. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are

encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.

- 16.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Llanrhystud Service Centre is 25 units per hectare. This average density of 25 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

- 16.2.16 Llanrhystud's economy is served by both its wide rural hinterland and the tourist industry, which is seasonal in nature. Its main assets are its golf course and leisure complex and garage/shop/post office, which is well used by both locals and those passing through to the larger centres of Aberystwyth or Aberaeron. No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.
- 16.2.17 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

- 16.2.18 Waste water from Llanrhystud and also from Llanon (and Llansantffraed) feeds into the Llanrhystud WWTW. Although there is some additional capacity within the WWTW, this is not enough to accommodate the whole of the housing number for both Llanon and Llanrhystud. AMP funding through DCWW will be needed in order for those improvements to be achieved. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.
- 16.2.19 There are also incidents of low pressure within the public water mains around Llanrhystud, solutions to these would be dependant on the location of any proposed development (see Policy DM12).
- 16.2.20 The Allocated Sites Schedule (Table 16.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education

16.2.21 There is a primary school located within the settlement. Currently the Council is reviewing education provision across the County and the report ‘Developing Education in Ceredigion’ has been produced. Currently there are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

16.2.22 The settlement has an existing playing field, a golf club/leisure complex, a public house and several beaches.

16.2.23 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required see specific site in the Allocated Sites Schedule (Table 16.02).

Flooding

16.2.24 Parts of the settlement are located within an area of high flood risk as identified by the Welsh Government’s flood risk maps. The main risk is posed by fluvial flooding from the Afon Wyre.

Other Considerations

16.2.25 The area around the church and the Settlement’s centre has been designated as a Conservation Area.

16.2.26 A weekly market is held in the settlement during the summer months.

Direction of Future Growth

16.2.27 The direction of future growth is therefore seen to be south-westwards along the A487 and away from the areas of steep topography or that are at risk of flooding.

Table 16.02: Allocated Sites Schedule: Llanrhystud RSC

Housing Allocations

Site Reference	H1601
Name	Clos Alltfach
Area (ha)	1.48
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Estimated yield: 37 units Estimated affordable units: 7.4 units
Site characteristics, Constraints and Requirements	
Greenfield site	

Level topography

Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.

CCW's LANDMAP should be consulted.

The site has mature trees and hedgerows around part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space in accordance with Policy LU24.

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

Where planning permission gets delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development does not get unnecessarily delayed (see Housing Section above).

A Flood Consequences Assessment, which addresses emergency access and egress if the development site is accessed via the B4337 public highway, which may be significantly affected during an extreme flood event, is required.

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

Site Reference	H1602
Name	Pentref Uchaf
Area (ha)	0.86
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Estimated yield: 22 units Estimated affordable units: 4.4 units
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Level topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.</p> <p>CCW's LANDMAP should be consulted.</p> <p>There are mature trees and hedgerows around part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Un-equipped Natural Play Space in accordance with Policy LU24.</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.</p> <p>Where planning permission gets delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development does not get unnecessarily delayed (see Housing Section above).</p> <p>There is a moderate probability of best and most versatile (BMV) agricultural land being present. The most limiting factor would be stoniness. If stony, the likely sub-grades are 3a, or 3b.</p> <p>The layout should include provision to gain access to the land to the south west which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development.</p>	

16.3 Linked Settlements and Other Locations outside of the Service Centres

- 16.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.
- 16.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 16.3.3 Land is not specifically allocated for development in locations other than the Service Centre.
- 16.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 16.03 already exist within the Linked Settlements and at Other Locations within the Settlement Group (that is excluding the Service centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 16.03. Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Llanrhystud Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
26	7	12	7
Of which, Affordable Housing:	0	1	

- 16.3.5 All housing development in ‘Linked Settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 16.3.6 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 16.3.7 In recent years there has been limited demand for growth in Llanrhystud’s Linked Settlements. Currently, neither Settlement offers

any affordable housing, although there is a single unit just under 0.5 km to the south-east of Llangwyrfon.

- 16.3.8 Llangwyrfon is not connected to a public sewer system. Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to utility provision.
- 16.3.9 There is a primary school located in Capel Llangwyrfon. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. There are no firm plans concerning this school, however the report and any future plans will need to be kept under review as they may have land use implications.
- 16.3.10 Llangwyrfon has a limited level of facilities, which includes a primary school and a post office.
- 16.3.11 Parts of Llangwyrfon are affected by the C2 flood zone (see the Constraints Map), although it is not significantly constrained. Development in locations affected by this zone will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in such zones is unlikely to be acceptable.

17. Settlement Group Statement: Group 17: Llanybydder

17.1 Settlement Group Overview:

Rural Service Centre: **Llanybydder**

Linked Settlements within Ceredigion: **Alltyblacca**
Highmead

Settlements 'Linked' to this Settlement Group are also located in the County of Carmarthenshire.

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Llanybydder	Settlement Group	100.0	23	7						
	Service Centre	60.9	14	0	0	0	0	0	0	14
	Linked Settlements & Other Locations	39.1	9	7			2			9
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule.										

- 17.1.1 Llanybydder is located within the County of Carmarthenshire. There are two settlements that are located within Ceredigion however which depend on it for their daily provisions (Linked Settlements). These two settlements are Alltyblacca and Highmead. These Linked Settlements are located very close to the county border, with the River Teifi marking the boundary between the two Counties.
- 17.1.2 The small settlement of Ty Mawr lies to the south-east of Llanybydder and is considered to be part of Llanybydder, although physically detached. It consists of just over 20 dwellings and a small industrial estate. There is a significant gap between this outer part and the main part of Llanybydder.
- 17.1.3 Llanybydder has a range of services and facilities and if located within Ceredigion would have been categorised as a Rural Service Centre (RSC).
- 17.1.4 This Settlement Group Statement focuses on what is to be delivered within the Ceredigion part of this Group, the focus is therefore on the Linked Settlements and Other Locations rather than on Llanybydder. Cross border discussions continue with Carmarthenshire to ensure that the Strategy of both LDPs are consistent in terms of the role of Llanybydder, particularly in relation to settlements located on the Ceredigion side of the border.
- 17.1.5 Discussion between Ceredigion County Council and Carmarthenshire County Council has occurred throughout the LDP process. Carmarthenshire County Council confirmed that the 14 units identified as part of Ceredigion's needs (see Table above) can be accommodated with Carmarthenshire part of the settlement of Llanybydder.

Landscape

- 17.1.6 The Settlement Group area is relatively flat intersected by the River Teifi. Subtle variations in character occur throughout the Settlement Group related to altitude and level of exposure. These factors influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs.
- 17.1.7 The Carmarthenshire UDP sets a Special Landscape Area (SLA), within which Llanybydder sits. The area within Ceredigion is also in an SLA, which covers the Ceredigion side of the valley: see policy DM18.

Nature Conservation

- 17.1.8 The tributaries of the Afon Teifi Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) run through this settlement group and the Afon Teifi itself intersects this group horizontally. Any development within the Group is within the Afon Teifi catchment (see Proposals Map).

- 17.1.9 Outside the protected sites, the Ceredigion side of the group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). It mainly constitutes of improved and semi-improved neutral grassland, semi-natural broadleaved woodland, scrub, marshy grassland and hedgerows. There are also various water courses and ponds.
- 17.1.10 There are several protected and priority species within the Group. Among the species recorded, of note are records of marsh fritillary and yellowhammer.

Minerals

- 17.1.11 This Settlement Group area lies in close proximity to the Rhuddnant Grits Formation, the most extensive area of rock resource identified in Ceredigion; the closest part of which lies outside the County to the south. Within Ceredigion, this rock is safeguarded under LU27 for its high specification aggregate potential. The resource area is vast but sparsely populated because of the terrain and elevation (see Proposals Map). Within the Mineral Safeguarding Area Policy LU30 applies. Notwithstanding its importance as a regional crushed rock aggregate resource there are no active rock quarries exploiting the Rhuddnant Grits Formation or indeed any other rock types within this Group area.
- 17.1.12 The Teifi Valley contains the largest expanse of sand and gravel resource areas in the County with sand and gravel deposits covering most of this Settlement Group area and extending beyond. These are safeguarded under LU27 (see Proposals Map). Within the Mineral Safeguarding Area Policy LU30 applies.

17.2 Rural Service Centre: Llanybydder

- 17.2.1 As the Service Centre is outside of Ceredigion any land allocated will be based upon the Carmarthenshire County Council Local Development Plan, once adopted
- 17.2.2 Any development that occurs within the Service Centre will have to adhere to policies set out within the Carmarthenshire Development Plan.

17.3 Linked Settlements and Other locations outside of the Service Centre

- 17.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other locations outside of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

- 17.3.2 The location of Linked Settlements, which are listed in the introductory statement of this paper, is shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements.
- 17.3.3 Development in locations across the border in Carmarthenshire are subject to Carmarthenshire development plans (adopted Unitary Development Plan or subsequent Local Development Plan). Development in locations outside of the Service Centre, which are within Ceredigion will be subject to the Ceredigion LDP and national policies.
- 17.3.4 Settlement Boundaries are not applied to the Linked Settlements in Ceredigion.
- 17.3.5 In general land is not specifically allocated for development in locations other than the Service Centre.
- 17.3.6 In relation to housing outside of the Service Centre (Llanybydder), the majority of the Settlement Group's Remaining Housing Requirement should be met within the named Linked Settlements. A number of smaller settlements, groups of dwellings and farms also exist throughout the Settlement Group.
- 17.3.7 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 17.01 already exist within the Linked Settlements and at Other Locations within the Settlement Group (that is excluding the Service Centre). The outstanding consent numbers are approximations (in Table 17.01).

Table 17.01: Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of the Llanybydder Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
9	2	5	2
Of which, Affordable Housing:	0	0	

- 17.3.8 All housing development in 'Linked Settlements and Other Locations' will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 17.3.9 General market housing will not be permitted in the 'Other Locations'. Housing Development in the 'Other Locations' will therefore only be

permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).

17.3.10 This Settlement Group contains Linked Settlements within Ceredigion and Carmarthenshire. Those located within Ceredigion are Alltyblaca and Highmead.

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

17.3.12 Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to sewage and utility provision.

17.3.13 The level of facilities within the Linked Settlements is very limited.

Flooding

17.3.14 The built form of Alltyblaca is bounded by the C2 flood zone in the South East. The majority of Highmead is constrained by the C2 flood zone. See Constraints Map.

18. Settlement Group Statement: Group 18: Penrhyncoch

18.1 Settlement Group Overview:

Rural Service Centre: **Penrhyncoch**

Linked Settlements:
(all within Ceredigion)

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Penrhyncoch	Settlement Group	100.0	120	49						
	Service Centre	87.5	105	42	63	0	0	0	1	106
	Linked Settlements & Other Locations	12.5	15	7			8			15
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 18.02.										

18.1.1 The Settlement Group of Penrhyncoch is located in northern Ceredigion, just to the east of Aberystwyth. It is a relatively small group, with a housing stock of 766 dwellings as of July 2011. The majority of the dwellings (just over 500 units) and hence population are located within the settlement of Penrhyncoch with the remaining 200 or so being individual dwellings or units located in small settlements in close proximity to Penrhyncoch itself. Although all of the units and settlements within the Group look to Aberystwyth for many of their needs, especially for comparison goods, Penrhyncoch supports many of their day to day needs. .

18.1.2 In 2007 the housing stock of Penrhyncoch was 524 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 105 dwellings which is a growth rate of 20% for the Service Centre. This level of housing growth is lower than that which it has experienced per annum over recent years (8.3 per annum or 125 units over a 15 year period). It is considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate and therefore phasing will not be applied to housing development sites within this settlement. It is also considered that the growth allocated in Penrhyncoch will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.

Landscape

18.1.3 The Settlement Group of Penrhyncoch is centred around the landscape of the Stewi and Silo valleys and the hills that envelope them. They flow from east to west, beginning within steep narrow v-shaped valleys, becoming broad further west, where they join the larger Afon Clarach. Much of the land in the western part of the Settlement Group is in the ownership of Aberystwyth University and managed by the Institute of Biological and Environmental Sciences (IBERS) for the production of experimental crops. This creates a varied, if slightly 'alien' landscape in places.

18.1.4 The hills in the east form part of a large area of upland grazing that forms a transition between the edge of the Cambrian Mountains and lowlands, which in this case consists of the aforementioned river valleys. This marginal area sits between 250 and 300m AOD, and is comprised of a large improved pasture fields. Further east, traditional field boundaries are degraded and either replaced or reinforced with wire fences. More elevated and exposed areas, are open in character and contain detractors including small coniferous plantations with abrupt edges and mining and quarrying activity.

18.1.5 The hills to the west of Penrhyncoch form part of a band of low-lying coastal hills, which form a series of rolling plateau intersected by valleys. On sheltered slopes and within the sharply defined valleys,

which dissect the plateau, deciduous woodland and scrub thrive. Although open and exposed, the simplicity of the landscape is distinctive and occasional views to Cardigan Bay add interest, occasional windfarms and mining and quarrying activity.

- 18.1.6 Much of the Penrhyncoch Settlement Group falls within Special Landscape Area (SLA) 12: North Upland Ceredigion. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 18.1.7 Within this Group there is the Banc Llety-Spence Site of Special Scientific Interest (SSSI) to the east and Gwaun Troed-Rhiw-Seiri A Llyn Mynydd-Gorddu SSSI, Mwyngloddfa Llechweddhelyg SSSI and Mwyngloddfa Llety Ifan Hen (Vaughan Mine) SSSI to the north (see Proposals Map).

- 18.1.8 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Penrhyncoch mainly constitutes of semi-natural broadleaved woodland, semi-natural mixed woodland, marshy grassland, tall ruderal herb, dense scrub, improved and semi-improved neutral grassland and hedgerows. The wider Group also includes semi-improved acid grassland, dry heath and dry acid heath. There are also various water courses and ponds.

- 18.1.9 There are several protected and priority species and Tree Preservation Orders throughout the Group.

Minerals

- 18.1.10 There are no crushed rock aggregate mineral resources across this Settlement Group area and no active rock quarries.

- 18.1.11 Sand and gravel deposits in this Settlement Group area identified as Mineral Safeguarding Areas under Policy LU27 connect to and form part of the extensive spread of sand and gravel deposits covering the Clarach and Bow Street areas, from where the resource extends inland to Penrhyncoch before dividing and following the course of the Nant Silo and Nant Stewi, as far as Garth, covering the land in-between on which much of Penrhyncoch is built (see Proposals Map). Further inland, as these two valleys steepen, the sand and gravel resources diminish and become confined to limited sections of narrow valley floor. Within the Mineral Safeguarding Areas Policy LU30 applies. There are no active sand and gravel sites across this Group.

18.2 Rural Service Centre: Penrhyncoch

- 18.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 18.2.2 The information set out below applies to Penrhyncoch as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 18.02).
- 18.2.3 Penrhyncoch is located around 7km to the east of Aberystwyth. The settlement has developed in a linear fashion between the Afon Stwei and the Nant Silo. It has access to a relatively wide range of services and facilities including a post office, shop, garage, football club/social club, tennis courts 3 community halls and 2 places of worship. For employment, it is in close proximity to the Institute of Biological, Environmental and Rural Sciences (IBERS). It is also benefits from regular bus services.

Access and Transport

- 18.2.4 Although not on one of the County's Trunk roads, Penrhyncoch retains easy access with Aberystwyth through a series of minor roads that link it to the A487(T).

Provision of Housing Growth

- 18.2.5 The LDP has identified a potential housing growth of 105 units for Penrhyncoch during the plan period.

Table 18.01: Housing provision for Penrhyncoch Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
105	1	41	63
Of which, Affordable Housing:	0	9	

- 18.2.6 Because of it's close proximity to Aberystwyth and the IBERS site, Penrhyncoch has become a popular commuter village and is home to a number of relatively large housing estates. Recently permission has been granted for several new developments in the eastern part of the settlement, which include an affordable element, and will likely account for a significant proportion of its allocation through the first part of the plan process.

- 18.2.7 As of August 2010 there were already commitments within the Service Centre, equating to 41 outstanding consents and 1 completion. There are currently 13 affordable units, either completed, or as planning consents, within the Service Centre.
- 18.2.8 Opportunity to meet the remaining number of units identified by the LDP (63 units) has been provided for through the allocation of 1 site (2.95 ha) as detailed in the Allocated Sites Schedule (Table 1802) and shown on the Proposals Map (see H1801). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 18.2.9 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 18.2.10 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 105 units.
- 18.2.11 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 106 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 105 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 105 units.
- 18.2.12 As has been previously noted above there is no reason to believe that the level of growth proposed for Penrhynoch would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.
- 18.2.13 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to

the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

18.2.14 It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around half of the potential 105 possible new units which could come forward could not be permitted until either commitment for upgrades has been secured through DCWW's AMP programme or solutions can be identified by the developer. Once upgrades are committed, which could be as early as 2015 if included in DCWW next funding round, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.

18.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Penrhyncoch Service Centre is 30 units per hectare. This average density of 30 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

18.2.16 Penrhyncoch is home to a number of small businesses that serve local needs. It is also in close proximity to the Institute of Biological, Environmental and Rural Sciences (IBERS) site at Gogerddan, which offers a range of employment opportunities. No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

18.2.17 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

18.2.18 At the time of writing, the LPA are aware that improvements to the sewage infrastructure are required. This affects just over half of the housing growth identified for the settlement over the LDP period. Development in Penrhyncoch will need to incorporate improvements as part of the development of those sites in order for development to be permitted unless improvements are to be secured as part of DCWW funding programme. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

18.2.19 The Allocated Sites Schedule (Table 18.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education

18.2.20 There is a primary school located within the settlement. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. Currently there are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

18.2.21 There are existing sports pitches, tennis courts and play areas.

18.2.22 The LPA is seeking to provide additional provision of open space on the settlement's one allocated site in line with Policy LU24. For information as to whether a provision is required see specific site in the Allocated Sites Schedule (Table 18.02).

Flooding

18.2.23 According to Welsh Government's flood zone maps, Penrhyncoch remains relatively un affected by the floodplain, with the C2 flood zone running parallel to the northern and southern margins of the settlement.

Other Considerations

18.2.24 No other considerations.

Direction of future Growth

18.2.25 The direction of future growth is seen to either be westwards or eastwards along the road to/from Aberystwyth and away from the areas that are at risk of flooding.

Table 18.02: Allocated Sites Schedule: Penrhyncoch RSC**Housing Allocations**

Site Reference	H1801
Name	Land adjacent to Y Gelli
Area (ha)	2.95 gross Net developable area: (minus football pitch = 2.08 net)
Proposal	Residential Development: general housing with affordable housing Guide Density per ha Net Developable Area: 30 Estimated yield: 64 units Estimated affordable units: 12.4 units
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Level to moderately sloping topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site has mature trees and hedgerows (some of which potentially could be 'important hedgerows') around and through part of the site, including a large oak in the centre hedgerow. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>There's a ditch that runs to the south of the site which should be protected and managed in accordance with Policies DM15 and DM22. This should include at least a 7m buffer from development.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Development will need to ensure that existing open space is protected and good access is maintained. Additional open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space, see Policy LU24.</p>	

An existing community provision is located on part of this allocated site. Policy LU22 seeks to protect existing community provisions. Any development of this allocated site would therefore need to accord with Policy LU22.

For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website. Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

18.3 Linked Settlements and Other Locations outside of the Service Centres

18.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

18.3.2 There are no Linked settlements within this Settlement Group.

18.3.3 Land is not specifically allocated for development in locations other than the Service Centre.

18.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 18.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 18.03. Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Penrhyncoch Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
15	1	6	8
Of which, Affordable Housing:	0	0	

18.3.5 All housing development in 'Linked Settlements and Other Locations' will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.

- 18.3.6 General market housing will not be permitted in the 'Other Locations'. Housing Development in the 'Other Locations' will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 18.3.7 There are very limited facilities outside of the Service Centre. Development in locations affected by this zone will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in such zones is unlikely to be acceptable.

19. Settlement Group Statement: Group 19: Pontarfynach (Devil's Bridge)

19.1 Settlement Group Overview:

Rural Service Centre: Pontarfynach

Linked Settlements: | Ponterwyd
(all within Ceredigion)

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Pontarfynach	Settlement Group	100.0	102	51						
	Service Centre	46.1	47	2	45	0	0	0	1	48
	Linked Settlements & Other Locations	53.9	55	49			6			55
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 19.02.										

- 19.1.1 In reviewing the Service Centres, which were identified as a result of current functional role, and respectively their Settlement Groups, it became clear that there was an area in the Eastern Uplands of Ceredigion which though extensive in area, did not have an identified Service Centre.
- 19.1.2 In formulating the Settlement Strategy for the County it was apparent that some areas of north-east Ceredigion, particularly on the upland fringes between Pontrhydfendigaid and Pumlumon, have significant difficulties in terms of access and remoteness. As well as being more distant from USCs than any other area of the County, there are topographical constraints relating to access between settlements and other services within this part of the County. Most of the roads follow valley routes leading westwards towards Aberystwyth and the only north-south route between the villages of Pontarfynach and Ponterwyd cuts across the grain of this valley topography, and may be inaccessible during winter.
- 19.1.3 Discussion during the course of preparing the LDP led to the conclusion that this area referred to as the Eastern Uplands of Ceredigion warranted a slightly different treatment to that applied in the rest of the county in terms of the identification of a Service Centre.
- 19.1.4 This area, now called Pontarfynach Settlement Group, includes 2 settlements of notable size; Pontarfynach and Ponterwyd. Note that originally Pontrhydygroes was also included but this was removed as a result of consultation which identified it has clear links to Pontrhydfendigaid Rural Service Centre and should therefore be included in as part of its Settlement Group. Though geographically quite large, the Group is sparsely populated and characterised by small clusters of isolated dwellings; as of July 2011, it had a housing stock of just 529 dwellings.
- 19.1.5 Residents within the Pontarfynach Settlement Group generally look towards Aberystwyth as their main Service Centre providing higher order services and employment. Commuting routes are predominantly towards Aberystwyth and topographical constraints mean main communication routes run down valleys towards the town. However, Aberystwyth is relatively distant from these settlements. Therefore these uplands settlements and their hinterlands are relatively remote from Aberystwyth and also the nearest RSCs. In comparison, all settlements in South Ceredigion are generally much closer to identified USCs and RSCs (usually no more than 8km away). This demonstrates that settlements in this Eastern Upland area are more remote from Service Centres than other similar settlements across the County. In contrast therefore settlements in the Uplands, due to their relative remoteness from other USCs and RSCs, will tend to reinforce the local service role of their settlement.

- 19.1.6 This geographical remoteness compared to the rest of the County along with the area's intrinsic resident population would appear to provide sufficient opportunity for the maintenance of existing local services within this part of the County. These northern settlements and their hinterlands represent a more fixed area of demand than those seen in other parts of the County with a far weaker attraction felt by other competing settlements.
- 19.1.7 Reinforcing service delivery for local and daily needs within the Settlement Group therefore will improve the sustainability of this area as a whole, reducing the need to travel for daily needs.
- 19.1.8 There was evidence that either Pontarfynach or Ponterwyd could be designated as an RSC. It was however impossible to distinguish a leading role and to make a designation on the basis of the existing settlement function evidence alone; both Pontarfynach and Ponterwyd provided a fairly similar set of facilities. Some consideration was given to the designation of both as RSCs, an approach different to the rest of the County. However it was concluded that they are too far apart geographically for this to provide a sustainable solution in this location in the longer term as journeys between the two would always predominantly be by car.
- 19.1.9 As there was little to separate the two settlements in terms of their current role and function it was necessary to assess which could be best developed to provide a Service Centre role for the area in the future. Although Ponterwyd is located on the Trunk road and has a large number of existing housing commitments, Pontarfynach was seen as having a slightly better role in the longer term in terms of improving the sustainability of the area as a whole. This is because Pontarfynach is located more in the centre of the group geographically – thus has better proximity from the smaller settlements, hamlets and single dwellings that are dotted around this Group. It was also acknowledged, given the continued pull of Aberystwyth for wider service needs, that once residents from this wider hinterland have driven to Ponterwyd they are likely to keep going and drive into Aberystwyth as once at the trunk road travel is much easier. Pontarfynach also has and continues to grow as a tourism centre. This dual use in Pontarfynach, serving residents and tourists, will help bolster local services in the area.
- 19.1.10 Therefore, Pontarfynach was identified as having a future role as a Service Centre in this part of the county, with Ponterwyd being designated as its Linked Settlement. Compared to the County's other Rural Service Centres it has a relatively low population but a relatively high level of facilities and services, which include a primary school, several convenience stores, a hotel and a steam railway station. This high level of facilities combined with its remote location and the size of the hinterland should help bolster its designation as a Service centre in this area in the longer term.

19.1.11 The Settlement Group of Pontarfynach is located in north-eastern Ceredigion to the east of Aberystwyth. The Group is extremely rural in nature and encompasses one of the County's most highly valued landscapes. The settlements in this Group all look to the Urban Service Centre of Aberystwyth for a proportion of their services and needs, but due to their remote location, rely more heavily on their own Service Centre for their day to day needs than Linked Settlements in other groups might. Though geographically quite large, the Group is sparsely populated and characterised by small clusters of isolated dwellings; as of July 2011, it had a housing stock of just 529 dwellings.

19.1.12 Pontarfynach has only one Linked Settlement, Ponterwyd, which is located to its north along the A44(T). It covers a large geographical area, with a large number of farms and isolated dwellings.

19.1.13 The key change in relation to Pontarfynach itself during the plan period will be the level of housing growth which could occur. Between 2007 and 2022, the Plan allows for an additional 47 units to be provided for in the Service Centre. This is a significant increase in the size of the settlement from that at 2007 (44 units) and in comparison to the few units which have been completed in the settlement in recent years. The number of potential units has been calculated taking into account the population of the Settlement Group as a whole and taking into account the role of the LDP Strategy which is to focus development into Service Centres - moving away from a dispersed type of development. In this Settlement Group, there were already a large number of commitments as at 2010 in the surrounding area (outside of Pontarfynach itself), 49 units committed. The 47 units proposed therefore, although significantly higher than past rates in the Service Centre itself, is seen as necessary as it will help grow the settlement as a Service Centre – in an area which lacks good access to other Service Centres and has until now not had its own clearly identified Service Centre. A high level of growth will also assist in achieving longer term commitment to infrastructure improvements and will help to sustain its services. As the Settlement Group lacked a clear Service Centre until now a significant change is needed if a Service Centre is to be successfully created in this area. It is recognised that there will be impacts as a result of this but the benefits in the long term – reducing the need to travel and creating a sustainable centre in this part of the County will eventually outweigh the negative impacts which may be experienced in the short term.

19.1.14 Although there is a significant difference between past and potential future growth within the Service Centre this can be partially managed through appropriate controls being placed on how the development comes forward. Usually the LPA would look to phase the rate of development for the overall settlement to assist with integration of new occupants into the existing community. However, infrastructure constraints set out in detail in the Housing and also the Utilities

Sections below make such phasing requirements less realistic in this instance.

- 19.1.15 However what the LPA can do is ensure that the right type of housing comes forward, which is important in assisting with community cohesion. Using local information to assist in identifying gaps in housing needs within the communities of the existing Settlement Group will help ensure that the housing provided can meet existing community needs and thus help those households stay in the area. This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate it into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new village'.
- 19.1.16 Therefore it is recognised that the level of growth is significant for this Service Centre and that there will be impacts as a result of this, however the longer term gain in terms of improving the sustainability of this very rural part of Ceredigion is considered to outweigh the short term impacts. The LPA will manage the way in which such development comes forward to minimise impacts where possible.

Landscape

- 19.1.17 The Settlement Group occupies one of the most highly valued landscapes in Ceredigion, characterised by exposed upland plateau and steep, wooded, river valleys.
- 19.1.18 The upland landscape is comprised of large expanses of rugged, unenclosed, unimproved grassland and moorland, with cotton grass and other bog vegetation in wet flushes and around pools. Its landform is typified by irregular knobs and peaks, exposed rock outcrops, and scree slopes. On its northern margins are the hills of the Pumlumon Range, which is home to the highest mountain in Ceredigion and the Cambrian Mountains, Pumlumon Fawr (727m AOD).
- 19.1.19 The Group also contains extensive areas of upland grazing that forms a transition between the edge of the Cambrian Mountains, and lowland consisting of the coastal plateau and river valleys. These marginal areas fluctuate between 250 and 300m AOD, and generally comprise large improved pasture fields. Subtle variations in character occur throughout, related to altitude, level of exposure and distance from the sea. These factors influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs. Commonly, however, traditional field boundaries are degraded and either replaced or reinforced with wire

fences. More elevated and exposed areas are open in character and contain detractors including small coniferous plantations with abrupt edges, occasional windfarms and mining and quarrying activity.

19.1.20 Cutting through the uplands are the rivers Ystwyth and Rheidol, which flow out towards Aberystwyth and Cardigan Bay. The Rheidol is most dramatic around Pontarfynach itself, with spectacular river cliffs and gorges and mixed woodland on the steep valley sides. Consequently, this area has long been a popular tourist destination.

19.1.21 The Settlement Group forms part of the Upland Ceredigion Historic Landscape and much of the Group falls within Special Landscape Area (SLA) 11: Rheidol Valley and SLA 12: North Upland Ceredigion. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

19.1.22 To the north of Pontarfynach is Coed Rheidol National Nature Reserve (NNR), Coedydd a Cheunant Rheidol Site of Scientific Interest (SSSI) and Special Area of Conservation (SAC), Bryn Bras SSSI, Llynoedd Ieuan SSSI, Ffordd Coed Dol-Fawr SSSI, Mwyngloddfa Cwmbwyno SSSI, Mwyngloddfa Castell SSSI, Chwarel Ponterwyd SSSI, Coed Simdde Lwyd Wildlife Trust Reserve (WTR) and Pumlumon SSSI. To the south is Gro Ystwyth SSSI and SAC, Glanfedw SSSI and to the south east is Cae'r Meirch SSSI, Elenydd SSSI and SAC and Elenydd – Mallaen Special Protection Area (SPA) and Mwyngloddfa Cwmystwyth SSSI. In addition, there are tributaries to the River Wye within this settlement grouping which is an SAC (see Proposals Map).

19.1.23 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Pontarfynach mainly constitutes of marshy grassland including Rhos Pasture, unimproved acid grassland, semi-natural broadleaved woodland and improved and semi-improved neutral grassland. Within the wider settlement group there are areas of semi-improved acid grassland, wet modified bog, blanket bog and dwarf shrub heath. There are also various water courses, ponds and lakes across the group. Additionally, there is likely to be areas of deep peat within this Group.

19.1.24 There are several protected and priority species within the Group. There are also various Tree Preservation Orders (TPO) including a large TPO group to the north of Pontarfynach.

Minerals

19.1.25 This Settlement Group area contains the northernmost part of the most extensive area of rock resource identified as a Mineral Safeguarding Area under Policy LU27 within Ceredigion (see

Proposals Map). This is the Rhuddnant Grits Formation, which terminates a couple of kilometre short of Cefn Croes, almost envelops Cwmystwyth (impinging on the north east of the settlement), then extends southwards out of this Settlement Group area all the way Lampeter and beyond. This rock is safeguarded for its high specification aggregate potential (see Policy LU30). The Rhuddnant Grits Formation resource area though vast is sparsely populated. Notwithstanding its importance as a regional crushed rock aggregate resource there are no active rock quarries exploiting the Rhuddnant Grits Formation or indeed any other rock types within this Settlement Group area.

- 19.1.26 Sand and gravel resources in this Group identified as Mineral Safeguarding Areas under Policy LU27 (and subject to Policy LU30) are largely concentrated within (i) the Rheidol Valley downstream of Allty Gigran west of Pontarfynach; (ii) a stretch of flat land adjacent to the A44T at Dyffryn Castell; and (iii) various lengths of tributary streams within the eastern uplands that feed into the Mynach before Pontarfynach (see Proposals Map). There are no sand and gravel resources within or in the immediate vicinity of Pontarfynach, nor any in Ponterwyd, although there is a short stretch of sand and gravel immediately upstream of the settlement. There are no active sand and gravel extraction sites across this Settlement Group area.

19.2 Rural Service Centre: Pontarfynach

- 19.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 19.2.2 The information set out below applies to Pontarfynach as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 19.02).
- 19.2.3 Pontarfynach is located on the confluence of the rivers Rheidol and Mynach some 14.5 km east of Aberystwyth on the A4120. It has been a tourist destination since as early as the 18th century and today maintains a number of attractions, including the Vale of Rheidol Railway. Compared to the county's other Rural Service Centres it has a relatively low population but a relatively high level of facilities and services, this combined with its remote situation and the size of the hinterland it serves, gives it its Service Centre status.

Access and Transport

19.2.4 Although located on an 'A' road, Pontarfynach's links to the surrounding area are relatively poor. It does however, have the final station on the Vale of Rheidol Railway line, which brings many visitors to the settlement during the tourist season.

Provision of Housing Growth

19.2.5 The LDP has identified a potential housing growth of 47 units for Pontarfynach during the plan period.

Table 19.01: Housing provision for Pontarfynach Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
47	0	2	45
Of which, Affordable Housing:	0	0	

19.2.6 Traditionally, Pontarfynach has seen a relatively slow rate of growth and there are currently no large outstanding consents that would have an impact on the LDP allocation.

19.2.7 As of August 2010 there were already 2 commitments within the Service Centre, both of which are outstanding consents. There are currently no affordable units, either completed, or as planning consents, within the Service Centre.

19.2.8 Opportunity to meet the remaining number of units identified by the LDP (45 units) has been provided for through the allocation of 2 sites (3.54 ha) as detailed in the Allocated Sites Schedule (Table 19.02) and shown on the Proposals Map (see H1901 and H1902). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.

19.2.9 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.

- 19.2.10 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 47 units.
- 19.2.11 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 48 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 47 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 47 units.
- 19.2.12 In order to ensure that the potential impact of development on communities and the Welsh language is minimised and spread across the plan period, housing development will be expected to come forward in a phased manner. In Pontarfynach the ability to phase is somewhat restricted in that only 9 of the 45 units can come forward prior to 2015 due to water infrastructure constraints which need to be addressed through DCWW AMP programme (see Utilities Section below). In this Service Centre the LPA will therefore need to consider how best to phase the remaining development once a commitment to infrastructure improvements has been confirmed and a planning application received. The LPA will therefore consider applications received in the light of its timing within the Plan period, the number of completions to date and the number of outstanding consents pending within the Service Centre to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed is unclear.
- 19.2.13 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 19.2.14 Owing to the outstanding quality landscape in which the sites sit, a high standard of design and landscaping will be crucial. All development will need to accord with design and landscaping policies of the LDP. The design of these developments will consequently be a key consideration in ensuring the successful integration of the new

housing into the community. It will be expected that at the pre application stage that developers will have considered this advice and formed a scheme in keeping with the intentions set out.

19.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Pontarfynach Service Centre is 15.5 units per hectare. This average density of 15.5 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

19.2.16 Pontarfynach is home to a number of small businesses that serve local and visitor needs. No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

19.2.17 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

19.2.18 At the time of writing, the LPA are aware that improvements to the sewage infrastructure are required. This affects all of the housing growth identified for the settlement over the LDP period barring 9 units. Such improvements are likely to need to be secured as part of DCWW funding programme (see also Allocated Site Schedule below).

19.2.19 There are incidents of low pressure within the public water mains around Pontarfynach, solutions to these would be dependant on the location of any proposed development (see Policy DM12).

19.2.20 The Allocated Sites Schedule (Table 19.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education

19.2.21 There is a primary school located within the settlement. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced.

Currently there are no firm plans concerning the schools located within this Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

19.2.22 With only a place of worship, Pontarfynach currently lacks community facilities and the local community has identified the need for a recreation area and community centre within the settlement. A specific allocation has not been made for such a facility as it would limit the areas where one may potentially come forward.

19.2.23 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required see specific site in the Allocated Sites Schedule (Table 19.02).

Flooding

19.2.24 Because of its elevated position, the developable parts of Pontarfynach are not in an area of high flood risk as identified by the Welsh Government's flood risk maps.

Other Considerations

19.2.25 Pontarfynach and the surrounding area form part of the Tregaron and Uplands Communities First area.

Direction of future Growth

19.2.26 The direction of future growth is therefore seen to be southwards along the road the B4343 and away from the areas of greatest biodiversity value.

Table 19.02: Allocated Sites Schedule: Pontarfynach RSC

Housing Allocations:

Site Reference	H1901
Name	Land adjacent to Heol Elennydd
Area (ha)	2.87
Proposal	Residential Development: general housing with affordable housing Guide Density per ha net: 15 Estimated yield: 37 units Estimated affordable units: 7.4 units
Site characteristics, Constraints and Requirements	
Greenfield site	
Level topography	
Owing to the outstanding landscape quality in which the site sits, a high	

standard of design and landscaping will be crucial to the successful integration of this site into Pontarfynach's built form. The design and landscaping of the development will consequently be a key consideration in the determination of any proposals. Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location. It will be expected that at the pre application stage that developers will have considered this advice and formed a scheme in keeping with the intentions set out.

Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location.

CCW's LANDMAP should be consulted

The site is close to Coedydd a Cheunant Rheidol SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through erosion of the habitat.

The site has mature trees and hedgerows around and on part of the site, including a small woodland in the south west corner. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

Potentially deep peat (>0.5m) on site. This will need to be surveyed and if found should be protected in accordance with Policy DM22.

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space in accordance with Policy LU24.

Due to the known areas of high biodiversity value on site, approximately 0.37ha of the total area (2.87ha) is not available for development. This can in the most part, be integrated with the provisions required below on open space.

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

Where planning permissions are delayed due to infrastructure constraints,

developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

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

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

Site Reference	H1902
Name	Land adjacent to Pendre
Area (ha)	0.67
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 14 Estimated yield: 9 units Estimated affordable units: 1.8 units
Site characteristics, Constraints and Requirements	
Greenfield site	
Site H1902 will be expected to be developed early on in the plan period. Dialogue with the local planning authority should therefore occur at the start of the plan period to secure delivery.	
Level topography	
Owing to the outstanding landscape quality in which the site sits, a high standard of design and landscaping will be crucial to the successful integration of this site into Pontarfynach's built form. The design and landscaping of the development will consequently be a key consideration in the determination of any proposals. Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location. It will be expected that at the pre application stage that developers will have considered this advice and formed a scheme in keeping with the intentions set out.	
Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location.	
CCW's LANDMAP should be consulted	

The site is close to Coedydd a Cheunant Rheidol SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through erosion of the habitat.

The site has mature trees around part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

The site is semi-improved neutral grassland and is adjacent to marshy grassland which should be protected and managed in accordance with Policy DM15.

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

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

Potentially deep peat (>0.5m) on site. This will need to be surveyed and if found should be protected in accordance with policy DM22.

Open space will be sought on site. This should be provided as Natural Amenity Greenspace in accordance with Policy LU24.

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

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

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

19.3 Linked Settlements and Other Locations outside of the Service Centres

19.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

- 19.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 19.3.3 Land is not specifically allocated for development in locations other than the Service Centre.
- 19.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 19.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 19.03. Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Pontarfynach Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
55	9	40	6
Of which, Affordable Housing:	0	9	

- 19.3.5 All housing development in ‘Linked Settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 19.3.6 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 19.3.7 Since the plan period started in 2007, Ponterwyd has seen a relatively high number of permissions granted for residential dwellings (see table above), although only a small proportion have been completed to date. Currently, there is permission for 9 units within the Linked Settlement.
- 19.3.8 For a settlement of its size Ponterwyd has a relatively wide range of facilities including shops, a garage and a play area. Currently it has a primary school.
- 19.3.9 Ponterwyd is connected to a private sewage system. Developers are encouraged to seek advice early from providers, prior to submitting a

planning application, about whether there are any constraints in relation to sewage and utility provision.

19.3.10 Development in Ponterwyd is constrained by the C2 flood zone. Development in locations affected by this zone will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in such areas is unlikely to be acceptable.

19.3.11 There are also large tracts of biodiversity rich habitat in the vicinity of Ponterwyd which may constrain future development.

20. Settlement Group Statement: Group 20: Pontrhydfendigaid

20.1 Settlement Group Overview:

Rural Service Centre: **Pontrhydfendigaid**

Linked Settlements:
(all within Ceredigion) | Pontrhydygroes
Ystrad Meurig
Ysbyty Ystwyth

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Pontrhydfendigaid	Settlement Group	100.0	114	48						
	Service Centre	64.0	73	14	59	0	0	0	4	77
	Linked Settlements & Other Locations	36.0	41	34			7			41

Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 20.02.

- 20.1.1 The Settlement Group of Pontrhydfendigaid is located in eastern Ceredigion, encompassing the valleys and foothills of the Cambrian Mountains. It occupies a landscape of outstanding natural, historical and cultural value, with numerous protected sites and monuments. This includes the historically and culturally important abbey of Ystrad Fflur and the Hafod Estate, one of the birthplaces of the Picturesque Movement. The settlements in this Group look to the Urban Service Centres of Aberystwyth and Tregaron for a proportion of their services and needs, but due to their remote location, rely more heavily on Pontrhydfendigaid for their day to day needs than Linked Settlements in other groups might. Pontrhydfendigaid is therefore defined as the Rural Service Centre (RSC) for this Settlement Group. Though covering a relatively large geographical area, the Settlement Group is sparsely populated and as of July 2011, had a housing stock of just 734 dwellings. Pontrhydfendigaid's defined Linked Settlements are located to its north, south and west.
- 20.1.2 In 2007 the housing stock of Pontrhydfendigaid was 211 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 73 dwellings which is a growth rate of 35% for the Service Centre. The level of housing growth for the Settlement Group is similar to that which it has experienced per annum over recent years in the Settlement Group as a whole is 99 units in the last 15 years (based on 6.6 units per annum) compared to 114 units for the Group as a whole during the LDP period. However a large proportion of the housing growth which has occurred in this Settlement Group has historically been dispersed. The LDP will however re focus the majority of growth on Pontrhydfendigaid itself, which is consistent with the aims of the LDP's Strategy.
- 20.1.3 This leads to a very specific matter which needs to be carefully addressed, that of the potential level of housing growth being higher than what it has experienced in the past in the Service Centre itself and the potential impacts this may have on the social fabric of the settlement. Growth can be managed through appropriate controls being placed on how the development comes forward. Phasing the rate of development for the overall settlement will ensure that development does not all come forward all at once. This will assist with integration of new occupants into the existing community and facilitate community cohesion (see Housing Section of this Settlement Group Statement). Ensuring that the right type of housing comes forward will be equally important in assisting with community cohesion. Using local information to assist in identifying gaps in housing needs within the communities of the existing Settlement Group will help with ensuring that the housing provided can meet existing community needs and thus help those households stay in the area. This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any

new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new village'.

Landscape

- 20.1.4 The Settlement Group occupies one of the most highly valued landscapes in Ceredigion, characterised by exposed upland plateau and broad river valleys.
- 20.1.5 The upland landscape is comprised of large expanses of rugged, unenclosed, unimproved grassland and moorland, with cotton grass and other bog vegetation in wet flushes and around pools. Its landform is typified by irregular knobs and peaks, exposed rock outcrops, and scree slopes. Particularly distinctive is the landscape at Teifi Pools, which contains a series of broken north to south-orientated rocky ridges, with lakes and pools in between.
- 20.1.6 The Settlement Group also contains extensive areas of upland grazing that forms a transition between the edge of the Cambrian Mountains, and lowland consisting of the coastal plateau and river valleys. These marginal areas fluctuate between 250 and 300m AOD, and generally comprise large improved pasture fields. Subtle variations in character occur throughout, related to altitude, level of exposure and distance from the sea. These factors influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs. Commonly, however, traditional field boundaries are degraded and either replaced or reinforced with wire fences. More elevated and exposed areas are open in character and contain detractors including small coniferous plantations with abrupt edges and mining and quarrying activity.
- 20.1.7 The aforementioned Teifi Pools are famous for being the source of the Afon Teifi, which runs through the Group. At this point, the valley is particularly broad, the verdure and 'manicured tidiness' of which provides a contrast to the more impoverished open areas of adjoining upland. Further south, the valley opens out to accommodate Cors Caron, which represents the most intact surviving example of a raised bog landscape in the UK.
- 20.1.8 The Settlement Group forms part of the Upland Ceredigion Historic Landscape. Of particular importance are the landscapes around Strata Florida and the Hafod Estate. The former is home to the ruins of Strata Florida Abbey, a post-Medieval Church and the Great Abbey Farm, which provide a dramatic focus to this landscape. The latter is celebrated for its picturesque qualities; exploited in the 18th and early 19th century by Thomas Johnes. His mansion no longer exists, but some of his buildings survive, as do many of the walks he established.

20.1.9 Much of the Pontrhydfendigaid Settlement Group falls within Special Landscape Area (SLA) 7: Teifi Valley, SLA 12: North Upland Ceredigion and SLA 13: Southern Upland Ceredigion. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

20.1.10 To the west of Pontrhydfendigaid is Cors Caron Special Area of Conservation (SAC), Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) and Ramsar site. To the northwest is Cors Penbwlch SSSI, Cors Y Sychnant SSSI, Cors Bwlch-Y-Baedd SSSI and Cors Ian Wildlife Trust Reserve (WTR). To the east of Pontrhydfendigaid is Rhos Gargoed SSSI and Coed Mynachlog-Fawr SSSI. Further east is the Elenydd – Mallaen Special Protection Area, Elenydd SSSI and SAC, Afon Teifi SAC and SSSI and Claerwen NNR (see Proposals Map).

20.1.11 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Pontrhydfendigaid and the wider Group mainly constitute of marshy grassland, semi-improved acid grassland, semi-natural broadleaved woodland, valley mire, tall ruderal herb, wet modified bog, wet dwarf shrub heath, improved and semi-improved neutral grassland and hedgerows. There are also various water courses, ponds and lakes. Additionally, there are potentially areas of deep peat.

20.1.12 There are several protected and priority species within the Group. Of particular note are records of barn owls and Eurasian curlew.

Minerals

20.1.13 The high ground to the east of this Settlement Group area forms part of what is by far the most extensive area of rock resource identified as a Mineral Safeguarding Area under Policy LU27 within Ceredigion (see Proposals Map). The Rhuddnant Grits Formation runs right through this Group area extending beyond Lampeter to the south and continuing in the other direction as far as Cwmystwyth to the north. This rock is safeguarded for its high specification aggregate potential. The resource area is vast but sparsely populated because of the terrain and elevation. Notwithstanding its importance as a regional crushed rock aggregate resource there are no active rock quarries within the Rhuddnant Grits Formation. In addition to this vast resource, a small cluster of linear sandstone rocks (the Ystrad Meurig Grits) also outcrop within the Group (see Proposals Map). These rocks are also safeguarded for their high specification aggregate potential. Part of the Ystrad Meurig Grits resource impinges slightly on Swyddffynnon. Within all these Mineral Safeguarding Areas Policy LU30 applies. The Ystrad Meurig Grits are actively worked at Craig y Bwlch where the Ystrad Meurig quarry is Ceredigion's primary producer of crushed rock aggregate.

20.1.14 Sand and gravel resources within this Settlement Group identified as Mineral Safeguarding Areas under Policy LU27 (see Proposals Map) follow the line of the Teifi through Pontrhydfendigaid, narrowing through the centre of the settlement and opening up across the flat ground beyond, both upstream and downstream. They also occupy a large area of flat ground covering Ystrad Meurig and extending south, as well as following the course of the Marchnant to the north of Ffair Rhos. However, there are no sand and gravel resources within, or in the immediate vicinity of Ffair Rhos, Tynygraig or Ysbyty Ystwyth. There are no active sand and gravel extraction sites across this Group. Within these Mineral Safeguarding Areas Policy LU30 applies.

20.2 Rural Service Centre: Pontrhydfendigaid

20.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.

20.2.2 The information set out below applies to Pontrhydfendigaid as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 20.02).

20.2.3 Ponrhydfendigaid is located in the upper Teifi Valley around 9km north of Tregaron. It is a well established settlement with access to a good range of facilities and services, including a primary school, general store/post office, public house, village hall, sports facilities, two places of worship and children's play area.

Access and Transport

20.2.4 There are no specific issues relating to access and transport which need to be highlighted in relation to this settlement.

Provision of Housing Growth

20.2.5 The LDP has identified a potential housing growth of 73 for Pontrhydfendigaid during the plan period.

Table 20.01: Housing Provision for Pontrhydfendigaid Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
73	6	8	59
Of which, Affordable Housing:	0	0	

- 20.2.6 Pontrhydfendigaid has seen a steady level of growth in recent years, with most developments consisting of only one or two units. So far, no affordable houses have been granted permission within the Service Centre itself, although there is some provision in its Linked Settlements.
- 20.2.7 As of August 2010 there were already 14 commitments within the Service Centre, equating to 6 completions and 8 outstanding consents. There are currently no affordable units, either completed, or as planning consents, within the Service Centre.
- 20.2.8 Opportunity to meet the remaining number of units identified by the LDP (59 units) has been provided for through the allocation of 2 sites (2.53 ha) as detailed in the Allocated Sites Schedule (Table 20.02) and shown on the Proposals Map (see H2001 and H2002). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 20.2.9 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 20.2.10 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 73 units.
- 20.2.11 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 77 units exists within

the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 73 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 73 units.

- 20.2.12 In order to ensure that the potential impact of development on communities and the Welsh language is minimised, it will be necessary to control the rate at which new housing development comes forward. This will be achieved by ‘phasing’ the number of units permitted within the Settlement during any period of the plan. The LPA will therefore consider applications received in the light of its timing within the Plan period, the number completions to date and the number of outstanding consents pending within the Service Centre to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed is unclear.
- 20.2.13 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to ‘staged release’, as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.
- 20.2.14 It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around 16 possible new units which could come forward could not be permitted until either commitment for upgrades has been secured through DCWW’s AMP programme or solutions can be identified by the developer. Once upgrades are committed, which could be as early as 2015 if included in DCWW next funding round, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have details of the planning application ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.
- 20.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Pontrhydfendigaid Service Centre is 25 units per hectare. This average density of 25 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

20.2.16 Pontrhydfendigaid is home to a number of small businesses that serve local needs. No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

20.2.17 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

20.2.18 At the time of writing, the LPA are aware that improvements to the sewage infrastructure are required. In terms of the number of houses affected, this equates to approximately 16 units. Development in Pontrhydfendigaid will need to incorporate improvements as part of the development of those sites in order for development to be permitted unless improvements are to be secured as part of DCWW funding programme. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

20.2.19 The Allocated Sites Schedule (Table 20.02) sets out the constraints relating to specific allocations and how they might be mitigated.

Education

20.2.20 There is a primary school located within the settlement. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. Currently there are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

20.2.21 There is an existing playing field, play area and community hall. Pontrhydfendigaid is also home to Pafiliwn Bont, a large venue which frequently hosts large cultural events as well as wrestling, television shows, theatre performances, dances and rock and folk music concerts.

20.2.22 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required see specific site in the Allocated Sites Schedule (Table 20.02).

Flooding

20.2.23 The core of Pontrhydfendigaid is located within an area of high flood risk as identified by the Welsh Government's flood risk maps. The areas immediately around these areas also suffer from poor drainage. The northern part of the settlement has fewer flooding constraints.

Other Considerations

20.2.24 Pontrhydfendigaid and the surrounding area form part of the Tregaron and Uplands Communities First area.

Direction of future Growth

20.2.25 The direction of future growth is therefore seen to be northwards along the road the B4343 and away from the areas of greatest biodiversity value and outside areas at risk from flooding.

Table 20.02: Allocated Sites Schedule: Pontrhydfendigaid RSC

Housing Allocations:

Site Reference	H2001
Name	Dolwerdd
Area (ha)	1.76
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Estimated yield: 44 units Estimated affordable units: 8.8 units
Site characteristics, Constraints and Requirements	
Greenfield site Level topography Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design. The layout should include provision to gain access to the land to the east which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point guaranteed as it would need to undergo assessment as to its suitability for development. CCW's LANDMAP should be consulted. The site is near to the Afon Teifi SAC which should be protected in	

accordance with national policies and Policy DM14. In particular development on this site could have an effect through otter disturbance.

The site has mature trees and hedgerows around part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space in accordance with Policy LU24.

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

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

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

A small part of the north east corner of the proposed development site lies at the margins the C2 floodplain.

An assessment of the flood risk from the Afon Teifi to the site, which will as a minimum require a detailed site topographic survey, and may require detailed hydraulic modelling to account for the potential affects of flooding on the structure of the Pont Rhydfendigaid Bridge, will be required.

Consideration will need to be given to the remnants of historic mining activities.

Site Reference	H2002
Name	Land Adjacent to Rock House
Area (ha)	0.77
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Estimated yield: 19 units Estimated affordable units: 3.8 units
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Level to moderately sloping topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.</p> <p>CCW's LANDMAP should be consulted.</p> <p>The site has mature trees and hedgerows around part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>A stream (priority habitat) runs down the east part of the site which leads into the Afon Teifi SAC and SSSI which will need to be protected and managed in accordance with national policies and Policies DM14, DM15 and DM22. This should include a 7m buffer from development. In particular development on this site could have an effect through otter disturbance and water pollution.</p> <p>Adjacent to the west of the site is unimproved acid grassland which should be protected in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, amphibian and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Un-equipped Natural Play Space in accordance with Policy LU24.</p> <p>For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website. Where planning permissions are delayed due to infrastructure constraints,</p>	

developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

An assessment of the flood risk from the Nant y Cwm Watercourse to the site, which will as a minimum require a detailed site topographic survey, and may require detailed hydraulic modelling, will be required.

There is potential for the land to be contaminated from mining wastes containing heavy metals, therefore a preliminary risk assessment is recommended.

20.3 Linked Settlements and Other Locations outside of the Service Centres

20.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

20.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.

20.3.3 Land is not specifically allocated for development in locations other than the Service Centre.

20.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 20.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 20.03. Summary of Provision and Remaining Opportunity in Settlements and Locations Outside of the Pontrhydfendigaid Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
41	4	30	7
Of which, Affordable Housing:	0	2	

20.3.5 All housing development in 'Linked Settlements and Other Locations' will be subject to Policy S04. Restrictions apply regarding the level of

development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.

- 20.3.6 General market housing will not be permitted in the 'Other Locations'. Housing Development in the 'Other Locations' will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 20.3.7 Pontrhydygroes and Ysbyty Ystwyth have seen the greatest pressure for development within the Group. Together they currently provide the Group's only affordable housing in the form of 4 units and 2 units respectively.
- 20.3.8 None of the Linked Settlements are connected to a public sewer system. Developers are encouraged to seek advice prior to submitting a planning application, as to what provision might be acceptable
- 20.3.9 Together Pontrhydygroes and Ysbyty Ystwyth share a good level of facilities, including a community hall, garage, public house and two shops. Ystrad Meurig has a much more limited range of facilities.
- 20.3.10 Parts of both Pontrhydygroes are affected by the C2 flood zone, (see the Constraints Map) although not significantly constrained. Development in locations affected by this zone will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in such zones is unlikely to be acceptable.

21. Settlement Group Statement: Group 21: Talybont

21.1 Settlement Group Overview:

Rural Service Centre: Talybont

Linked Settlements:
all within Ceredigion)

Eglwys-fach
Tre'r Ddol
Tre Taliesin

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Talybont	Settlement Group	100.0	131	50						
	Service Centre	64.1	84	12	72	0	0	0	13	97
	Linked Settlements & Other Locations	35.9	47	38			9			47
Transport Requirements:				Dovey Junction Access (linear allocation)						N/A
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 21.02 & Table 21.04										

- 21.1.1 The Settlement Group of Talybont is located in northern Ceredigion, just to the northwest of the Urban Service Centre of Aberystwyth. The Group is very rural in nature and occupies one of the most highly valued landscapes in Ceredigion. Although all of the settlements within the Group look to Aberystwyth for many of their needs, especially for comparison goods, Talybont supports many of their day to day needs.
- 21.1.2 The Settlement Group is moderate in size, with a housing stock of 894 dwellings as of July 2011. Talybont's Linked Settlements are mostly located to its north, strung out along A487 (T) and the edges of the Dyfi Estuary. The Linked Settlements are generally rural in nature, and range in size from around 120 dwellings in Tre'r Ddol to less than 10 in Craig-y-Penrhyn.
- 21.1.3 While most of the Group's settlements are located along the A487 (T), which at this point roughly follows the course of the Afon Dyfi, the majority of its area is characterised by an assortment of scattered dwellings and farmsteads, which sit in an upland setting to the east.
- 21.1.4 Between 2007 and 2022, the Plan allows for an additional 84 units to be provided for in the Service Centre, Recently there have been relatively moderate level of growth, with 35 completions in the Service Centre between 2001 and 2011, which based on 3.5 pa would equate to around 53 units over a 15 year period. Therefore the growth over the LDP plan period at 84 units is only slightly higher than that experienced in recent years.
- 21.1.5 This leads to a very specific matter which needs to be carefully addressed, that of the potential level of housing growth being higher than what it has experienced in the past in the Service Centre itself and the potential impacts this may have on the social fabric of the settlement. Growth can be managed through appropriate controls being placed on how the development comes forward. Phasing the rate of development for the overall settlement will ensure that development does not all come forward all at once. This will assist with integration of new occupants into the existing community and facilitate community cohesion (see Housing Section of this Settlement Group Statement). Ensuring that the right type of housing comes forward will be equally important in assisting with community cohesion. Using local information to assist in identifying gaps in housing needs within the communities of the existing Settlement Group will help with ensuring that the housing provided can meet existing community needs and thus help those households stay in the area. This will be further facilitated by the affordable housing policy which aims to secure 20% of all housing developments as affordable. These affordable units have occupancy restrictions and again assist in ensuring that 'local' needs are met. Another critical element for any new development is to successfully integrate into the existing settlement physically. The way in which the development looks and is

set out will assist in this regard. Care will be needed to ensure that development is open and inclusive so that it does not relate in the creation of a 'new village'.

Landscape

- 21.1.6 The upland landscape is comprised of large expanses of rugged, unenclosed, unimproved grassland and moorland, with cotton grass and other bog vegetation in wet flushes and around pools. Its landform is typified by irregular knobs and peaks, exposed rock outcrops, and scree slopes. On its eastern margins are the hills of the Pumlumon Range, which is home to the highest mountain in Ceredigion and the Cambrian Mountains, Pumlumon Fawr (727m AOD). Nearby is one of Ceredigion's largest lakes, the Nant-y-Moch Reservoir, which helps create a superb and varied landscape in conjunction with the dramatic uplands in which it lies.
- 21.1.7 The Group also contains extensive areas of upland grazing that forms a transition between the edge of the Cambrian Mountains, and lowland consisting of the coastal plateau and river valleys. These marginal areas fluctuate between 250 and 300m AOD, and generally comprise large improved pasture fields. Subtle variations in character occur throughout, related to altitude, level of exposure and distance from the sea. These factors influence vegetation patterns, with more sheltered areas consequently more richly endowed with hedges and deciduous trees and shrubs. Commonly, however, traditional field boundaries are degraded and either replaced or reinforced with wire fences. More elevated and exposed areas are open in character and contain detractors including small coniferous plantations with abrupt edges, occasional windfarms and mining and quarrying activity.
- 21.1.8 The landscape around Tre Taliesin forms a distinctive area of mosaic rolling lowland. The landform undulates rhythmically in a north to south direction with occasional hummocks and rock exposures. This dramatic landform is reinforced with linear belts of woodland, also aligned in a north to south direction. In between there are pasture fields with uniform low, mechanically cut hedges. Derelict stone buildings are also present with occasional spoil heaps and these remnants of mining activity add further interest. This area is visible from the busy A487 (T) road and this landscape is a gateway to the county from the north.
- 21.1.9 The aforementioned Afon Dyfi runs along the northern edge of the Settlement Group, which at this point, opens out into a broad sandy estuary. The river's movement and richness of activity in terms of sly, reflections, water movement and birds creates a visually stimulating scene and forms a valued gateway to the county.
- 21.1.10 Talybont itself was once a centre for mining and a woollen mill was in operation until recent times. In 1897, a steam railway, The Hafan Tramway ran up the Leri and Cyneiniog Valleys. Thus the settlement

sits in a landscape of outstanding historic value. The oldest parts of the village are located at Penlôn and around Talybont Bridge, the buildings in these two areas date from the eighteenth century. There are 10 listed buildings in Talybont.

- 21.1.11 Much of the Talybont Settlement Group falls within Special Landscape Area (SLA) 1: Dyfi Estuary and Valley and SLA 12: North Upland Ceredigion. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 21.1.12 To the north of Talybont is the Dyfi Estuary is a Special Protection Area (SPA) and a wetland of international importance under the Ramsar convention. The waters are part of the Pen Llyn ar Sarnau Special Area of Conservation (SAC) and Cors Fochno is also designated as a SAC. Furthermore, the Dyfi Estuary and parts of Cors Fochno have been designated as a National Nature Reserve, the Dyfi and Cors Fochno NNR, and Site of Special Scientific interest (SSSI). The Dyfi Valley has also been re-designated as a UNESCO Biosphere. Also to the north is the Cwm Clettwr Wildlife Trust Reserve (WTR) and Coed Cwm Clettwr SSSI. Further north west is Coed Cwm Einion SAC and SSSI, Pencarreg-Gopa a Moel Hyrddod SSSI, Pencreigiau'r Llan SSSI and Cwm Llyfnant SSSI. To the far west of the settlement group is Mwyngloddfa Nant-Y-Cagl SSSI and Mwyngloddfa Brynyrafr SSSI. To the south of the group is Craigypistyll SSSI, Mwyngloddfa Llety Ifan Hen SSSI and Gwaun Troed-Rhiw-Seiri a Llyn Mynydd-Gorddu SSSI (see Proposals Map).

- 21.1.13 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Talybont mainly constitutes of improved grassland, semi-natural broadleaved woodland, mixed woodland plantation, dense scrub, improved and semi-improved neutral grassland, hedgerows and semi-improved acid grassland. The wider Group also includes dry dwarf shrub heath, dry and wet heath/acid grassland and wet modified bog among other habitats. There are also various water courses and ponds.

- 21.1.14 There are several protected and priority species within the Group. Of particular note are several records of small heath butterfly and brown hare. There are also various Tree Preservation Orders within Talybont and throughout the Group.

Minerals

- 21.1.15 Areas of sandstone suitable for use as an aggregate outcrop around Foel Goch to the east of Talybont and Tre'r-ddol, and also outcrop immediately adjacent to the north-western limit of Nantymoch. These are identified as Mineral Safeguarding Areas under Policy LU27 (see

Proposals Map and Policy LU30). There are no active rock quarries within the Group.

- 21.1.16 Sand and gravel resources identified as Mineral Safeguarding Areas under Policy LU27 follow the course of Afon Leri and its tributary valleys, converging at Talybont and spreading out the length and breadth of the settlement and beyond - northwards to Cors Fochno and west to Borth (see Proposals Map and Policy LU30). There are no active sand and gravel sites across this Settlement Group area.

21.2 Rural Service Centre: Talybont

- 21.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.
- 21.2.2 The information set out below applies to Talybont as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 21.02).
- 21.2.3 Talybont is located in the around 11 km north-east of Aberystwyth. It is a well established settlement of over 300 dwellings and has access to a good range of facilities and services, including a primary school, general store/post office, public houses, garage, village hall, places of worship, football pitch and children's play area.

Access and Transport

- 21.2.4 The A487 (T) runs through Talybont and any development adjoining it will need to meet the requirements of the Trunk Road Agency.

Provision for Housing Growth

- 21.2.5 The LDP has identified a potential housing growth of 84 units for Talybont during the plan period.

Table 21.01: Housing provision for Talybont Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
84	2	10	72
Of which, Affordable Housing:	0	0	

- 21.2.6 As of August 2010 there were already 12 commitments within the Service Centre, equating to 2 completions and 10 outstanding consents. Talybont has seen a steady rate of development in recent years and it is foreseen that this will continue into the next plan period. Natural constraints associated with the position of the floodplain, topography and old mine workings, are a significant limiting factor in the location of this growth. To date, the settlement has no affordable houses, although some are available in its Linked Settlements.
- 21.2.7 Opportunity to meet the remaining number of units identified by the LDP (72 units) has been provided for through the allocation of 4 sites (3.79 ha) as detailed in the Allocated Sites Schedule (Table 21.02) and shown on the Proposals Map (see H2101 - H2104). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 21.2.8 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 21.2.9 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 84 units.
- 21.2.10 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 97 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 84 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 84 units.
- 21.2.11 In order to ensure that the potential impact of development on communities and the Welsh language is minimised, it will be necessary to control the rate at which new housing development comes forward. This will be achieved by 'phasing' the number of units permitted within the Settlement during any period of the plan. The LPA will therefore consider applications received in the light of its timing within the Plan period, the number completions to date and the

number of outstanding consents pending within the Service Centre to determine whether the application facilitates a phased approach. Policy DM01 will apply where the acceptability of the rate of development being proposed is unclear.

21.2.12 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

21.2.13 It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around 20 units of the 84 possible new units which could come forward could not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.

21.2.14 The type of development and design/layout of development will need to be sensitively managed if new housing is to be successfully integrated into the existing community and settlement character. Talybont has been provided with a mixture of allocated sites, including opportunities for frontage and in depth development.

21.2.15 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites Talybont Service Centre is 30.5 units per hectare. This average density of 30.5 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

21.2.16 Talybont is home to a number of small businesses that serve local needs. No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been

allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

21.2.17 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

21.2.18 For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website. It is likely that infrastructure constraints would mean that around 20 units of the 84 possible new housing units which could come forward could not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.

Education

21.2.19 There is a primary school located within the settlement. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. Currently there are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

21.2.20 There is an existing sports pitch, play area and community centre within the settlement.

21.2.21 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required see specific site in the Allocated Sites Schedule (Table 21.02).

Flooding

21.2.22 The core of Talybont is located within an area of high flood risk as identified by the Welsh Government's flood risk maps. This in turn creates issues relating to access and egress for those sites on the eastern side of the settlement.

Other Considerations

21.2.23 Talybont and its surrounding landscape forms part of the Transition Area of the Dyfi Biosphere, an area designated by UNESCO in which people work to balance the conservation of biodiversity with its sustainable use.

Direction of future Growth

21.2.24 The direction of future growth is seen to be northwards adjacent to the A487 (T) and away from the areas that are at risk of flooding

Table 21.02: Allocated Sites Schedule: Talybont RSC

Housing Allocations:

Site Reference	H2101
Name	Y Dderwen
Area (ha)	0.82
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 12 Estimated yield: 10 units Estimated affordable units: 2.0 units
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Level topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.</p> <p>CCW's LANDMAP should be consulted.</p> <p>The site has mature trees and hedgerows around part of the site and in particular there is a potential veteran tree in the north west corner and the western hedgerow has been surveyed and is an 'important hedgerow'. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>A stream (priority habitat) runs down the north-west part of the site and these will need to be protected and managed in accordance with national policies and Policies DM15 and DM22.</p> <p>Site is semi-improved grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species,</p>	

habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, amphibian and reptile surveys may be required.

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

Open space will be sought on site. This should be provided as Natural Amenity Greenspace in accordance with Policy LU24.

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

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

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

Site Reference	H2102
Name	Maes y Deri
Area (ha)	1.21 gross Net developable area: (0.44 net available as housing land)
Proposal	Residential Development: general housing with affordable housing Guide Density per ha Net Developable Area: 30 Estimated yield: 13 units Estimated affordable units: 2.6 units
Site characteristics, Constraints and Requirements	
Greenfield site Level topography Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design. CCW's LANDMAP Should be consulted. The site has mature hedgerows around part of the site and adjacent to an ancient woodland (priority habitat). These will need to be protected and	

managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

Site is semi-improved grassland which should be protected and managed in accordance with Policy DM15.

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

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

An existing community provision is located on part of this allocated site. Policy LU22 seeks to protect existing community provisions. Any development of this allocated site would therefore need to accord with Policy LU22.

Development will need to ensure that existing open space is protected and good access is maintained. Additional open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and an Un-Equipped Natural Play Space, see Policy LU24.

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

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

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

Site Reference	H2103
Name	Glan Ceulan
Area (ha)	1.07 gross Net developable area: (minus flood plain = 0.57 net)
Proposal	Residential Development: general housing with affordable housing Guide Density per ha Net Developable Area: 35 Estimated yield: 20 units Estimated affordable units: 4.0 units
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Level topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.</p> <p>CCW's LANDMAP should be consulted</p> <p>The site is upstream of the Pen Llyn a'r Sarnau SAC which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through disturbance.</p> <p>The site has mature trees and hedgerows around and through part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>A stream (priority habitat) runs down the east and south east part of the site and these will need to be protected and managed in accordance with national policies and Policies DM15 and DM22. This should include a 7m buffer from development.</p> <p>Site is semi-improved grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, bat, badger, amphibian and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. providing spaces within the building for bats, planting of a hedgebank, tree planting etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>A high proportion of open space can be provided on the remainder of the land that has been removed from development due to biodiversity reasons.</p>	

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space in accordance with Policy LU24.

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

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

0.57ha of the site is located on the Zone C2 floodplain, therefore has not been included within the net density calculation.

A topographic survey and confirmation of finished floor levels is required to demonstrate that these are above the bank and bed levels of the Afon Ceulan Watercourse.

Site Reference	H2104
Name	Land adjacent to St. David's Church
Area (ha)	1.4
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 30 Estimated yield: 42 units Estimated affordable units: 8.4 units
Site characteristics, Constraints and Requirements	
Greenfield site	
Gently sloping topography	
Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design.	
CCW's LANDMAP should be consulted.	
Owing to the outstanding quality landscape in which the sites sits and it's gateway location within Tal-y-bont, a high standard of design and landscaping will be required. The design and layout of the development will be a key consideration in ensuring the successful integration of the new housing into the settlement and its community. Particular attention should be paid to the top-most part of the site. It will be expected that at the pre application stage that developers will have considered this advice and formed a scheme in keeping with the intentions set out.	

The site has mature trees and hedgerows around part of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

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

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space in accordance with Policy LU24.

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

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

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

21.3 Linked Settlements and Other Locations outside of the Service Centres

21.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

21.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.

21.3.3 In general land is not specifically allocated for development in locations other than the Service Centre. Any exceptions to this are referred to in Table 21.04 below and shown on the Proposals Map.

- 21.3.4 The Cambrian Line runs through the Settlement Group and there is a small station at Dovey Junction, just to the north of Glandyfi and just outside of Ceredigion's County boundary. Improvements to Dovey Junction Station near Glandyfi have been identified in TraCC's Rail Utilisation Study. While the junction itself is in Powys, access is gained through Ceredigion, to which improvements have been recommended. The land identified has therefore been allocated for transport uses (see Proposals Map and Table 21.04: Allocated Sites Schedule).
- 21.3.5 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 21.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 21.03. Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Talybont Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
47	3	35	9
Of which, Affordable Housing:	0	1	

- 21.3.6 All housing development in 'Linked Settlements and Other Locations' will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 21.3.7 General market housing will not be permitted in the 'Other Locations'. Housing Development in the 'Other Locations' will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 21.3.8 In recent years there has been limited demand for growth in Talybont's Linked Settlements. Currently, none of the Linked Settlement offer any affordable housing.
- 21.3.9 Eglwys Fach is not connected to a public sewer system. Developers are encouraged to seek advice prior to submitting a planning application, as to what utility provision solutions may be appropriate.

21.3.10 There is a primary school located in Tre Taliesin. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. There are no firm plans concerning the schools located within this Settlement Group, however the report and any future plans will need to be kept under review as they may have land use implications.

21.3.11 Tre'r Ddol and Tre Taliesin have the greatest provision, and currently offer a range of different services. In general most Linked Settlements have some form of facility, usually either in the form of a garage or community hall.

21.3.12 Eglwys Fach is partially affected the C1 flood zone. Tre'r Ddol is significantly constrained, which will make future development difficult. See Constraints Map for full extent of flood zones. Development in locations affected by these zones will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in zone C2 is unlikely to be acceptable.

Table 21.04: Site Allocations Schedule for Linked Settlements and Other Locations that are outside of Service Centres

Transport Allocation

Site Reference	T2101
Name	Dovey Junction Improvement Access Road
Area (ha)	N/A
Site characteristics, Constraints and Requirements	
<p>Railway Station Improvements: upgrading of access route between station and roadway in accordance with RTP documentation.</p> <p>Site is adjacent to Pen Llyn a'r Sarnau SAC, Dyfi SPA and Cors Fochno and Dyfi Ramsar which should be protected in accordance with national policies and Policy DM14. In particular development on this site could have an effect through disturbance and sedimentation.</p> <p>The site has mature trees and hedgerows around and through parts of the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.</p> <p>Appropriate surveys and reports will be required with proposals and species, habitats and ecological connectivity protected and managed in accordance with national policies and Policies DM14 and DM15. In particular, otter, bat, badger and reptile surveys may be required.</p> <p>Biodiversity enhancements, e.g. improving ecological connectivity, providing spaces within the building for bats, tree planting, improving the ditch for wildlife etc. should be included as part of any development proposal in accordance with Policies DM14 and DM15.</p> <p>Consideration of the effects in line with the new car park will need to be considered.</p>	

22. Settlement Group Statement: Group 22: Y Borth

22.1 Settlement Group Overview:

Rural Service Centre: Y Borth

Linked Settlements:
(all within Ceredigion) | Dolybont
| Ynyslas

Housing Provision (2007-2022):

		Projected Growth		Development Opportunity relied upon to deliver (b):						
		a	b	c	d	e	f	g	h	i
Settlement Group		% Split	Anticipated provision based on a need of 6000	Commitments as of 31st August 2010	Land allocations relied upon to deliver (b)	Windfall relied upon to deliver (b)	Non-allocated allowance relied upon to deliver (b)	Flexibility: Windfall in Service Centre not relied upon to deliver (b)	Flexibility: Allocations in Service Centre not relied upon to deliver (b)	Total Development Opportunity to deliver (b)
Y Borth	Settlement Group	100.0	89	13						
	Service Centre	84.3	75	7	68	0	0	0	3	78
	Linked Settlements & Other Locations	15.7	14	6			8			14
Specific land allocations to meet the identified requirements and needs are detailed in the Allocated Sites Schedule Table 22.02										

- 22.1.1 The Settlement Group of Y Borth is located on Ceredigion's northern coast, just to the north of Aberystwyth. Although all of the settlements within the Group look to Aberystwyth for many of their needs, especially comparison goods, Y Borth supports many of their day to day needs, and provides a good level of convenience and food facilities. The Settlement Group is moderate in size and as of July 2011, had a housing stock of 892 dwellings. Y Borth is therefore identified as the Service Centre for the Group. Y Borth's Linked Settlements, Dolybont and Ynyslas, are all located to its north and south-east.
- 22.1.2 The Plan allows for an additional 75 units to be provided for in the Service Centre, and a further 14 units to be provided for in the Linked Settlements and other locations outside of the Service Centre between 2007 and 2022. This is a total of 89 units for the Settlement Group as a whole. Recently there has been a relatively moderate level of growth in the Settlement Group, with 39 completions in the Service Centre and 5 completions in the 'Linked Settlements and Other Locations' between 2001 and 2011. Although the growth rate for the Service centre is slightly higher rate than in previous years it does not represent a significant growth overall to the settlement which had circa 700 units as at 2007. It is therefore considered that the level of development proposed can easily be accommodated by the Service Centre without significant negative impact on the community and its Welsh language without needing to be managed in terms of overall rate and therefore phasing will not be applied to housing development sites within this settlement. It is also considered that the growth allocated in Y Borth will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.

Landscape

- 22.1.3 The landscape of this Settlement Group is one that contrasts greatly with that of the surrounding area, being characterised by a mixture of coastal and lowland environments, which yield a rich and varied assortment of habitats and species.
- 22.1.4 At its southern limit, the sea cliffs, which run discontinuously all the way from Aberystwyth, give way to a long golden sandy beach, which culminates in the sand dune system at Ynys Las and the Dyfi Estuary. The Estuary is valued as a haven for boating enthusiasts and contains sweeping, sinuous stretches of sand and mud.
- 22.1.5 Just to the east of Y Borth lies Cors Fochno, a highly distinctive flat expanse of reclaimed pasture fields and wetlands, enclosed by a network of linear drainage reens and wire fences. Historically, the bog has suffered from the intervention of man, with much having been drained and given over to agriculture. However, the surviving core of the bog is still one of the largest in the UK. To the west, stretching north from Borth, the character of the Group is affected by

development with housing, caravan site and golf courses intruding into this distinctive open landscape.

- 22.1.6 Much of Y Borth Settlement Group falls within Special Landscape Area (SLA) 1: Dyfi Estuary and Valley and SLA 2: Aberystwyth-Borth. Applications for development within an SLA should be in accordance with Policy DM18.

Nature Conservation

- 22.1.7 Y Borth is located on the edge of a natural environment of international importance. The Dyfi Estuary is a Special Protection Area (SPA) and a wetland of international importance under the Ramsar convention. Y Borth waters are part of the Pen Llyn ar Sarnau Special Area of Conservation (SAC) and Cors Fochno is also designated as a SAC. Furthermore, the Dyfi Estuary and parts of Cors Fochno have been designated as a National Nature Reserve, the Dyfi and Cors Fochno NNR, and Site of Special Scientific interest (SSSI). Recently the Dyfi Valley has also been re-designated as a UNESCO Biosphere (see Proposals Map).

- 22.1.8 Outside the protected sites, the Group contains a variety of habitats, several of which may be priority habitats (BAP priority habitats, S42 habitats of principle concern for conservation or local priority habitats). Y Borth mainly constitutes of semi-natural broadleaved woodland, scrub, hedgerows, unimproved, semi-improved and improved neutral grassland, coastal grassland and marshy grassland. Within the wider Group there are also areas of wet modified bog, unimproved acid grassland and sand dunes. There are also various water courses and ponds.

- 22.1.9 There are several protected and priority species throughout the Group.

Minerals

- 22.1.10 There are no crushed rock aggregate mineral resources across this Settlement Group and no active rock quarries. The local mudstone was quarried on a very small scale at Tydu Farm (260830 287270) a few years ago, providing stone suitable for low grade engineering uses (Borth Mudstone) into the local markets, but the permission expired in 2004.

- 22.1.11 Mineral Safeguarding Areas within this Group are identified under Policy LU27 (see Proposals Map). Any development within these areas is subject to Policy LU30. These cover sand and gravel deposits within the lower reaches of the Leri floodplain through Dolybont to Lower Borth and a blown sand resource (the dunes and golf links) at Ynyslas. A very small scale sand and gravel working operated at Aberlerry (between Y Borth and Ynyslas) in the past but there are currently no active sand and gravel workings.

22.2 Rural Service Centre: Y Borth

22.2.1 Any development that occurs within the Service Centre will have to adhere to Policy S01: Sustainable Growth and S03: Development in Rural Service Centres (RSCs) as well as all S, LU and DM policies that are relevant to the proposals being considered.

22.2.2 The information set out below applies to Y Borth as a whole and will be considered in relation to all planning applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table 22.02).

22.2.3 Y Borth is a large coastal Rural Service Centre (RSC) of around 600 dwellings and a population of around 1,300. The population can grow significantly during the tourist season when its holiday parks are full. Y Borth is located some 11km north of Aberystwyth on the B4353 and B4575. The Aberystwyth – Shrewsbury railway line runs to its east and it has its own station.

22.2.4 The settlement possesses a good range of services and facilities, including a primary school, doctor's surgery and four places of worship. It also has a large playing field – Uppingham playing fields – and a golf club. Many of Y Borth's services and facilities are highly seasonal in nature catering for the tourist market. Out of season, an adequate range of shops, public houses and garages remain open to cater for the resident population.

Access and Transport:

22.2.5 Although not on one of the County's Trunk roads, it is connected to the A487 (T) by the B4353 and B4575. It has good access to public transport and is a stop on the Aberystwyth Shrewsbury Cambrian Line railway that runs to the east of the settlement.

Provision for Housing Growth

22.2.6 The LDP has identified a potential housing growth of 75 for Y Borth during the plan period.

Table 22.01: Housing provision for Y Borth Service Centre

Provision for Housing growth	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining provision at August 2010
75	2	5	68
Of which, Affordable Housing:	0	0	

- 22.2.7 Y Borth has seen a steady rate of development in recent years that is likely to continue. Natural constraints on developable land may restrict growth within parts of Y Borth, however all allocations are located in Upper Borth, which is not subject to the same flooding constraints as the lower part of the settlement.
- 22.2.8 As of August 2010 there were already 7 commitments within the Service Centre, equating to 2 completions and 5 outstanding consents. No affordable houses have been granted permission within the settlement.
- 22.2.9 Opportunity to meet the remaining number of units identified by the LDP (68 units) has been provided for through the allocation of 2 sites (2.8 ha) as detailed in the Allocated Sites Schedule (Table 22.02) and shown on the Proposals Map (see H2201 and H2202). The sites allocated have been assessed (see Site Assessment and Allocations Topic Paper 2011) and are identified as being the best options in the Service Centre to provide opportunity for growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.
- 22.2.10 Some opportunity may exist for the development of windfall sites within the settlement boundary. However the genuine availability and deliverability of these sites is not known and therefore they are not depended upon to provide opportunity to meet the housing number identified for this Service Centre over the plan period. Where windfall sites do come forward they will need to be determined in accordance with Policy S03.
- 22.2.11 All development on allocated and windfall sites will have to be in accordance with Policy S01 and S03. Monthly reports are available via the Council's website which provide an up to date position statement in relation to the number of units which remain uncommitted out of the 75 units.
- 22.2.12 In line with Policy S03 development will not be permitted which would result in the housing number set for the RSC being exceeded, regardless of whether land remains available through allocations. Therefore although opportunity for a minimum of 78 units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to 75 units. The additional opportunity has been included within the LDP to provide some flexibility in order to ensure that applications do come forward to provide for the 75 units.
- 22.2.13 As has been previously noted above there is no reason to believe that the level of growth proposed for Y Borth would have significant negative impact on the community and its Welsh language and as such there is no need to control the rate at which development should come forward during the plan period. Therefore no **phasing**, as

defined in the Glossary to Volume 1 of the LDP, will be applied to that effect.

22.2.14 Policy LU05 will be particularly relevant in relation to the way in which the LPA will determine planning applications in order to ensure that planning permissions are converted into dwellings built in relation to the Service Centre. Permissions granted in relation to allocated sites (and in some cases in relation to windfall sites) will therefore need to particularly reflect Policy LU05 (Criterion 1) which requires that, where appropriate, only part of a site will be permitted at any one time. Therefore sites at this Service Centre will be subject to 'staged release', as defined in Policy LU05 (see also the Glossary in Volume 1 for further definition) unless it is agreed by the LPA at pre-application discussion that it is not required.

22.2.15 It is also likely that infrastructure constraints (as identified in the Utilities Section below) would mean that around 45 units of the 75 possible new units which could come forward could not be permitted until commitment for upgrades has been secured through DCWW's AMP programme. Once upgrades are committed, which could be as early as 2015, then development could proceed provided in accordance with Policy DM12. Developers are encouraged to have schemes ready in anticipation of such commitment so that the delivery of the development does not get unnecessarily delayed.

22.2.16 The densities for allocated sites have been set out in the Allocated Sites Schedule. The average density per hectare for housing over the allocated sites in Y Borth Service Centre is 25 units per hectare. This average density of 25 units per hectare should provide a guide starting point for all windfall development sites in the settlement.

Economic Requirements

22.2.17 Y Borth's economy is underpinned to a large extent by the tourist industry. Its main assets are the 4 mile long sandy beach that runs from Y Borth to Ynyslas and the countryside of north Ceredigion. A significant proportion of the visitors to the area are accommodated in Y Borth's static caravan parks.

22.2.18 No multi use employment sites have been allocated for the Service Centre as, in the absence of clear public or private funding, proposals for future development are more likely to come forward in the form of single units. Applications for single units are most appropriately dealt with on the basis of criteria based policies rather than through specific land allocations. The LPA will therefore encourage the development of units within or adjacent to the Service Centre. Any development that is to occur on sites that have not been allocated will need to be compliant with Policy S03 and all relevant LU (specifically LU11-LU21) and DM policies.

22.2.19 In retail terms, there are no specific allocations made in the Service Centre by the LDP. At present, the community is provided for by a range of small convenience shopping facilities, which should be sustained by the settlement's status as a Service Centre. Further development of retail facilities in the settlement is encouraged, providing that it is in accordance with the requirements of Policy S03 and all relevant LU and DM policies.

Utilities

22.2.20 At the time of writing, the LPA are aware that improvements to water system are required and that AMP funding through DCWW will be needed in order for those improvements to be achieved. Constraints also exist regarding the sewerage network which would need to be addressed by the developer(s) through the sewer requisition provisions of the Water Industry Act 1991. For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website.

Education

22.2.21 There is a primary school located within the settlement. Currently the Council is reviewing education provision across the County and the report 'Developing Education in Ceredigion' has been produced. Currently there are no firm plans concerning the schools located within this Group, however the report and any future plans will need to be kept under review as they may have land use implications.

Recreation, Leisure and Community Facilities

22.2.22 The settlement has several existing playing fields, a golf club, numerous types of tourist and catering/hospitality facilities and a small zoo.

22.2.23 The LPA is seeking to provide additional provision of open space on a number of allocated sites in line with Policy LU24. For information as to whether a provision is required see specific site in the Allocated Sites Schedule (Table 22.02).

Flooding

22.2.24 Lower Borth is located within an area of high flood risk as identified by the Welsh Government's flood risk maps. The main risk is posed by tidal flooding and overlapping of the sea wall does occasionally occur.

22.2.25 Y Borth falls within Zone F: Dyfi Estuary (Borth to Tywyn) of Cardigan Bay Shoreline Management Plan (SMP). The SMP should be consulted prior to submitting an application.

22.2.26 A strategy of 'holding the line' is seen as the only viable option for this section of coast, which would continue to provide protection to the settlement.

22.2.27 In August 2010, approval was given to the construction of a coastal defence scheme to replace the excising dilapidated provision, including the construction of new rock groynes and associated works, along Borth Beach.

Other Considerations

22.2.28 Y Borth and the surrounding area is part of the Dyfi Biosphere, an area designated by UNESCO in which people work to balance the conservation of biodiversity with its sustainable use.

Direction of future Growth:

22.2.29 The direction of future growth is seen to be southwards in Upper Borth and away from the areas that are at risk of flooding.

Table 22.02: Allocated Sites Schedule: Y Borth RSC

Housing Allocations

Site Reference	H2201
Name	Land adjoining Min-y-Graig
Area (ha)	0.80
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Estimated yield: 20 units Estimated affordable units: 4.0 units
Site characteristics, Constraints and Requirements	
<p>Greenfield site</p> <p>Moderately sloping to steep topography</p> <p>Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location.</p> <p>Consult CCW's LANDMAP.</p> <p>The site has mature trees and hedgerows around the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure. Incorporating the hedgerows already on-site into the development will help retain the rural character of this location.</p> <p>Site is semi-improved grassland which should be protected and managed in accordance with Policy DM15.</p> <p>Protected species on site which will need to be accommodated for, potentially resulting in lower than optimum densities on site. Appropriate surveys and</p>	

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

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Un-equipped Natural Play Space in accordance with Policy LU24.

For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council's website. Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

Site Reference	H2202
Name	Land adjoining Borth County Primary School
Area (ha)	2.04
Proposal	Residential Development: general housing with affordable housing Guide Density per ha gross: 25 Estimated yield: 51 units Estimated affordable units: 10.2 units
Site characteristics, Constraints and Requirements	
Greenfield site	
Level topography	
Development subject to securing adoptable highway standards in the form of the implementation of a 'one way' system to manage traffic movement in Upper Borth. An access may need to be gained over land owned by the primary school, if so, the loss of this land will need to be compensated for as part of the development.	
Development should be accommodated sympathetically within the natural setting of the location and should be of a high standard of design befitting such a prominent location.	
The layout should include provision to gain access to the land to the south west which may be needed to accommodate further development during future plan periods. The inclusion of adjoining land is not at this point	

guaranteed as it would need to undergo assessment as to its suitability for development.

CCW's LANDMAP should be consulted.

The site has mature trees and hedgerows around the site. These will need to be protected and managed in accordance with Policies DM10, DM15 and DM20. This should include at least a 1m buffer from the canopy/bank, depending on the root structure.

Site is part semi-improved grassland which should be protected and managed in accordance with Policy DM15.

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

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

Open space will be sought on site. This should be provided as Communal Accessible Natural Greenspace and Equipped Natural Play Space in accordance with Policy LU24.

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

Where planning permissions are delayed due to infrastructure constraints, developers are encouraged to work up the detail of a planning application early on in the plan with the LPA in anticipation of upgrades being committed through DCWW's AMP programmes so that the delivery of the development are not unnecessarily delayed (see Housing Section above).

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

22.3 Linked Settlements and Other Locations outside of the Service Centres

22.3.1 The detailed matters and constraints which follow relate to Linked Settlements and Other Locations of the Service Centre and should be considered alongside those general matters and constraints already set out in the Settlement Group Overview.

- 22.3.2 The location of Linked Settlements, as listed in the introductory statement, are shown on the overall Proposals Map. Individual Inset Maps are not provided for Linked Settlements neither are settlement boundaries.
- 22.3.3 Land is not specifically allocated for development in locations other than the Service Centre.
- 22.3.4 In terms of housing specifically, the commitments (dwellings completed and those which have consent but which are not yet built or completed) set out in Table 22.03 already exist within the Linked Settlements and at Other Locations within the Group (that is excluding the Service Centre). The outstanding consent numbers are approximations as at 2010 and will change during the plan period.

Table 22.03. Summary of Provision and Remaining Opportunity in Settlements and locations outside of the Y Borth Rural Service Centre

Total Development Opportunity for Housing	Housing Completions (units already built) since start of plan period (01/04/2007 to 31/03/2010)	Outstanding consents at August 2010	Remaining Opportunity at August 2010
14	3	3	8
Of which, Affordable Housing:	0	0	

- 22.3.5 All housing development in ‘Linked Settlements and Other Locations’ will be subject to Policy S04. Restrictions apply regarding the level of development permitted in any one Linked Settlement – see Policy S04 and Appendix 5 of Volume 1 for detail.
- 22.3.6 General market housing will not be permitted in the ‘Other Locations’. Housing Development in the ‘Other Locations’ will therefore only be permitted either if it can be justified in accordance with TAN 6 as a rural enterprise dwelling or, provided it meets all criteria in Policy S04, where a need can be demonstrated for an affordable dwelling (see Policy S04 and S05).
- 22.3.7 Development in both settlements is constrained by nature designations and the floodplain, currently, neither offer any affordable housing.
- 22.3.8 Only Ynyslas is connected to a public sewer system. Dolybont is not. Developers are encouraged to seek advice early from providers, prior to submitting a planning application, about whether there are any constraints in relation to utility provision in relation to Ynyslas and in terms of what provisions might be suitable in relation to Dolybont.
- 22.3.9 There are no primary schools located elsewhere in the Group.

22.3.10 Both Dolybont and Ynyslas have very limited facilities. Ynyslas has arguably the best, being close to a golf course and popular beach and visitors centre.

22.3.11 Parts of Dolybont are affected by the C2 flood zone and parts of Ynyslas are affected by the C1 flood zone, although none are significantly constrained. Development in locations affected by these zones will only be permitted if it accords with national guidance and would require an FCA to determine suitability. Residential development in zones C2 is unlikely to be acceptable.