



Ceredigion Local Development Plan 2007 – 2022

Final Sustainability Appraisal Report

Appendices

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Appraisal Key

A key to the criteria considered in the assessments is summarised in the following table.

Scale of effect	Permanence of effect	Significance of effect
Local (L)	Permanent (P)	Objective/Option/Policy/Allocation would have a major positive effect in its current form as it would resolve an existing issue or maximise opportunities. SIGNIFICANT.
Regional (R)	Temporary (T)	Objective/Option/Policy/Allocation would have a minor positive effect. (+)
National (N)		Effect of Objective/Option/Policy/Allocation is uncertain. (?)
International (I)		Objective/Option/Policy/Allocation would have no predicted effects or no site specific effects. (0)
		Objective/Option/Policy/Allocation would have a minor adverse effect. (-)
		The Objective/Option/Policy/Allocation would have a major adverse effect as it would substantially exacerbate existing problems. Consider exclusion of option. SIGNIFICANT.

Appendix 1 – Framework

Environmental and sustainability issues, sustainability objectives and indicators for the Ceredigion County Council SA/SEA.

Identified Environmental and Sustainability Issues	Objectives	Indicators
Topic 1: Climate Change		
<ul style="list-style-type: none"> • There is overwhelming scientific evidence that there is a link between CO₂ emissions and climate change. • Significant climate change effects are unavoidable even if CO₂ emissions are reduced to zero. • Effects in Wales will include: higher sea levels, hotter, drier summers, wetter, milder winters, greater incidence of temperature extremes, increased frequency and intensity of storms. There is a lack of data for predicted effects within Ceredigion. • Increase in storm damage and risk of subsidence and coastal erosion. • Habitat and species change (gain or loss) and potential changes to the landscape. • Summer water shortages and increased incidence of low rivers flows. • Increased thermal discomfort in buildings. • Increased health risk in summer, but reduced cold weather illness. • Less cold weather transport disruption. • New economic opportunities may exist, for example associated with energy 	<p>Main Objective</p> <ul style="list-style-type: none"> • Reduce greenhouse gas emissions in both existing and new development. • Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change. <p>Sub Objectives</p> <ul style="list-style-type: none"> • To reduce the emissions of greenhouse gases with particular focus on emissions from buildings, transport and energy generation and industry (especially CO₂). • To minimise the vulnerability of Ceredigion to the effects of climate change through appropriate adaptation including the location and design of new development. • To encourage investment in cleaner technologies. • To support investment in renewable energy sources. • To decouple increase in GDP and greenhouse gas emissions • To encourage all new development to be climate change resilient. • To encourage energy conservation and 	<ul style="list-style-type: none"> • Annual emissions of basket greenhouse gases (by sector). • Ceredigion's global ecological footprint. • The installed MW capacity of renewable energy development approved. • Average consumption of (i) Ordinary Domestic Electricity, (ii) Economy 7 Domestic Electricity, and (iii) Domestic Gas. • Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4. • Number of commercial or other relevant developments (units and proportion) of 1,000m² / 1ha or over that achieve BREEAM standard excellent.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>saving or renewable energy technologies.</p> <ul style="list-style-type: none"> • High ecological footprint. • High 'food miles' value in County. • Adaptation will be significantly cheaper to do now rather than later, for example modifying the design of long lived investments, such as buildings. 	<p>higher energy efficiency.</p> <ul style="list-style-type: none"> • Reducing Ceredigion's Ecological footprint. • To encourage local sourcing of food produce. • To encourage all new and existing developments to adapt to climate change. 	
Topic 1: Flooding		
<ul style="list-style-type: none"> • Increased flooding. • Greater pressure on sewer systems and there is a lack of drainage infrastructure in some parts. • A number of towns have areas which are situated within fluvial or tidal floodplains. • A risk of flooding to the transport network exists. 	<p>Main Objective</p> <ul style="list-style-type: none"> • To reduce flood risk <p>Sub Objectives</p> <ul style="list-style-type: none"> • To minimise flood risk and ensure new development does not increase flood risk on site or elsewhere. • To increase the use of sustainable drainage systems (SUDS) in both new and refurbished developments. • To avoid loss of soils to non-permeable surfaces. • To reduce reliance on flood mitigation and hard engineered solutions. • To increase provision to manage stormwater. 	<ul style="list-style-type: none"> • Amount of development (units and ha) permitted in C1 and C2 floodplain areas as defined by TAN 15. • Amount of new residential development (units and proportion) permitted with SuDS. • Amount of new non-residential development (floorspace and proportion) permitted with SuDS.
Topic 2: Soil		
<ul style="list-style-type: none"> • There is little agricultural land of categories Grade 1-3 in the strategy area, however given the rural nature of 	<p>Main Objective</p> <ul style="list-style-type: none"> • Minimise contamination and safeguard soil quality and quantity. 	<ul style="list-style-type: none"> • Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>the region, soil conservation remains an important issue.</p> <ul style="list-style-type: none"> • Soil erosion, contamination derived from air deposition and acidification are all expected to be problems in Ceredigion. However, no known data is available to quantify the extent of the problem or any trends; acidification is known to present a greater threat to upland soils. Soil erosion from stock trampling may be an issue. • Soil compaction from stock trampling. • Acid deposition may present a problem to some sensitive habitats within Ceredigion. • A legacy of heavy metal contaminated soil as a result of metal mining. Seventy six percent of the top fifty former metal mines in Wales, in relation to impact on water quality, are located within Ceredigion. Associated problems include: dangerous structures, inhalation of contaminated dust; and heavy metal contamination of water sources (see below) • Heavy metal contamination of water sources derived from former metal mines. Ten percent of public water supplies would exceed proposed EU 2013 permitted concentrations of lead in drinking water. Seventeen per cent of 	<p>Sub Objectives</p> <ul style="list-style-type: none"> • To avoid and reduce contamination of soils. • To promote the regeneration and redevelopment of brownfield and contaminated land. • To minimise soil erosion. • To protect and enhance soil quantity (including non-chemical soil functions and processes such as permeability) and quantity, especially of carbon rich soils. • Reduce SO₂ and NO₂ emissions and nitrate pollution from agriculture. • To minimise soil sealing. • To minimise soil compaction. • To take account of soil function. • To avoid increased diffuse pollution from agriculture and other economic activities 	<ul style="list-style-type: none"> • Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed. • Average density of housing development permitted on allocated development plan sites.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>private water supplies exceed current permitted concentrations of lead in drinking water and 30 % would exceed the 2013 permitted concentrations.</p> <ul style="list-style-type: none"> • There is a threat to peat bog from off road vehicles. 		
Topic 2: Air		
<ul style="list-style-type: none"> • The area is characterised by typically good air quality with respect to PM₁₀ and NO₂ concentrations. • Low level ozone. This is known to be a greater problem in rural areas. Permitted concentrations were exceeded in locations across Ceredigion in 2006. The problem is worse during hot summer conditions and so the permitted concentrations are expected to be exceeded at increased frequency as a result of climate change. • Ozone may also present a problem to some sensitive habitats within Ceredigion. • High air quality standards are required for a number of food manufacturers within the county. • There is a minor issue with ammonia levels at Cwmystwyth. • Road congestion is increasing on approaches to Aberystwyth and vigilance 	<p>Main Objective</p> <ul style="list-style-type: none"> • To maintain and improve air quality across Ceredigion. <p>Sub Objectives</p> <ul style="list-style-type: none"> • To reduce negative effects of power generation, heavy industries and transport on local air quality. • To reduce levels of the UK National Air Quality pollutants. • To reduce levels of ground-level ozone; • To avoid siting new developments in areas of poor air quality. • To encourage cleaner technology for power generation, heavy industry and transport. • To reduce the need for travel, through appropriate siting of new developments and provision of public infrastructure. • To reduce levels of acid deposition. • To reduce levels of ammonia deposition. • To reduce levels of stratospheric ozone depletions. 	<ul style="list-style-type: none"> • Levels of key air pollutants (e.g. NO₂, PM₁₀, SO₂) by sector.

Identified Environmental and Sustainability Issues	Objectives	Indicators
is required regarding air pollution.		
Topic 2: Water		
<ul style="list-style-type: none"> Further information is needed as to whether there is a lack of water supply in the County. Acidification of water courses. Water quality issues associated with sheep dip have been identified along with diffuse pollution from possible fertilizer use. There is a trend of increasing chemical water (river) quality, but decreasing biological water (river) quality. This is associated with diffuse pollution as above. Bathing water standards have been affected by heavy rainfall during 2007 at the time of sampling; two blue flag awards have been lost within the county in 2007. This problem may increase as a result of climate change. 	<p>Main Objective</p> <ul style="list-style-type: none"> Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality. <p>Sub Objectives</p> <ul style="list-style-type: none"> To ensure water quality of rivers, lakes, ground-waters and coastal areas is improved. To conserve public water supply. To protect water availability in the natural environment. To reduce diffuse pollution from urban and rural areas. To reduce demand for water. To increase water efficiency e.g. in new, refurbished and existing developments. To limit land use related pollution (particularly nitrates) of water resources. 	<ul style="list-style-type: none"> Ecological status of waterbodies (WFD monitoring). Number of substantiated water pollution incidents. Number/Percentage of water resource zones meeting target headroom requirements.
Topic 3: Material Assets		
<ul style="list-style-type: none"> Interpretation of and future trends for TAN8 policy on Wind Farm Strategic Search Areas as a local and cross-boundary issue with Powys is required Constraints to wind farm development arising from absence of National Grid 	<p>Main Objective</p> <ul style="list-style-type: none"> Make sustainable use of natural resources. Build and maintain environmentally friendly, high quality services and infrastructure. 	<ul style="list-style-type: none"> Municipal waste produced /recycled/landfilled per annum. Industrial and commercial waste produced /recycled/landfilled per annum. The number of Service Centres constrained by infrastructure issues (Sewage treatment and water

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>connection to Ceredigion SSA D.</p> <ul style="list-style-type: none"> • Opportunities exist for community renewable energy schemes • Need to divert waste from landfill by increasing the amount of waste recycled and composted. This requires facilities. • Ceredigion currently exports all its residual waste to landfills outside the County. The security of future contracts may need investigating, particularly in relation to whether the facilities will refuse to accept waste from Ceredigion for landfill in future. • The provision of a regional waste facility or facilities may be required within Ceredigion. The County is relatively isolated and dispersed, has a low population generating relatively low levels of municipal and industrial waste and any decision to locate a regional facility should consider the proximity principle and existing transport infrastructure. • The availability of appropriate sites for waste handling may be affected by the risk of flooding. • Options for alternative sites and alternative waste disposal options may be required. • The location of a large-scale outdoor 	<p>Sub Objectives</p> <ul style="list-style-type: none"> • Promote decoupling of resource use from economic prosperity. • Encourage sustainable use of natural resources e.g. water. • Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials. • Minimise energy consumption and promote renewable energy sources. • Promote the waste hierarchy of reduce, reuse and recycle. • Promote the principles of sustainable development through all new services and infrastructure. • Promote the use of more sustainable resources. • Promote delivery of robust ICT Broadband infrastructure. • To value, conserve and enhance geodiversity. • To ensure adequate sewage capacity is provided for new development. 	<p>supply).</p>

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>compost facility or facilities is currently unresolved and will need consideration. Should small-scale commercial outdoor compost facilities be encouraged as part of farm diversification?</p> <ul style="list-style-type: none"> • The way land is allocated for waste developments may need addressing. For example, should sites be allocated exclusively for such facilities? • If Ceredigion is to stay ahead of landfill diversion targets, actively encouraging schemes for the provision of combined heat and power generation using residual waste may be required. However, encouraging such schemes may limit the incentive to achieve higher rates of resource recovery further up the waste hierarchy. • An immediate need exists to identify and safeguard the most important sand and gravel resources within the county to protect them from sterilisation. • There are sufficient reserves of hard rock (sandstone) with planning permission to maintain supply in the short term, but there may be a requirement to safeguard further sandstone to ensure maintenance of supply in the long term. • Further geological investigation and/or the completion by the British Geological 		

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>Survey of thematic maps identifying (inter alia) mineral resources throughout the County is required.</p> <ul style="list-style-type: none"> • Several of the river valley sand and gravel deposits lie within areas designated as Sites of Special Scientific Interest and/or Special Areas of Conservation. • RIGS and geological SSSIs provide an opportunity for scientific study and the public enjoyment of the County’s geodiversity, and should be protected and promoted for their educational and, where appropriate, tourism potential. • There may be an opportunity to encourage more efficient use of primary aggregates and greater use of construction and demolition materials as substitutes for primary aggregates by constraining further mineral extraction. Allowing borrow pits for construction projects may reduce the efficient use of primary aggregates and lessen the use of construction and demolition materials as substitute for primary aggregates. • The unauthorised removal of materials from agricultural holdings, or from metal mine spoil tips are difficult to monitor and control. In the case of sites established under agricultural Permitted Development 		

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>rights it can be difficult/impossible to establish whether (or prove that) any unauthorised activity has actually taken place.</p> <ul style="list-style-type: none"> • A lack of infrastructure relating to mains gas and electricity supply has been identified but more data is required to clarify the extent of this issue. • There is a danger of an urban/rural divide in the quality of ICT broadband infrastructure, an important communications link for rural competitiveness. • Traffic flow relating to mineral abstraction. • A lack of sewage capacity exists within the county 		
Topic 4: Biodiversity		
<ul style="list-style-type: none"> • The 12 Special Areas of Conservation /Special Protection Areas in Ceredigion have 47 features for the purposes of assessment. Of those that have been assessed to date 60 % are in unfavourable or unfavourable-declining condition. • To continue as a biosphere area the Dyfi will have to be re-designated to include a larger area which will cover more businesses and homes. 	<p>Main Objective</p> <ul style="list-style-type: none"> • To value, conserve and enhance biodiversity. <p>Sub Objectives</p> <ul style="list-style-type: none"> • To protect the integrity of European, proposed European and listed Ramsar sites, and to conserve or, where not at a favourable conservation status, enhance their interest features. • To avoid damage or fragmentation of designated sites, habitats and protected 	<ul style="list-style-type: none"> • % of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINCs and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or • Ecosystem services and natural processes • % of applications where there are enhancements for:

Identified Environmental and Sustainability Issues	Objectives	Indicators
<ul style="list-style-type: none"> • Some Sites of Special Scientific Interest are in unfavourable condition (awaiting data from CCW). • There is a lot of variation in the status of protected species in Ceredigion. Some are declining (fresh water pearl mussel and water vole for example) whereas other species are increasing (e.g. red kite and otter). • There are currently two Local Nature Reserves (LNRs) and no Wildlife sites. The community strategy is committed to creating a series of Wildlife Sites and more LNRs in Ceredigion • An assessment of Local Biodiversity Action Plan targets will be made in early 2008. Although progress has been made there has probably been a decline in the number/extent of an unknown number of LBAP species and habitats. Other LBAPs remain to be completed for some habitats and species of key local importance in Ceredigion. The status of national biodiversity priority species and habitats in Ceredigion will be assessed once data is available • The length of wildlife corridors in the county is unknown. Improved connectivity between habitats and especially protected sites are required, particularly 	<p>species and encourage their enhancement and connection.</p> <ul style="list-style-type: none"> • To conserve, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas. • To encourage innovative methods of producing biodiversity gain in urban and rural areas for both new and existing developments. • To enable people to access and appreciate Ceredigion's natural heritage. 	<ul style="list-style-type: none"> • Biodiversity (including LNRs, SINCs and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes • Status of LBAP priority species and habitats. • Achievement against national and LBAP targets. • Loss of priority habitat (ha) due to new development. • Loss of sites (ha) that meet SINC criteria due to new development. • Levels of Atmospheric Deposition at European Sites

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>along the Ceredigion uplands, the coast and the Afon Teifi. Other landscape scale initiatives linking north and south Wales are desirable. Opportunities are possible through agri-environment schemes and forestry</p> <ul style="list-style-type: none"> • It is currently unknown how much wildlife habitat is found in urban areas. However, a goal of the authority is to make biodiversity accessible to all by improving current green spaces for biodiversity and ensuring new development has adequate provision for biodiversity. • Balance should be drawn between accessibility to biodiversity and the traffic induced. • Many habitats and species are adversely affected by the presence of invasive species. 		
Topic 5: Landscape and Historic Environment		
<ul style="list-style-type: none"> • There is a threat to the landscape from residential, employment and infrastructure developments on the edge of settlements and in the open countryside • There are large areas of land that are of a high landscape value that are not protected by statutory measures • There is a lack of trend data regarding 	<p>Main Objective</p> <ul style="list-style-type: none"> • To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage. <p>Sub Objectives</p> <ul style="list-style-type: none"> • To protect and enhance landscape 	<ul style="list-style-type: none"> • Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas. • Amount of development (ha, units and proportion) permitted and completed within LANDMAP Aspect Areas with an overall evaluation of Outstanding.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>landscape which causes difficulties when attempting to assess the current state of the landscape</p> <ul style="list-style-type: none"> • Development may have a detrimental effect on the quality of the landscape and conflicts with its use as a recreational resource and tourist attraction • Some coastal areas have reduced landscape quality due to tourism development e.g. large caravan parks. • Ceredigion is largely free from large electricity pylons. This is beneficial in landscape terms and should continue. • A slight increase in light pollution has been observed. • Large areas of land in the uplands have been covered by conifer plantations • LANDMAP identifies significant areas of the county which are considered to be of a high to outstanding visual and sensory value. Two out of 50 geographical areas in Ceredigion are considered to be of low visual and sensory value. • Changes in the way land is used has meant a move away from intensive agricultural methods. • Agri-environmental schemes provide new economic opportunities for farmers while encouraging biodiversity in the 	<p>special qualities, character, seascape and townscape from negative effects of land and sea use change.</p> <ul style="list-style-type: none"> • To minimise loss of tranquillity and reduce light pollution. • Development in sensitive locations should be avoided and high quality design should be promoted. • To encourage appropriate future use of derelict land. • To understand and value historic and cultural assets and local distinctiveness, protect them from negative effects of spatial planning and support their enhancement. • To promote high quality design based on a proper understanding of local character and distinctiveness. • To ensure areas valued for cultural heritage, including the historic environment, are easily accessible and promoted through eco-tourism (providing adequate safe guards are in place to protect these sites). 	

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>landscape.</p> <ul style="list-style-type: none"> • Changes in commercial forestry have led to recreational uses becoming more dominant. The move towards the plantation of bio-crops has also led to a change in the landscape and has created further opportunities for rural economic development. • There has been a growth in the use of the landscape for recreational purposes e.g. walking, cycling, horse riding, motor vehicles etc. • The condition of our four landscape areas is unknown. However, they are vulnerable to insensitive development/land management. • The condition of Scheduled Ancient monuments in Ceredigion is good. However, the condition of a small number of monuments is falling, largely due to becoming overgrown and from natural deterioration. • Many historical sites of local significance are under threat including ancient field patterns. • Opportunities may exist to use local historic sites for educational purposes which may also be rewarding for local communities. 		

Identified Environmental and Sustainability Issues	Objectives	Indicators
<ul style="list-style-type: none"> • The historic environment can be successfully used as a means of promoting other sustainability issues. For example the Spirit of the miners' project is a cross cutting project involving access, tourism and nature and historic conservation. • Measures to promote access to historic buildings by people with disabilities will be encouraged, which are sympathetic to the character of the building or monument. • Small incremental changes in the landscape, such as loss of traditional field boundaries, and oversized farm buildings. • Balance should be drawn between accessibility of natural heritage and traffic induced. 		
Topic 6: Population and Housing		
<ul style="list-style-type: none"> • Lack of affordable housing may be compounded by the inadequacy of the present housing stock, both public and private. • Significant statutory housing problems exist in the quality of housing stock in both private sector and public sector by the most recent measures. • 73.4% of Ceredigion households are 	<p>Main Objective</p> <ul style="list-style-type: none"> • Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected. • Build vibrant, safe and cohesive communities. <p>Sub Objectives</p> <ul style="list-style-type: none"> • Ensure the population trends are considered in decision making 	<ul style="list-style-type: none"> • Amount of affordable homes (units and proportion) built under Ceredigion County Council's Affordable Homes planning policy. • Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre. • Number of LSOAs in the most deprived 30%. • Notifiable offences recorded by police by type.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>under-occupying, pointing to a discrepancy between stock and household size and trends.</p> <ul style="list-style-type: none"> • Vacant stock and second home ownership are below the Wales average but present in some locations as a more significant proportion of the stock, contributing to the un-sustainability of individual settlements. • Increases in the numbers of older people and the aspirations of this group for an active, independent old age require the development of a new approach to accommodation. • The culture shift in education towards community focused lifelong learning and the long term shift proposed towards 'area' primary schools will have implications for the location and distribution of housing in the County. • The housing needs of travellers and gypsies and of BME population need to be better understood. • The impact of the climate change agenda on housing location, design and building practices will represent a step change in the approach to housing development in the next plan period. • Need to determine the comparative sustainability of urban and rural 	<p>processes, especially age.</p> <ul style="list-style-type: none"> • Ensure suitable, affordable housing stock with access to education and employment facilities. • Promote the retention of younger people. • Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions. • Improve safety and security for people and property. • Promote community interactions that will improve social cohesion. • Promote inclusion of disadvantaged and minority groups into society. • Redress past imbalances of inequality, deprivation and exclusion. • Improve the County's housing stock. • Ensure the quality of the built environment complements the high quality natural environment. • To provide all Ceredigion communities with a sustainable future. 	

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>settlements and the potential for interventions to promote improved future sustainability and access to services under threat because of low population density.</p> <ul style="list-style-type: none"> • Community safety is an issue for some communities. • Quality and design of housing needs to complement the quality of the natural environment in Ceredigion and to help conserve or enhance biodiversity. • Rising house prices. 		
Topic 7: Human Health and Wellbeing		
<ul style="list-style-type: none"> • The predominantly rural nature of Ceredigion means that accessibility to services is generally an issue, particularly for those located in the more remote rural areas within the county. This may be especially relevant to the elderly and the disabled. • Due to the rural nature of Ceredigion the cost per head of providing health care services is higher than for urban areas. • Within the county there are pockets of deprivation and Limiting Long Term Illness. Ceredigion also has one of the highest national levels of excess winter deaths for the over 65 age group. This may be attributed to poor housing 	<p>Main Objective</p> <ul style="list-style-type: none"> • Promote and provide opportunities and services to maintain healthy communities. <p>Sub Objectives</p> <ul style="list-style-type: none"> • Promote active and healthy lifestyles. • Remove barriers and create opportunities for people to live healthier lives. • Reduce inequality and provide access to all facilities and services. • Reduce burden of ill-health in the population. • Encourage walking or cycling as an alternative means of transportation. • Empower people to access and appreciate Ceredigion's natural heritage. 	<ul style="list-style-type: none"> • Proportion of dwellings within agreed walking/cycling distance of key health services. • Proportion of dwellings not within 300m of their nearest natural green space. • Amount of new open space facilities (ha) provided.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>conditions and fuel poverty. Further research into these effects may be required</p> <ul style="list-style-type: none"> • An opportunity exists for spatial planning to create environments that promote a healthy, active lifestyle. This may include provision of facilities like play areas, open spaces, designated walks, etc. • There is a high incidence of road traffic accidents within the county. • As population growth continues there will be an increasing need to recruit more staff to provide health care services. 	<ul style="list-style-type: none"> • Reduce the causes of accidents. • Encourage integration of health issues into planning activities. • Promote development for the improvement and maintenance of social and physical environments/ facilities that provide opportunities to enhance health and wellbeing through physical or mental activities. • Ensure that adequate healthcare premises are provided throughout the County. 	
Topic 8: Leisure, Recreation and Tourism		
<ul style="list-style-type: none"> • Opportunity exists to increase investment into short breaks and 'green tourism' within the county. • An opportunity exists to develop new facilities within the County that would benefit both the tourism sector (i.e. those visiting the area) and also the leisure and recreation sector (primarily benefiting those that live in the area). All weather facilities and longer opening times would benefit both sectors. • If ICT and broadband provision within the County could be increased this would help for tourism promotion. • Any increase in tourist numbers may 	<p>Main objectives</p> <ul style="list-style-type: none"> • Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion. <p>Sub objectives</p> <ul style="list-style-type: none"> • To ensure areas valued for cultural heritage, including the historic environment are easily accessible and promoted through eco-tourism • Ensure that the tourism sector and attractions provide access by a choice of travel other than private means • To promote and encourage 'green tourism' within Ceredigion 	<ul style="list-style-type: none"> • Tourist days and Tourist numbers by (i) Serviced Accommodation, (ii) Non-Serviced Accommodation, (iii) Staying with friends or relatives and (iv) Day Visitors.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>impact on the use of private transport in the county which will have an impact on greenhouse gas emissions.</p> <ul style="list-style-type: none"> • Many caravan sites are located along the coast and these may be at risk from coastal erosion and flood risk. • Caravans represent an important resource within the county. However, with changing aspirations amongst tourists additional services and facilities may be required. • There may be an opportunity to promote greater tourism within the county due to the high quality coast and country environment. 	<ul style="list-style-type: none"> • Promote and encourage community access to Ceredigion's natural assets • To develop and protect leisure and recreation opportunities that allows for and nurtures community involvement and cohesion and to improve health and wellbeing. • Support locally-based cultural resources and activities • Improve the quantity and quality of publicly accessible open space. 	
Topic 9: Education and Skills		
<ul style="list-style-type: none"> • Any potential restructuring of schools across the county may cause an increase in transport use, both public and private. • Some schools may become redundant as pupil numbers continue to drop. The reuse of some school buildings may be possible offering new community facilities. • Employment opportunities for graduates who have studied within the county and would like to remain; do not match demand. • There may be a lack of vocational 	<p>Main Objective</p> <ul style="list-style-type: none"> • Increase opportunities to build the Ceredigion education and skills base. <p>Sub Objectives</p> <ul style="list-style-type: none"> • Promote providing the best start in life for children. • Promote appropriate education provision for supporting 16-19 year olds. • Promote enrolment in further and higher education institutions. • Increase levels of literacy (in English and Welsh) and numeracy. • Promote lifelong learning; 	<ul style="list-style-type: none"> • Number and % of people aged 16-64 with at least an NVQ level 2 qualification or equivalent. • Number and % of people aged 16-64 with at least an NVQ level 4 qualification or equivalent. • Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>training within the county for some specialist subjects.</p> <ul style="list-style-type: none"> • Due to the relatively low base level of industry within the county, the opportunity for collaborative working with the universities may be less than for some other areas. 	<ul style="list-style-type: none"> • Promote the retention of skills in Ceredigion. • Provide accessible educational and training facilities which meet the future needs of the area. 	
Topic 10: Welsh Language		
<ul style="list-style-type: none"> • Although the proportion of Welsh speakers in the County is declining, this is largely associated with population rise, with many non-Welsh speakers moving to the county. Despite this, the number of Welsh speakers did increase between 1991 and 2001. • Stronger policies may be needed regarding the use of the Welsh Language in the private sector. • Current methods of statistical analysis and mapping are inadequate in showing the true proportion of individuals using the Welsh language. • A Welsh medium education for all children under the age of 16 has had a significant effect on the number of people who can speak (or have an understanding of) Welsh, thus sustaining Welsh speaking communities in areas 	<p>Main Objective</p> <ul style="list-style-type: none"> • Promote the use of the Welsh language. <p>Sub Objectives</p> <ul style="list-style-type: none"> • Promote use of bilingual signs where appropriate. • To sustain and, if possible, increase the percentage of Welsh Speakers in Ceredigion. • To promote the use of the Welsh language in Ceredigion, in both the public and private sectors. • Promote the improvement of reading and writing skills amongst Welsh speakers. 	<ul style="list-style-type: none"> • Number and % of persons age 3 and over who say they can speak Welsh by Census year. • % of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates. • Number and % of families with school children where the Welsh language is the language of the home.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>that would otherwise have seen a much greater fall in proportion.</p> <ul style="list-style-type: none"> • Ceredigion and WAG both have strong Welsh language policies which provide opportunities for the use of the language in the public sector. 		
Topic 11: Transport		
<ul style="list-style-type: none"> • There is a high level of reliance on the road network infrastructure across the county. • Opportunities to reduce CO₂ emissions through transport changes may need to be largely focused on reducing private car use. • The need to minimise the impact of travel on the natural environment and on biodiversity • Very limited rail based public transport exists within the County. • Opportunities exist to improve the health and wellbeing of those living within the county by improving the co-location of services and facilities and increasing the degree of walking and cycling. • A need to improve safety and accessibility for non-car users of the highway, so as to make walking and cycling more attractive options. • Rising level of accidents when elsewhere 	<p>Main Objective</p> <ul style="list-style-type: none"> • Reduce the need to travel/transport and promote sustainable modes of transportation. • Improve accessibility to services for communities, and connectivity for the sake of the economy. <p>Sub Objectives</p> <ul style="list-style-type: none"> • Promote a sustainable settlement strategy and appropriate location of services and facilities • Promote transport management and travel planning • Promote health and well-being by increasing opportunities for walking, cycling and public transport. • Improve the integration of non-car transport modes and services. • Promote the use of more sustainable modes of transport including community transport. • Improve accessibility to services, 	<ul style="list-style-type: none"> • Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including (i) supermarket, (ii) post office and (iii) doctor and/or hospital; by walking, car and public transport. • Volume of road traffic. • The main mode of transport for traveling to work. • Number of car or vans per household.

Identified Environmental and Sustainability Issues	Objectives	Indicators
<p>these are falling</p> <ul style="list-style-type: none"> • There is currently a lack of a seamless and comfortable public transport service. • There is a lack of equality of access to services and facilities in remoter settlements and for particular sectors of the population. • Opportunities exist for better integration of public, voluntary and community transport • A lack of accessibility and connectivity to the rest of Wales and beyond – and its perceived ‘peripherality’ - has a negative impact of the economy of the county. • Rural airport facilities at Blaenannerch offering greater connectivity to the County yet needs to minimise impacts on amenity and environment. • Opportunities may exist for increased rail freight and rail passenger services • The possibility of threat to rail infrastructure at the coast from climate change impacts needs to be better understood. • Large scale development and infrastructure work can have an impact on the road network. 	<p>particularly for disadvantaged sections of society.</p>	

Identified Environmental and Sustainability Issues	Objectives	Indicators
Topic 12: Employment and Economy		
<ul style="list-style-type: none"> • A lack of information regarding specific employment needs exists for the county. • There is a lack of designated employment land around Aberystwyth. • There is also a lack of employment units across the county. • There is a decline in traditional industries (agriculture). • A lack of up-to-date information exists in data associated with employment. • There is growth in “high-end” employment sectors at QinetiQ and IGER. • A growth in the “value-added” sector in the county has been observed, particularly in the food sector. • Loss of small independent shops. • Opportunities to increase home working. 	<p>Main Objective</p> <ul style="list-style-type: none"> • Encourage a vibrant and diversified economy. <p>Sub Objectives</p> <ul style="list-style-type: none"> • To provide sustainable and economic growth. • To provide good quality employment opportunities for all sections of the population. • To support a healthy workforce. • To promote sustainable business in Ceredigion. • Integrate the principles of sustainable development into economic policy. • Promote and support community based businesses. • To promote home working. • To maintain and safeguard environmental goods and services that contributes to the economy. • To consider the economy and economic growth in the context of the environmental carrying capacity of the area. 	<ul style="list-style-type: none"> • Number and % of economically active people in employment • Median gross weekly pay for residents within Ceredigion. • Number and % of employees by sector. • Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units). • Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units). • Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron. • Footfall levels in Aberystwyth and Cardigan. • % of retail uses on primary retail frontage. • % of retail uses on secondary retail frontage.

Appendix 2 – List of Reviewed Policies, Plans and Programmes

An updated list of all the PPPs that were reviewed is provided in the table below, and the full original PPP review can be found in Appendix 1 of the Scoping Report. The review has been presented in a topic by topic basis to make it easier to identify the Sustainability Objectives relevant to each topic. However, some of the documents reviewed do not fall easily into any one particular topic area, whilst others are equally important across a number of topics. The division of PPPs between topics should therefore be seen as a best fit, rather than a definitive categorisation process.

Reviewed policies, plans and programmes
Climate Change & Flooding
International
Kyoto Protocol, United Nations, 1998.
Fourth Assessment Report of the Intergovernmental Panel on Climate Change, 2007.
EU directive to promote Electricity from Renewable Energy (2001/77/EC)
EU Emissions Trading Scheme (2005)
EU Second Climate Change Programme – ECCP II (2005)
Environment 2010: Our Future, Our Choice – EU Sixth Environment Action Programme (EU, 2002)
UK
UK Climate Impacts Programme, 2009
Securing the Future, 2005
Stern Review, 2007
Climate Change: The UK Programme 2006 'Tomorrow's Climate, Today's Challenge (DEFRA).
Climate Change Act, 2008
Flood and Water Management Act (HM Government , 2010)
Flood Investigation Report: North Ceredigion (CCC, 2012)
Wales
The Sustainable Development Action Plan, 2004
Planning Policy Wales (PPW) Edition 5, November 2012
TAN 14 Coastal Planning, 1998
TAN 15 Development and Flood Risk, 2004
TAN 12 Planning for Sustainable Buildings, 2010
Environment Strategy for Wales, 2006
Responding to our Changing Climate, 2007
Wales Changing Climate, Challenging Choices: The impacts of climate change in Wales from 2000 to 2080
Climate change strategy - High level policy statement 2009
Climate Change Strategy – Programme of Action closed Consultation, WAG, 2009

One Wales: One Planet – The Sustainable Development Scheme for Wales, 2009

A Low Carbon Revolution – The Welsh Assembly Government Energy Policy Statement, WAG, 2009

National Strategy for Flood and Coastal Erosion Risk Management, WAG 2011

Climate Change Strategy for Wales, WAG, 2010

Climate Change: its impacts for Wales, WAG, 2009

Ceredigion

Central Cardigan Bay Shoreline Management Plan, 2004

Aberystwyth Strategic Flood Consequences Assessment, 2009

Cardigan Strategic Flood Consequences Assessment, 2009/2010

Soil, Air & Water

International

EU Thematic Soil Strategy

EC Shellfish Water Directive 79/923/EEC

Convention on Long Range Transboundary Air Pollution, 1979

6th EU Environment Action Plan

EC Water Framework Directive 2000/86/EEC

EC Groundwater Directive 2006/118/EEC

EC Nitrates Directive 1991/676/EEC

EC Bathing Water Directive 2006/7/EEC

EC Freshwater Directive 2006/44/EEC

EU Environmental Liability Directive 2004/35/EC (2004)

EU Directive on Ambient Air Quality and Management (1996/62/EC)

Soil Framework Directive (Consultation Draft), 2007

UK

UK Air Quality Strategy, 2007

Air Quality Regulations 1997, Amended, 2000

Air Quality (England and Wales) Amended Regulations, 2002

Cleaner Coasts Healthier Seas, 2005

Water Resources for the Future: a Water Resources Strategy for England and Wales (EA)

A Sea Change A Marine Bill White Paper, 2007

A Better Environment, Healthier Fisheries 2006 – 2011, 2006

Water Resources for the Future; a summary of the strategy for England and Wales, 2001

Water resources for the future: a summary of the strategy for Wales, 2001

Wales

Planning Policy Wales (PPW) Edition 5, November 2012

TAN 14 Coastal Planning, 1998

TAN 15 Development and Flood Risk, 2004

TAN 18 Transport, 2007

Air Pollution in Wales (Welsh Air Quality Forum)

Air Quality In Wales, 2005
Energy Wales – Route Map, 2008
Environment Strategy for Wales, 2006
Welsh Soils Action Plan, 2008
Pembrokeshire and Ceredigion Catchment Flood Management Plan, 2010
Loughor to Taf Catchment Flood Management Plan, 2003
Dovey Catchment Area, Management Plan 2007
Western Wales River Basin District – River Basin Planning
North Ceredigion Catchment Abstraction Management Strategy, 2008
Teifi Catchment Abstraction Management Strategy. January 2004.
Air Quality Strategy (CCC)
Asset Management Plan 2005 -2010 DCWW Investment
Pembrokeshire and Ceredigion Rivers Catchment Flood Management Plan (Environment Agency Wales 2010)
North West Wales Rivers Catchment Flood Management Plan (Environment Agency Wales 2010)
Ceredigion
Central Cardigan Bay Shoreline Management Plan 2004
Aberystwyth Strategic Flood Consequences Assessment, 2009
Cardigan Strategic Flood Consequences Assessment, 2009/2010
Contaminated Land Inspection Strategy, Ceredigion County Council, 2005
Ceredigion County Council Air Quality Progress Report for Ceredigion County Council, Ceredigion County Council, 2010
Air Quality Progress report, Ceredigion County Council, 2010
Material Assets
International
Kyoto Protocol, United Nations, 1998
EC Framework Directive for Waste 1975/442/EEC (as amended by the EC Directive 1991/156/EEC and 1991/692/EEC
EU directive to promote Electricity from Renewable Energy (2001/77/EC)
The World Summit, and the Johannesburg Plan of Implementation in 2002, Johannesburg Renewable Energy Coalition (JREC)
6th European Union (EU) Environment Action Programme of the European Community 2002-2012
EU Waste Incineration Directive (2000/76/EC)
EU Directive on Hazardous Waste (91/689/EEC)
EU Directive on Integrated Pollution Prevention and Control (96/61/EC)
EU Directive on the Landfill of Waste (1999/31/EC)
EU Directive on Batteries and Accumulators (91/157/EEC)
EU Directive on Packaging and Packaging Waste (94/62/EC)
EU Directive on End of Life Vehicles (ELV) (2000/53/EC)

EU Directive on Waste Electrical and Electronic Equipment (2002/96/EC)

New EU Waste Framework Directive (2008)

EU 'Mining Waste Directive' (2006/21/EC)

Consultation Paper on Proposals for the Transposition of the 'Mining Waste Directive' (EU Directive 2006/21/EC on the Management of Waste from the Extractive Industries) January 2008

UK

The UK Low Carbon Transition Plan, DECC (2009)

The Landfill (England and Wales) Regulations 2002

The Hazardous Waste (England and Wales) Regulations 2005

The Waste Management (England and Wales) Regulations 2006

UK Planning Act , 2008

The Environment Act 1995

Interim Marine Aggregates Dredging Policy, November 2004

UK RIGS Development Strategy 2006-2010

Environmental Permitting (England and Wales) Regulations 2010

End-of-Life Vehicles Regulations 2003 & (Amendment) Regulations 2010

Controlled Waste Regulations 1992 and (Amendment) Regulations 1993

Environmental Protection (Duty of Care) Regulations 1991 and (Wales) (Amendment) Regulations 2003

Wales

A Low Carbon Revolution –The Welsh Assembly Government Energy Policy Statement, March 2010

Draft Overarching National Policy Statement for Energy, EN-1, Part 2 Government Policy and Energy Infrastructure Development

Planning Policy Wales (PPW) Edition 5, November 2012

'Draft National Policy Statement for Renewable Energy Infrastructure (NPS)-EN3

One Wales, One Planet - A new sustainable development scheme for Wales, 2009

Micro-generation Action Plan for Wales WAG, 2007

Statutory Instrument (SI No.2193 (W.185) - The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2009)

Consultation Draft - Microgeneration and Low Carbon Energy Technologies: Proposed Changes to Permitted Development Rights for Non-domestic Premises and Householder (Turbines)

Community Scale Renewable Energy Generation Projects, EST Wales and Feed-in Tariffs (FiT), DECC

People, Places, Futures –The Wales Spatial Plan (Refreshed document), 2008

TAN 12 Design, 2009

Wise About Waste - The National Waste Strategy For Wales

The Landfill Allowance Scheme (Wales) Regulations, 2004

Mineral Planning Policy Wales, 2000

MTAN 1: Aggregates, 2004

MTAN 2: Coal, 2009

Regional Technical Statement , 2008

Welsh SI 200X No.(W.) Town and Country Planning Wales. The Town and Country Planning (Environmental Impact Assessment) (Undetermined Reviews of Old Mineral Planning Permissions) (Wales) Regulations 200X (Consultation Draft) Aug 2009).

TAN 21 Waste, 2001

TAN 19 Telecommunications, 2002

Future Directions for Waste Management in Wales – Proposed targets and actions WAG April 2009

Towards Zero Waste – One Wales: One Planet. The Overarching Waste Strategy Document for Wales June 2010

Minerals Planning Guidance Notes (MPPGs)

Sustainable Development Scheme, 2000

Draft Technical Advice Note 22: Planning for Sustainable Buildings, 2009

Minerals Mapping Project for Wales, Pembrokeshire Scoping Study WAG/BGS April 2009

The National Minerals Resource Map of Wales 2010

The Hazardous Waste (Wales) Regulations 2005 and (Amendment) Regulations 2009

The Wales Waste Programmes: (i) Food and Organic Waste Treatment (ii) Residual Waste Programme

Ceredigion

Community Strategy - Ceredigion 2020

Ceredigion Strategy for Sustainable Development, 2001

Ceredigion Energy Policy Framework, 2000

Ceredigion Energy Audit 2004 – 2005 (Mid Wales Energy Agency (MWEA), T. Dunbabin), 2005

TAN 8 Annex D Study of SSA D: Nant-y-Moch, , 2007

Waste Management Strategy for Ceredigion, February 2002

South West Wales Regional Waste Plan, 2003

The South West Wales Regional Waste Plan 1st Review August 2008

The South West Wales Regional Waste Plan Annual Monitoring Reports

The South Wales Regional Aggregate Working Party (SWRAWP) Annual Reports

The South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS), October 2008

Waste Management Strategy for Ceredigion, 2002

Assessment of Residual Waste Treatment technologies (on behalf of Ceredigion and Powys county Councils) Atkins 2008

The Municipal Waste Strategy for Ceredigion, 2007

Scoping Study into the use of energy from waste (EFW) Technology for disposing of residual waste, for Pembrokeshire, Ceredigion and West Carmarthenshire, Atkins November 2007

Assessment of Residual Waste Treatment technologies (on behalf of Ceredigion and Powys county Councils) Atkins 2008

Ceredigion and Powys County Councils Organic Waste Treatment Options, Atkins January 2009

Ceredigion and Powys County Councils Waste Technology Options Appraisal, Atkins June 2009

Strategic Outline Case Central Wales Waste Strategy, Atkins September 2008

Outline Business Case For the treatment of source segregated food waste – Central Wales Waste Strategy (on behalf of Ceredigion County Council and Powys County Council) Atkins

National Evaluation Framework' DESH Waste Procurement Programme

Biodiversity

International

Convention on Wetlands of International Importance especially as a Waterfowl Habitat (Ramsar Convention 1971 as amended).

EC Directive 1979/409/EEC on the Conservation of Wild Birds (Birds Directive).

EC Directive 1992/43/EEC on Conservation of Natural Habitats and of Wild Fauna and Flora (Habitats Directive).

Bonn Convention on the Conservation of Migratory Species of Wild Animals, 1979

Bern Convention on the Conservation of Wildlife & Natural Habitats, 1979

EU Biodiversity Strategy, 1998

Convention on Biological Diversity, Rio de Janeiro, 1992

EC Water Framework Directive (2000/86/EEC).

Communication from the Commission to the Council and the European Parliament-Biodiversity Action Plan for the Conservation of Natural Resources.

Johannesburg Declaration on Sustainable Development (World Summit), 2002

UK

Conservation (Natural Habitats, &c) Regulations 1994

Wildlife and Countryside Act 1981 (as amended by Schedule 9 of the Countryside and Rights of Way Act 2000)

UK Biodiversity Action Plan, 2005

Natural Environment and Rural Communities Act 2006

National Park and Access to the Countryside Act 1949

DEFRA: Guidance for Local Authorities on Implementing the Biodiversity Duty, 2007

The Invasive Non-native Species Framework Strategy for Great Britain, 2008

UK Forestry Standard: The Government Approach to Sustainable Forestry, 2004

Wales

Sustainable Farming and Environment: Action towards 2020 Report, 2007

Wales Spatial Plan Update, 2008

Welsh Coastal Tourism Strategy

Settlement Study for Central Wales, 2007

Going Wild In Wales, 2003

Responding To Our Changing Climate – Consultation On A Climate Change Adaptation Action Plan For Wales, February 2007

TAN 5: Nature Conservation, 2009

TAN 12 Design, 2009

Planning Policy Wales (PPW) Edition 5, November 2012

Wales: A Better Country, 2003.

Wales Spatial Plan, 2004.

Environment Strategy for Wales, 2006
Rural Development Plan For Wales (2000 – 2006)
Farming for the Future, 2001
Tir Gofal Agri-Environment Scheme, 1999
Ancient Woodland Inventory
Wales Biodiversity Partnership (Draft April 2007) Wales Biodiversity Framework
Water Resources For The Future, March 2001
CCW Priority Habitats of Wales, 2003
TAN 10 Tree Preservation Orders, 1997
Woodlands for Wales, WAG 2001
Better Woodlands for a Better Wales, 2005
Wales Environment Framework Consultation Draft, 2010
One Wales, One Planet, 2009
Living Wales – Natural Environment Framework, 2010
Natural Resources Wales, 2012
Sustaining a Living Wales, 2012
Planning for Sustainability, 2012
Marine Policy Statement Consultation Draft, 2010

Ceredigion

Ceredigion Community Strategy: Ceredigion 2020
Dyfi Biogenic Reserve
Greener Aberystwyth Group: A Preliminary Survey of Aberystwyth's Green Spaces.
Ceredigion LBAP
Carmarthenshire LBAP
Powys LBAP
Pembrokeshire LBAP
Snowdonia National Park LBAP
Gwynedd LBAP
Teifi Estuary Management Plan
Cardigan Bay SAC Management plan
Tourism & Visitor Economy Strategy for Ceredigion, 2011

Landscape and Historic Environment

International

World Heritage Convention, Concerning the Protection of the World Cultural and Natural Heritage (UNESCO1972)
European Landscape Convention, 2000
The Athens Charter, 1931
The Venice Charter on the Conservation and Restoration of Monuments and Sites, 1964
The Charter for the Conservation of Historic Towns & Urban Areas, 1987

Charter for the Protection of and Management of Archaeological Heritage, 1990

International Cultural Tourism Charter, 1999

The Florence Charter, 1981

Charter on Built Vernacular Heritage, 1999

European Spatial Development Prospective, 1999

UK

Countryside and Rights of Way Act (CROW) 2000

Ancient Monuments and Archaeology Areas Act 1979

Planning/Listed Buildings and Conservation Areas) Act 1990

Wales

Planning Policy Wales (PPW) Edition 5, November 2012

Wales Spatial Plan: Peoples, Places, Futures, 2004

Responding to Our Changing Climate-Consultation on a Climate Change Adaptation Action Plan for Wales, 2007

Environment Strategy for Wales, 2006

TAN 7 Advertisement Control, 1996

TAN 8 Renewable Energy, 2005

TAN 12: Design, 2009

TAN 13: Coastal Planning, 1993

TAN 14 Coastal Planning, 1998

TAN 22 Planning for Sustainable Buildings, 2010

Cadw – Historic Landscapes, 1998

Guide to Good Practice on Using the Register of Landscapes of Historic Interest in Wales in the Planning and Development Process. Revised (2nd) Edition Including Revisions to the Assessment Process (ASIDOHL2), 2007

Agri-environment schemes (Tir Gofal)

Rural Development Plan, 2007-2013

Farming for the Future, 2001

Draft Strategy on Integrated Coastal Zone Management

A Cultural Strategy for Wales, 2002

Wales Tourist Board – Cultural Tourism Strategy for Wales, 2003

Welsh Office Circular 60/96 Planning & the Historic Environment: archaeology

Welsh Office Circular 61/96 Planning & the Historic Environment: historic buildings

Traffic Management in Historic Areas (Cadw)

Overcoming the Barriers: Providing Access to Historic Buildings (Cadw)

LANDMAP Methodology, CCW, 2003

LANDMAP Information Guidance Note 1: LANDMAP and Special Landscape Areas, CCW, 2008

LANDMAP Information Guidance Note 3: LANDMAP, Landscape and Visual Impact Assessments, CCW, 2008

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Ceredigion Unitary Development Plan Proposed Modifications, 2006

Ceredigion Community Strategy: Ceredigion 2020

Ceredigion Environment Partnership: Environment Linkage Framework Draft, 2002

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Ceredigion Shoreline Management Plan, 2004

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Teifi Estuary Plan, 2000

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Population and Housing**UK**

The Race Relations (Amendment) Act 2000 (RR(A)A) , Disability Discrimination Act 2005 (DDA) and Equality Act 2006

Wales

Better Homes for People in Wales - A National Housing Strategy for Wales, NAW, 2001.

Improving Lives and Communities – Homes in Wales, WAG, April 2010

The Strategy for Older People in Wales, WAG, 2003-2008 and 2008-2013, WAG, 2008

People, Places, Futures – The Wales Spatial Plan, WAG, 2008 update

Sustainable Homes: A National Housing Strategy for Wales Consultation, 2009

Living Longer, Living Better, March 2007 (Report of an advisory group on the Strategy for Older People in Wales)

Statutory code of Practice on Racial Equality in Housing – Wales, Commission for Racial Equality, 2006

Planning Policy Wales (PPW) Edition 5, November 2012

TAN 1 Joint Housing Land Availability Studies, June 2006

TAN 2 Planning and Affordable Housing, June 2006

TAN 6 Planning for Sustainable Rural Communities, 2010

Local Housing Market Assessment Guide, 2006

Fuel Poverty Strategy 2010

Housing Need In Rural Wales, June 2006

A Rural Development Plan for Wales , 2007 – 2013 – The Strategic Approach (2006) (Consultation Draft)

Creating Sustainable Places, 2005

Affordable housing delivery plans: final guidance, Feb 2009

Affordable Housing Toolkit (WAG, 2006)

The Planning Policy Wales Companion Guide, 2006

Report to the Deputy Minister for Housing by the Affordable Housing Task and Finish Group (Sue Essex et al, June 2008)

JRF Commission on Rural Housing in Wales, Final Report (Derec Llwyd Morgan et al, September 2008)

Delivering affordable housing using section 106 agreements – Practice guidance, WAG, July 2008

TraCC - Provisional Regional Transport Plan, September 2009

Local Authority Population Projections for Wales (2006-based), WAG, 2008

Household Estimates for Wales, 1991-2007 Summary Report, WAG, 2009

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Ceredigion 2020 – Ceredigion Community Strategy

Community Safety Strategy and Substance Misuse Action Plan 2005 -2008 Ceredigion County Council

Draft Accommodation Strategy for Older People, March 2007

Ceredigion Older People Strategy, 2004

Ceredigion Local Housing Strategy 2007-12

Ceredigion House Condition Survey, 2007

Bywyd Da - Draft Health, Social Care and Well Being Strategy for Ceredigion 2008-11

Ceredigion Young People's Plan, 2008

Human Health and Wellbeing

International

EU Directive 2002/49/EC relating to the assessment and management of environmental noise – The Environmental Noise Directive, 2002

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Designed for Life Creating a world class Health and Social Care for Wales in the 21st Century, May 2005

A Strategy for Social Services in Wales over the next decade Fulfilled Lives, Supportive Communities, February 2007

Healthy and Active Lifestyles in Wales A Framework for Action, June 2003

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Strategy for Older People in Wales

Strategy for Older People in Wales: An Interim Review Phase 2: Indicators, January 2007

Extending Entitlement: Supporting young people 11 – 25 in Wales (2005) Direction and Guidance, 2002

A Fair Future for our Children, 2005

Improving Health in Wales: A Plan for the NHS and its Partners, 2001

Walking and Cycling Strategy for Wales, 2003

Health Challenge Wales, 2004

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Road Safety Strategy for Wales, 2003

The National Assembly for Wales' Voluntary Sector Scheme 2004

Wales Spatial Plan: Update 2008

Technical Advice Note 16: Sport, Recreation and Open Space, 2009

Provide Additional Protection for Recreational Open Space (Draft), 2006

Ceredigion

Community Strategy - Ceredigion 2020 This incorporates the Ceredigion Health, Social Care and Wellbeing Strategy and Summary Action Plan, 2005 – 2007

The Health, Social Care and Wellbeing Needs Assessment of the population of Ceredigion, 2007

Bywyd Da - Health, Social Care and Well Being Strategy for Ceredigion, 2008-2011

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Children and Young People's Plan, 2008

Children and Young People's Plan 2011-2014 (2011)

Leisure, Recreation and Tourism

Wales

Planning Policy Wales (PPW) Edition 5, November 2012

People, Places, Futures The Wales Spatial Plan, November 2004

Technical Advice Note 16: Sport, Recreation and Open Space, January 2009

Draft Revised Technical Advice Note 16: Sport, Recreation and Open Space, July 2006

Climbing Higher The Welsh Assembly Government Strategy for Sport & Physical Activity, January 2005

Climbing Higher: Next Steps July 2006

Climbing Higher: Creating an Active Wales A 5 year Strategic Action Plan. Consultation Document, May 2009

Consultation on Proposals to Provide Additional Protection for Recreational Open Space 19th March 2007 – 15th June 2007

Play Policy Implementation Plan, February 2006

Wales Coastal Tourism Strategy-Interim Report

Inland Tourism Study, 2007

Achieving Our Potential: A Tourism Strategy For Wales: Wales Tourist Board, 2000

Welsh Coastal Tourism Strategy, 2008

Tourism Strategy for Wales: Mid Term Review, 2006

TAN 13: Tourism, 1997

Ceredigion

Community Strategy - Ceredigion 2020

Strategy for Sport and Leisure 2006 - 2010

Ceredigion Tourism Growth Area (TGA) Implementation Plan: Final Report, 2002

Cardigan Bay Action Plan: Final Report, 2007

Ceredigion Play Strategy, July 2009

Cambrian Mountains Exemplar Project, Numerous Authors, 2010

Education and Skills

Wales

Planning Policy Wales (PPW) Edition 5, November 2012

People, Places, Futures The Wales Spatial Plan, November 2004

Community Focused Schools Circular 34/2003 National Assembly for Wales, December 2003

The Learning Country A Paving Document A Comprehensive Education and Lifelong Learning Programme to 2009 in Wales, August 2001

The Learning Country 2: Delivering the Promise Consultation Document, April 2006

The Learning Country 2: And Learning Pathways 14 – 19 Guidance

Narrowing the Gap in the Performance of Schools Project: Phase II Primary Schools (November 2005)

Reaching Higher: Higher Education and the Learning Country A Strategy for the Higher Education sector in Wales March 2002

Words Talk – Numbers Count (2005)

Languages Count WAG's National Modern Foreign Languages Strategy, 2002

Shaping the Future for Special Education, 1999

Ceredigion

Community Strategy - Ceredigion 2020

Ceredigion Supplementary Education Strategic Plan 2003 - 2004

Ceredigion Single Education Plan 2006 –2008

Developing Education In Ceredigion: Planning Education Provision to 2020 (Consultation Document) 2008

Feasibility Study: Establishing Schools for 3-19 year olds in Llandysul and Tregaron (Lord Elystan Morgan, Alun Charles and Cefin Campbell, 2010)

Welsh Language

International

UNESCO Red Book Report, 1993

European Charter for Regional or Minority Languages, 1992

UK

2011 National Census

Wales

Welsh Language Act, 1993

Welsh Language (Wales) Measure, 2011

Planning Policy Wales (PPW) Edition 5, November 2012

TAN 20: The Welsh Language (Unitary Development Plans and Planning), 2000

Welsh Office Circular 53/98, 1998

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Appendix 3 – Outline of the LDP’s Policies

1. Introduction
 - 1.1.1 63 Policies were developed for the Local Development Plan. A summary justification for the inclusion of each policy is given in the LDP according to the three distinct policy themes. These are:
 - a. The Strategy;
 - b. Specific Types of Land Use Proposals; and
 - c. Development Management.
 - 1.1.2 The policies are as follows:
2. The Strategy
 - 2.1.1 The Plan’s Strategy sets out how the Vision and Objectives will be achieved and the broad intention for managing change. The Strategy has been informed by national, regional and local strategies and baseline evidence. Individual elements of the Strategy fit together and complement each other and the Strategy and its policies should be viewed as a whole.
 - 2.1.2 The Strategy policies in this Section set the framework for more detailed policies, and designate the level of provision to be made available for the main growth sectors – which in relation to Ceredigion are economic development and housing. The more detail policies then follow in the Specific Types of Land Use Proposals Section and the Development Management Policies Section.

**Policy S01:
Sustainable Growth**

Growth will be focused to deliver stronger, more sustainable communities and this will be achieved by providing opportunity for development as follows:

1. Approximately 6589 dwellings in order to meet the projected growth of 6000 units (detailed Table 6.1). This will be achieved in a sustainable manner through the following distribution:
 - a. At least 51% in the Urban Service Centres in line with Policy S02 on allocated sites as set out in Appendix 2, the Settlement Group Statements and shown on the Proposals Map and on ‘windfall sites’;
 - b. 24% in the Rural Service Centres on allocated sites as set out in Appendix 2, the Settlement Group Statements and shown on the Proposals Map in line

- with Policy S03; and
- c. A maximum of 25% (or in any event no more than 1522 units) in the 'Linked Settlements and Other Locations' on non-allocated sites in line with Policy S04.¹
2. Employment opportunities to provide for 4000 jobs across the County in a sustainable manner in line with Policies S02, S03 and S04, either on:
 - a. The 39 hectares (net) allocated land (23 ha Aberystwyth Area and 16 ha in the Cardigan Area) as set out in the Settlement Group Statements and shown on the Proposals Map; or
 - b. Sites that have not been allocated in accordance with policies LU11-LU21.
 3. Other types of development on allocated sites as set out in the Settlement Group Statements and shown on the Proposals Map and also on sites that have not been allocated 'provided in accordance with Plan Policy.
- In delivering this growth, the County's environment and resources are protected and enhanced.

Policy S02:

Development in Urban Service Centres (USCs)

Urban Service Centres provide sustainable locations where development will be permitted which:

1. In relation to Aberystwyth;
 - a. Contributes to the maintenance of its national significance and its role as a strategic centre for Mid Wales; and
 - b. Supports current objectives and action plans relating to its Strategic Regeneration Status;
- OR
2. In relation to Cardigan, Lampeter, Llandysul, Aberaeron and Tregaron:

¹ The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.

- a. Contributes to their overall sub-regional role as set out in the Settlement Group Statements; and
 - b. Contributes to their regeneration strategies, where these exist;
- AND
- 3. In relation to all USCs:
 - a. Is within the defined settlement boundary (see Proposals Map), accords with the provisions of the Settlement Group Statement and satisfies all other Plan policies.

Policy S03:

Development in Rural Service Centres (RSCs)

Focusing development in Rural Service Centres will improve the sustainability of rural areas and therefore development will be permitted as follows in the Rural Service Centre:

- 1. Housing development in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of:
 - a. allocated sites (see Settlement Group Statement and Proposals Map) up to the housing provision levels set out in Appendix 2 (column b); and
 - b. 'windfall' sites;
- 2. Employment development in accordance with the Settlement Group Statement and other policies of the Plan, both in terms of allocated sites (see Settlement Group Statement and Proposals Map) and on sites that have not been allocated. Development on sites that have not been allocated should be no greater than 'medium' in scale;
- 3. Retail development only where it provides opportunities for an improved choice of convenience goods; and
- 4. Other development types which will support the Rural Service Centre's function in line with the Settlement Group Statement.

Additionally, all housing development must come forward within the defined settlement boundary illustrated on the Proposals Map, other than rural exception sites (see Policy S05 Affordable Housing).

Other uses which come forward adjacent to the settlement boundary will be permitted, provided they accord with other Plan policies and where it has been demonstrated that there is no suitable location available within the boundary

Policy S04:

Development in ‘Linked Settlements and Other Locations’

Locations other than the Service Centres (Urban or Rural) require a degree of development to meet the needs of existing communities. However they are less sustainable and therefore development in ‘Linked Settlements and Other Locations’ will only be permitted where:

1. It does not result in the loss of services and facilities unless there is adequate provision in an adjacent settlement or Service Centre;
2. In the case of housing development:
 - a. General housing provision will only be permitted in the ‘Linked Settlements’. All ‘Other Locations’ are inappropriate for housing development unless justified on the basis that it meets a demonstrated:
 - i. unmet affordable housing need in the locality and accords with Policy S05; or
 - ii. need for a rural enterprise dwelling in line with TAN 6.
 - b. The overall level of development within the ‘Linked Settlements and Other Locations’ does not exceed its provision as set out in Appendix 2 (column b);
 - c. It comes forward at a rate no greater than the proportionate rate of development in the relevant Service Centre (Urban or Rural) as set out in Appendix 2 (column a);
 - d. In the ‘Linked Settlements’ only, it does not cumulatively exceed 12% of the existing level of housing as at 2007 in that ‘Linked Settlement’ (see Appendix 5) unless justified on the basis that it meets a demonstrated:
 - i. unmet affordable housing need in the locality in line with Policy S05 and its accompanying explanatory text; or
 - ii. need for a rural enterprise dwelling in line with

TAN 6.

OR

3. In the case of economic development is:
 - a. proposed on an allocated site as set out in the Settlement Group Statements and shown on the Proposals Map; or
 - b. a site that has not been allocated and either:
 - i. of a 'small scale' meeting a specific local need; or
 - ii. accords with TAN 6 requirements in terms of a rural enterprise.

AND

In all Cases

4. In terms of its physical location, regardless of development type:
 - a. In a 'Linked Settlement' it is located within or immediately adjacent to the substantive built form; or
 - b. In 'Other Locations' it either accords with the requirements of TAN 6 or in terms of affordable housing it is located immediately adjacent to existing groups of dwellings in line with the intentions of Para 9.2.22 of PPW and TAN 2, Para 10.13.

**Policy S05:
Affordable Housing**

The LDP policies and allocations aim to secure in the region of 1100 affordable homes by:

1. Seeking to negotiate a proportion of 20% affordable housing on all housing development in accordance with the Local Housing Needs Assessment distribution of need for;
 - i. 9% Discount For Sale @ 70% Market Value: and
 - ii. 32% @ 50% Market Value (both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent): and
 - iii. 59% Social Rented @ 35% Market Value; or
 - iv. A scheme of equivalent value to Criterion 1(i)-1(iii) to meet a mix of current needs in the locality (as determined at pre-application stage to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and

Registered Social Landlords on local need and deliverability)

2. Requiring that where, as a result of Criterion 1, proposals yield an affordable housing requirement which is not a whole unit or where the mix cannot be provided as whole units then:
 - i. a scheme of equivalent value shall be determined to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and Registered Social Landlords on local need and deliverability; or
 - ii. at the discretion of the Local Planning Authority, a commuted sum at the 'equivalent value' of 10% of Open Market Value (OMV) of the development as valued at the time of application.

3. Permitting 100% affordable housing sites where justified by evidence of unmet affordable local need provided the location of the development is in line with Policies S02, S03 and S04. Rural housing exception sites will only be permitted in relation to RSCs, 'Linked Settlements' and 'Other Locations'.

The occupancy of all affordable housing will be controlled in perpetuity in accordance with Appendix 4 of the Plan.

Developments which include affordable housing or propose 100% affordable housing must provide adequate information to indicate the plot location, plot size, build standard and property type of the affordable units. If there is insufficient information to determine the value of the unit at completion, the application will be refused.

Developers seeking to negotiate a reduction in affordable housing provision will need to submit details to show lack of viability for the specific site.

3. Specific Types of Land Use Proposals

- 3.1.1 This Section relates to specific types of land use proposals e.g. retail, housing, tourism etc. These policies seek to deal with local matters. Where national guidance on its own is sufficient, policies have not been included within the LDP.

- 3.1.2 The policies in this section should be read in conjunction with policies set out in The Strategy Section, and the Development Management Policies Section. Cross references are provided in the LDP.

Housing

Policy LU02: Requirements regarding all residential developments

Housing development will be required to provide:

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

Policy LU04: Meeting a Range of Housing Needs

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

1. Permitting new gypsy and traveller sites and the accommodation of gypsy and traveller caravans:
 - i. where there is evidence of the need for permanent or temporary stay sites;
 - ii. subject to the availability of access and utilities infrastructure;
 - iii. located so as to afford access to education and health services and to ensure the safety of occupants; and
 - iv. constructed in accordance with the standards set out for Gypsy and Traveller sites.
2. Permitting the development of supported accommodation which falls within class C2 of the Town and Country Planning (Use Class) Order 1987, for people with special needs, generally within the Urban and Rural Service Centres. Where possible such facilities should be integrated into proposed new housing schemes or make use of existing buildings through appropriate conversion and should be located with accessibility and proximity to facilities in mind.

Policy LU05: Securing the Delivery of Housing Development

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

1. The LPA will, where appropriate, seek a staged release in relation to allocated sites. Applications in relation to allocated sites may therefore initially be granted for a lesser number of units than that which is applied for and/or the overall number of units set out for the site in the Settlement Group Statement. Where appropriate, this approach may also be applied to non-allocated and windfall sites; and
2. Additionally, in relation to Rural Service Centres (RSCs), Linked Settlements and Other Locations:
 - a. Short planning permissions will be issued at the discretion of the LPA;
 - b. Housing development in RSCs may, and in Linked Settlements and Other Locations will, be conditioned with completion dates; and
 - c. Outline, Reserve Matters and Full consents will not be renewed except with strong justification.

**Policy LU06
Housing Density**

The density for a proposed housing development should:

1. In Service Centres be in line with the density guide set out in:
 - i. the relevant Settlement Group Statement in relation to windfall land; or
 - ii. the Allocated Sites Schedule in relation to allocated sites.
2. elsewhere be in accordance with the following guide ranges:

Location character	Guide density range Units per ha
Urban Core	30-80
Inner Urban Suburb	30-50
Outer Urban Suburb/Large Rural	25-30

Settlement Core	
Large Rural Settlement Edge/Small Rural Settlement Core	20-25
Small rural Settlement Edge/Single rural or urban dwellings.	15-25
<p>Densities may be varied if justified by evidence of unforeseen constraints leading to a reduction in density or exceeded provided proposals take account of nature conservation interests and are imaginatively designed and preserve adequate public and private amenity space.</p>	

**Policy LU07:
Subdivision of Existing Dwellings**

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

1. The dwelling is of a suitable size and layout capable of conversion without substantial extension;
2. The development does not adversely affect the amenity of the adjoining occupants and includes adequate soundproofing between units;
3. The development does not result in significant parking problems;
4. There is adequate provision for the storage of refuse; and
5. Provision of 3 and 4 bedroom apartments is included as part of the mix, where there is evidence of unmet local need for larger flats and the property has appropriate physical capacity.

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

**Policy LU08
Replacement of Existing Dwellings**

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

1. The existing dwelling should not have been abandoned and remains clearly recognisable as a permanent dwelling

under Class C3 of the Use Class Order 1987 (as amended);

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

**Policy LU09:
The Re-use of Former/Abandoned Dwellings**

Within Service Centres and Linked Settlements the choice of renovation or re-build will be considered on its merits. In the open countryside, re-use will only be permitted where:

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

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

**Policy LU10:
Temporary Residential Caravans**

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

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

Economic Development (B1, B2, B8 or sui generis)**Policy LU11:
Employment Proposals on Allocated Sites:**

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

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

**Policy LU12:
Employment Proposals on Non-allocated Sites**

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

1. The scale of B1, B2, B8 is in line with that envisaged under Policies S02-S04;
2. The density of the development is appropriate in relation to its location and proposed use; and

3. It is demonstrated that re-use of redundant or underused buildings within the area has been considered.

Policy LU13:

Change of Use in Relation to Existing Employment Land or Buildings

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

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

Tourism

Policy LU14:

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

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

1. In the Coastal Area:
 - a. no additional units relating to static caravans, touring caravans, cabins and chalets will be permitted;
 - b. the provision of additional camping pitches within existing caravan sites will be permitted provided that:
 - i. it can be accommodated without the need for additional essential ancillary facilities; and
 - ii. conditions are attached so that such pitches are for the use of tents only;
 - c. change of use of existing camping pitches to touring

caravan pitches will not be permitted.

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

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

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

Policy LU15:

Countywide: Relocation of Caravans, Cabins and Chalets

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

1. Does not involve the loss of caravans, cabins and chalets from inland areas to the Coastal Area;
2. Results in significant and permanent visual improvement to

- the area from which they are being relocated and does not result in a significant negative visual effect to the area to which they are being moved; and
3. Does not result in the loss of important local facilities which are provided by the site; or
 4. Does not affect the viability of local facilities which are highly dependent on the tourist trade that the site generates.

Policy LU16:

Tourism Accommodation – Types of Accommodation not covered by Policy LU14

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

1. Resist the change of use of establishments where possible unless it can be demonstrated that;
 - i. potential or continued use of the facility is unviable; or
 - ii. there is no demand for this type of accommodation; or
 - iii. demand is adequately met by other providers in the Settlement Group.
2. Encourage and support the development of new hotels and holiday centres within or adjacent to either USCs, RSCs or where this is not possible within or on the edge of other settlements;
3. In locations outside USCs, RSCs and LSs encourage and support the conversion of existing buildings to other types of tourist accommodation provided that the buildings are structurally sound and will not require major external alterations; and
4. Require an annual statutory declaration (accompanied by a site register) in relation to new permissions relating to holiday cottages as a means of ensuring the accommodation is used only for holiday purposes.

Policy LU17:

Tourism Facilities/Attractions (non accommodation)

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

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

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

Retail

Policy LU18: Retail Proposals Countywide

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

1. The scale is in line with that envisaged under Policies S02-S04;
2. Consideration has been given to the likely impact of the development on existing retail provision within the Service Centre, or nearest Service Centre if the proposal is located in a Linked Settlement or other settlement. The conclusion, and the basis for this conclusion, should be presented as part of the planning application;
3. It would not cause a material oversupply of convenience,

comparison or bulky goods in the relevant Service Centre or Linked Settlement. The conclusion, and the basis for this conclusion, should be presented as part of the planning application;

4. A3 uses would not cause unacceptable disturbance to the occupiers of nearby properties or adversely affect amenity; and
5. Unless located within a town centre boundary, proposals for units of more than 800m² gross floorspace are accompanied by a Retail Impact Assessment demonstrating how the policy requirements of National Guidance and the LDP have been met.

Policy LU19:**Retail Proposals in Urban Service Centres**

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

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

Policy LU20:**Retail proposals in Rural Service Centres**

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

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

Policy LU21:**Change of Use from an Existing Retail Use**

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

1. In the first instance the change of use should be to other retail uses (in class A) and will be permitted provided that the loss of the existing use does not leave an under provision of that type of use or goods sector within the area.
2. Where the proposal involves a change of use from class A that requires planning permission then this will be permitted where evidence is provided which demonstrates that:
 - i. The loss of the existing use does not leave an under provision of that use or goods sector within the area; or
 - ii. No other alternative suitable site exists and the new use would result in a significant improvement to the environment which outweighs the loss of a retail unit; or
 - iii. The scale of the proposed use is small and ancillary to the main use of the unit and supports the wider function of the unit, and where relevant, the designated site.
3. Where a change of use is proposed in locations other than within a defined Town Centre (see Proposals Map), and it is the only provision within the existing use class for that specific settlement it will only be permitted where it can be demonstrated that its retention in its present use class is no longer viable, through appropriate marketing for a period of 12 months at an appropriate market value.
4. In relation to existing retail parks and sites allocated for retail uses in the LDP, the change of use of the specific unit should not affect the overall integrity of the site to perform its function in meeting the retail needs of the area.
5. Within Towns Centres (as indicated on the Proposals Map), the change of use of land or buildings which currently have a retail use will be permitted providing that:
 - i. It would not result in the creation of a 'dead store frontage';
 - ii. If in a Primary Frontage (see Proposals Map) the proposal would not create a concentration of non-retail uses unless it contributes to or enhances the retail

- function of the town centre. Non-retail uses should not be allowed to dominate Primary Shopping Frontages; and
- iii. If in a Secondary Frontage (see Proposals Map) the proposal would not create a predominance of non-retail uses and does not harm the retail function of the town centre.

Community, Leisure and Recreation Facilities and Services

Policy LU22: Community Provision

The LDP will help sustain and enhance community provision by:

1. Supporting the development of new sustainable community provision, provided that:
 - i. They are located within or adjoining a settlement;
 - ii. The planning application demonstrates that the feasibility of multi use has been considered;
 - iii. No suitable facility exists nearby which could appropriately accommodate the proposed use; and
 - iv. where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use.

2. Resisting the loss or change of use of an existing community provision unless:
 - i. Alternative provision of at least equivalent local community value can be provided either within or adjoining the settlement or other settlements which are part of the Settlement Group. In relation to open space specifically, the alternative should be an enhanced provision which is preferably located within close proximity to the existing provision.
 - ii. It can be demonstrated that existing level of community provision is inappropriate or surplus to the community needs of that settlement or Settlement Group; or
 - iii. The current use has ceased to be viable and no other community use can be viably established.

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

**Policy LU24:
Provision of New Open Space**

As specified in the Settlement Group Statements land allocated for housing will be required to make provision for open space.

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

Any provision of open space will be required to meet the CCW Accessible Natural Greenspace Benchmarks and the Fields in Trust (FIT) Children's Playing Space Benchmark Standard and further design guidance within the Supplementary Planning Guidance.

Energy**Policy LU25:
Renewable Energy Generation**

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

1. resource delivery has been assessed as an effective and viable option;
2. adverse impacts of the particular technology can be mitigated;
 - i. In line with natural heritage objectives; and
 - ii. To minimize the potential detrimental effects on local communities; and
3. a suitable scheme is provided for decommissioning at the end of the operational design life of the infrastructure, where appropriate.

**Policy LU26:
Large and Medium Sized Wind Farms**

Large (over 25MW installed capacity) and Medium sized (5-25 MW installed capacity) wind farms will not be permitted in Ceredigion outside the TAN 8 SSA D boundary (see Proposals Map). The development of wind farms within the TAN 8 SSA D boundary will

be considered first within the defined preferred area (see the Proposals Map) and favourable consideration given to proposals outside the preferred area only where the potential operational yield for the whole of SSA D cannot be delivered from within the preferred area; in the latter case such proposals will be considered against the sensitivity ranking of these other areas within SSA D as set out in paragraph 7.187. In all cases development must satisfy the other 5 criteria set out below and should also have regard to the requirements of policies DM18 and DM21.

Development should:

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

Minerals

Policy LU27:

Sustainable Supply of Mineral Resources

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

In practice ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out for Ceredigion in the RTS to be met (set at 4.5Mt of aggregate provision over 15 years from 2007 in the current RTS) and maintaining a minimum landbank (of permitted reserves) of 10 years for crushed rock aggregates and a minimum landbank of 7 years for sand and gravel aggregates, throughout the plan period.

To ensure the above can be achieved:

1. Aggregate mineral resources identified in the LDP Proposals Map will be safeguarded (see Policy LU30).
2. Specific Sites for future sand and gravel extraction have been allocated and are shown on the Proposals Map (see Policy S01). Applications for minerals working within these areas will be considered in accordance with Policy LU28, relevant DM policies and other material considerations and having regard to the specific requirements set out in the relevant Settlement Group Statement and Site Allocations Schedule.
3. Mineral operations will be permitted where it can be demonstrated that they are needed:
 - i. to provide local building stone (aka Dimension stone) In this case the production of aggregates as ancillary by-products will be permitted.
 - ii. to provide low grade fill materials on a small scale where no other suitable substitute materials can be sourced from anywhere within a 10 mile radius.
4. Borrow pits will be permitted where they meet the requirements set out in MPPW.
5. Other than where development accords with any of criterion 2, 3 or 4, no new rock quarries or new sand and gravel sites will be permitted.
6. Extensions to existing sites will only be permitted where otherwise there would be:
 - i. an overall shortage of supply, or inadequate production capacity to maintain the required rate of supply, or
 - ii. a shortage of materials that cannot readily be substituted, or
 - iii. net adverse environmental impacts arising from changes to the pattern of aggregates supplies; or
 - iv. sterilisation of mineral resources.
 - v. a lost opportunity to bring about clear overall benefits in environmental terms, without significant increase in the landbank.
7. Proposals for mineral extraction will not be permitted unless accompanied by a comprehensive scheme showing how the site will be restored to agriculture, forestry,

woodland, conservation or amenity after-uses; and such schemes must show progressive working and restoration, unless it can be demonstrated that this is not practicable without sterilising permitted reserves.

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

Policy LU28:**Criteria that will be Applied to Mineral Proposals**

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

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

Policy LU29:**Development within Buffer Zones**

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

**Policy LU30:
Safeguarding**

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

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

Waste**Policy LU31:
Resource Recovery and Waste Management Facilities**

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

1. safeguarding and retaining existing sui generis waste management sites and allocated waste sites (see Policy S01) exclusively for resource recovery and waste

management facilities, and removing permitted development rights for change of use on any new resource recovery and waste management facilities to ensure the facilities are retained for resource recovery and waste management uses;

2. permitting in-building resource recovery and waste management facilities located on land-use class B2 'general industrial' employment sites, and where appropriate alongside other employment uses;
3. permitting the storage and recycling of construction, demolition and excavation waste within active mineral sites, former quarry sites and within or immediately adjacent to farm complexes;
4. permitting composting and the maturation of digestate arising from Anaerobic Digestion facilities on agricultural land; and
5. permitting the co-location of facilities at or alongside waste producers to minimise and manage the waste that they generate at source and where practicable to recover energy from the remaining residual waste.

Policy LU32:

Development and the Waste Hierarchy

Development proposals will be required to demonstrate how waste will be minimised and managed in accordance with the waste hierarchy (where applicable):

1. in the design of the development;
2. during any demolition and construction phase;
3. in the provision of facilities for recycling;
4. in respect of any opportunities for utilising residual waste as a source of fuel; and
5. in respect of any opportunities for capturing and sharing any surplus heat and power with adjacent energy users.

4. Development Management Policies
- 4.1.1 Policies in this section set out matters that need to be considered in relation to all development, regardless of the type of use being proposed. Therefore all or some of the policies in this section will apply whether the development is, for example, for a house, a shop, play area or extension to a building.
- 4.1.2 These policies seek to deal with local matters that are not sufficiently covered by national guidance. Where national guidance on its own is sufficient, policies have not been included within the LDP.
- 4.1.3 The policies in this Section should be read in conjunction with policies set out in The Strategy Section and the Specific Types of Land Use Proposals Section.
- 4.1.4 In addition to these LDP policies, national guidance will also need to be considered when proposing or considering any land use. Cross references are provided in the Deposit LDP.

Sustainable Development

Policy DM01:

Managing the Impacts of development on Communities and the Welsh Language

To enable the LPA to make an informed decision on whether proposed development is likely to have a negative impact on the social, linguistic or cultural cohesion of communities, a Community and Linguistic Impact Assessment will be required for applications:

1. Where it would result in new housing development:
 - a. in Linked Settlements coming forward at a rate greater than 4% of the dwelling count as of 1st April 2007 in any rolling 5 year period,
 - b. in Service Centres coming forward at a rate faster than that referred to in the Settlement Group Statement (if specified),
2. For all other types of development where the scale of development differs from that permitted under policies S03 and S04.

Policy DM03:

Sustainable Travel

Development should minimize the need to travel, provide opportunity for and promote sustainable modes of transport in Ceredigion.

Parking provision for all modes of transport should be in accordance with Ceredigion SPG based on the Wales Parking Standards 2008 as amended to meet local conditions.

A Transport Assessment should be provided at the thresholds set out in SPG. Where the TA reveals the need for a Transport Implementation Strategy this will need to be secured through a planning obligation.

**Policy DM04:
Sustainable Travel Infrastructure as a Material Consideration**

The protection, enhancement or complementary development of former or existing transport infrastructure with potential to provide for more sustainable travel will be a material consideration in all development.

**Policy DM05:
Sustainable Development and Planning Gain**

To ensure that development is sustainable, planning obligations securing financial or on site provision will, where appropriate, be sought in relation to:

1. Sustainable Travel infrastructure proportionate to the needs arising from the development;
2. Sustainable Drainage Systems maintenance in line with Policy DM13;
3. Community, educational, health, recreation and open space facilities;
4. Protection, enhancement and management of environment interests;
5. Energy;
6. Other facilities and services considered necessary; and
7. Affordable Housing in line with Policy S05.

Where it can be proven that a proposal is unable to deliver in terms of the policy requirements of the Plan priority will be given to ensuring that essential transport and utility infrastructure e.g.

water, sewage, access required for development to be implemented is provided. Once this has been secured the delivery of affordable housing in any further negotiations will be the priority.

Design, Placemaking and Utility Infrastructure

Policy DM06: High Quality Design and Placemaking

Development should have full regard, and positively contribute to the context of its location and surroundings. Development should reflect a clear understanding of design principles, the local physical, social, economic and environmental context. Development should:

1. Promote innovative design whilst having regard to local distinctiveness and cultural heritage in terms of form, design and material;
2. Complement the site and its surroundings in terms of layout, respecting views into and out of the site, producing a cohesive form in relation to the scale, height and proportion of existing built form;
3. Have reference, where appropriate, to existing layout patterns and densities including changes of levels and prominent skylines;
4. Retain important natural features along with ensuring the use of good quality hard and soft landscaping and embracing opportunities to enhance biodiversity and ecological connectivity;
5. Provide a safe environment by ensuring that the design of buildings and associated routes and open spaces consider safety principles;
6. Contribute to the creation of mixed and socially inclusive communities that provide for the health, education, recreation, community services and facilities, and social needs of all sections of the community;
7. Protect the amenity of occupiers of nearby properties from significant harm in relation to privacy, noise and outlook;

8. Encourage the re-use of materials wherever possible and ensure that new materials where used are sympathetic to the character of the locality;
9. Where practical, include infrastructure for modern telecommunications and information; and
10. Have regard to Settlement Group Statements, Supplementary Planning Guidance, Conservation Area Appraisals and any other relevant supporting documents.

Policy DM07: Conservation Areas

Development within Conservation Areas, as designated on the Proposal Map, and any future designated Conservation Areas must demonstrate that regard has been had to Conservation Area Appraisals, where available, and national guidance.

**Policy DM08:
Bilingual Signs and Place Names**

Permission for signs will be granted providing they do not have an unacceptable impact on, and where possible positively enhance, the visual and linguistic character of the area.

**Policy DM09:
Design and Movement**

Development should be designed to secure a welcoming environment which encourages appropriate through movement. It should:

1. Be legible, providing a sense of place;
2. Reflect site function both in relation to its general location and within the site itself; and
3. Encourage active frontages at ground level where development is non-residential.

**Policy DM10:
Design and Landscaping**

All applications, other than for householder developments (see para 8.95), which will have an impact on the landscape should be

supported by a landscaping scheme. The landscaping scheme should:

1. Demonstrate how the proposed development respects the natural contours of the landscape;
2. Demonstrate how the proposed development respects and protects local and strategic views;
3. Respect, retain and complement any existing positive natural features, landscapes, or other features on site;
4. Identify trees, hedgerows, water courses and topographical features to be retained;
5. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;
6. Provide details of any proposed new landscaping together with a phased programme of planting;
7. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species within the landscaping;
8. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
9. Provide permeable hard surface landscaping.

**Policy DM11:
Designing for Climate Change**

The LDP will help ensure that development addresses the implications of climate change by requiring that:

1. justified development in the flood zone is resilient and adaptable to the effects of flooding; and
2. the long term sustainability of the development has been

taken into account.

**Policy DM12:
Utility Infrastructure**

Development will be permitted provided that;

1. Adequate infrastructure exists to facilitate the development and there are no capacity issues, either within the infrastructure itself or within the water bodies affected; or
2. Where infrastructure facilities or capacity levels are inadequate and therefore new infrastructure/upgrades/works are required:
 - i. the receiving water bodies have not reached their natural capacity to absorb and assimilate impacts of abstraction and discharges, unless the new infrastructure/ upgrades/ works could resolve these issues; and
 - ii. private contributions or provision can be made to secure that the new infrastructure/upgrades/works have been completed prior to the development commencing; or
 - iii. where planned works are known development does not come forward until upgrades works have been carried out or interim measures have been suggested and agreed by the Local Authority.
3. Services are routed underground as far as possible:
 - i. To minimise damage or disturbance to the environment, and
 - ii. If services cannot be placed underground, justification as to why this is not feasible should be provided as part of the application; and
4. The provision constitutes an orderly and coordinated approach to the effective provision of services.

Interim measures will only be considered where known improvements are scheduled for the public sewer. Where interim measures are considered appropriate, planning conditions will be applied or planning obligations will be sought through negotiations, to require connection to the public sewer once the necessary improvements have been completed. Any proposed improvement schemes should not have a significant adverse effect on the environment, amenity or public health. The interim measures should also not affect future works and should minimise future work and cost.

**Policy DM13:
Sustainable Drainage Systems**

In addition to requirements set out by national guidance, development will be permitted provided that:

1. Where a site is being developed on a plot-by-plot basis a scheme for an appropriate SUDS for the entire site is put forward as part of the first application;
2. If the site is capable of being extended at a future date it should not be developed in such a way that future SUDS systems cannot be implemented;
3. Non-residential development of 500m² or more is accompanied by a SUDS that is capable of being adopted by the SUDS Approving Body; and
4. A management scheme is submitted detailing the maintenance of the SUDS scheme.

If SUDS cannot be implemented a full written justification should be submitted explaining why this is the case.

Nature Conservation and Ecological Connectivity

**Policy DM14:
Nature Conservation and Ecological Connectivity**

Development will be permitted where it protects and, where possible, enhances biodiversity, geodiversity and ecological connectivity across Ceredigion, including local sites and local priority species and habitats.

Where it is appropriate to the scale and location of the development and opportunities exist, development should incorporate nature conservation education and access, providing the site's ecological or geological integrity can be safeguarded.

**Policy DM15:
Local Biodiversity Conservation:**

Development will be permitted where:

1. A step-wise approach is adopted to ensure there will be no

significant negative effects to biodiversity and ecological connectivity both on-site and off-site;

2. Appropriate species, habitats and wildlife corridor/stepping stone enhancements have been incorporated into the development through good landscape and building design or where applicable will be carried out offsite;
3. With regard-to developments affecting LNRs, sites that meet SINC criteria and priority species and habitats, there is an overriding social, economic or environmental need for the development that outweighs the losses to biodiversity (after mitigation), the development could not reasonably be located elsewhere and these losses can be readily and fully compensated within the local area; and
4. Where necessary, management plans are produced and agreed with the LPA and developments phased to take into account mitigation and compensation measures.

Policy DM16:

Regionally Important Geodiversity Sites (RIGS)

Development will be permitted where a step-wise approach is adopted to minimise negative effects to the main features of RIGS and access to the sites. Where significant negative effects remain, the development will only be permitted if there are social, economic or environmental needs for development that outweigh the losses and the development could not reasonably be located anywhere else. Where appropriate, opportunities for enhancement should be taken.

Policy DM17:

General Landscape

Development will be permitted provided that it does not have a significant adverse effect on the qualities and special character of the visual, historic, geological, ecological or cultural landscapes and seascapes of Ceredigion, the National Parks and surrounding area by:

1. causing significant visual intrusion;
2. being insensitively and unsympathetically sited within the landscape;

3. introducing or intensifying a use which is incompatible with its location;
4. failing to harmonise with, or enhance the landform and landscape; and /or
5. losing or failing to incorporate important traditional features, patterns, structures and layout of settlements and landscapes.

Where possible development should enhance these qualities and special character.

**Policy DM18:
Special Landscape Areas (SLAs)**

Proposals for development within Special Landscape Areas (SLAs) will be assessed in relation to scale and nature of development and their ability to be accommodated without significant damage to, and where possible the enhancement of, the valued visual, historic, geological, ecological and cultural characteristics of the SLA.

The areas designated as SLAs are included on the proposals maps and their management will be subject to SPG: 'Special Landscape Areas'.

**Policy DM19:
Historic and Cultural Landscape**

Development affecting landscapes or buildings which are of historical or cultural importance and make an important contribution to the character and interest of the local area, will be permitted where the distinctive appearance, architectural integrity or their settings will not be significantly adversely affected. Where possible development should enhance these qualities and special character.

**Policy DM20:
Protection of Trees, Hedgerows and Woodlands**

Development will be permitted providing:

1. it would not remove, damage or destroy trees, hedgerows or woodlands of visual, ecological, historic, cultural or

- amenity value unless the need of the proposed development outweighs these values;
2. it is able to mitigate or if necessary compensate for any negative impacts of the loss or damage;
 3. it would achieve appropriate biodiversity gain; and
 4. compensation and enhancement measures are mainly native species of local provenance and are not non-native invasive species.

Policy DM21:

Landscape Impact of Windfarm Development Within Strategic Search Area D

Windfarm development within Strategic Search Area D will be required to demonstrate that it accounts for, and seeks to minimise its impact on, the character of the visual, historic, geological, ecological and cultural landscape, both within and outside the boundaries of the Strategic Search Area.

Environmental Protection

Policy DM22:

General Environmental Protection and Enhancement.

In order to help achieve environmental protection and enhancement, proposed development will be permitted provided that:

1. It protects and enhances where possible air, soil and the water environment and safeguards water resources, both on and off site;
2. It does not have a significant adverse effect on noise and light levels, both on and off site;
3. A step-wise approach is adopted to ensure that it does not have a significant adverse effect on natural processes and ecosystem services, both on and off site, and, where possible, seeks to restore, achieve favourable condition of or enhance associated features;
4. Any land reclamation, capping of works associated with the restoration or the development of derelict metal mines

- results in minimum intervention and is:
- a. essential to eliminate a pollution threat; or
 - b. essential safety works; and
 - c. specifically intended to educate, promote, protect or preserve the mines remains.
5. Any land affected by instability is accompanied by evidence which illustrates that:
- a. development will not result in instability of neighbouring properties; and
 - b. any works that are required to stabilise the site do not have a significant adverse impact on the environment.

**Policy DM23:
Coastal Management**

Coastal management schemes will be permitted provided:

1. They are required for public safety;
2. They protect the socio-economic interests of the community;
3. All environmental effects have been considered and it would not contribute to, or transfer the risk of, flooding, coastal or river erosion, coastal inundation and coastal squeeze;
4. Facilities for recreation and leisure are provided, where appropriate; and
5. Public access can be provided, where appropriate and maintained where already in existence.

Appendix 4 – Policy Assessments

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 17/06/2010, 27/09/2010, 28/09/2010, 04/10/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 1: Climate Change and Flooding</p> <p>Objectives: 1a. Reduce greenhouse gas emissions</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To reduce the emissions of greenhouse gases with particular focus on emissions from buildings, transport and energy generation and industry (especially CO2). • To minimise the vulnerability of Ceredigion to the effects of climate change through appropriate adaptation including the location and design of new development. • To encourage investment in cleaner technologies. • To support investment in renewable energy sources. • To decouple increase in GDP and greenhouse gas emissions • To encourage all new development to be climate change resilient. • To encourage energy conservation and higher energy efficiency. • Reducing Ceredigion’s Ecological footprint. • To encourage local sourcing of food produce. • To encourage all new and existing developments to adapt to climate change. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The Vision supports the SA/SEA Objective “through sustainable development and protection of its resources, Ceredigion will also be recognised for its enhanced environment” and “embrace change to meet 21st Century challenges	National	Permanent	+	+	+	

	including climate change”. LDP Objective 9 actively supports the SA/SEA Objective.						
The Strategy							
Policy S01: Sustainable Growth	The aim of the policy is to locate development in the most sustainable locations, thereby reducing the need for travel by private motor car and helping bolster the viability of existing centres. However, by its very nature, growth in households and other forms of development will inevitably lead to an increase in greenhouse gas emissions, from both energy consumption and increased vehicle journeys. However, because the policy seeks to minimise this, and because it requires the majority of future development to be located in Urban and Rural Service Centres (i.e. the most sustainable locations), the overall effects should be limited.	National	Permanent	-	-	-	Policies LU25, DM09, DM03, DM04 and DM22 have a wide range of elements that will help mitigate the negative effects of this policy on the SA/SEA Objective.
Policy S02: Development in Urban Service Centres	By requiring a large proportion of future development to be located in urban centres, the policy should reduce the need to travel to work and to access services and encourage alternative means of transport. However, the improvement of the leisure, tourist and retail provision in Aberystwyth in line with the aims and objectives of the Aberystwyth SRA may lead to an increase in the number of people travelling to Aberystwyth. On the other hand it may also result in fewer local residents travelling elsewhere for their services. Overall the policy should support the SA/SEA Objective.	National	Permanent	+	+	+	

<p>Policy S03: Development in Rural Service Centres</p>	<p>Focusing most of the development which is to occur in rural areas in Rural Service Centres will encourage the development strong communities with a critical mass large enough to better support its own requirements in relation to daily needs and provisions, including jobs, shopping and community facilities. Thereby reducing the need to travel to work, and encouraging alternative means of transport. This will also reduce the travel needs of adjacent local communities who may currently travel much further for their daily needs. The policy should therefore support the SA/SEA Objective.</p>	<p>National</p>	<p>Permanent</p>	<p>+</p>	<p>+</p>	<p>+</p>	
<p>Policy S04: Development in Linked Settlements and Other Locations</p>	<p>The policy would only allow a small amount of development in the smallest settlements, and would only result in a very minor increase in the number of people travelling to access work and services. The need to travel will be partially offset by the principle of Rural Service Centres which should provide the link settlements with much of their daily facilities, and negate the need for people to travel further for these services. Neutral effects have therefore been predicted for this policy.</p>	<p>National</p>	<p>Permanent</p>	<p>0</p>	<p>0</p>	<p>0</p>	
<p>Policy S05: Affordable Housing</p>	<p>It is also worth noting that it forms part of the overall projected housing growth for the county and not an addition, The affordable units will be of the same quality as open market units i.e. they will need to meet at least Code 3 of the Code for Sustainable Homes, or whatever national guidance requires at the</p>	<p>National</p>	<p>Permanent</p>	<p>0</p>	<p>0</p>	<p>0</p>	

	time of adoption and will therefore have exactly the same impact on greenhouse gas emissions. There is also a possibility of reducing travel by providing affordable housing, as it provides the opportunity for lower paid workers to live closer to their work. This is particularly important in areas such as Aberystwyth, where, on average, house prices are higher than elsewhere in the county. The overall effect of the policy is likely to be fairly neutral.						
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	The policy deals with the type of housing rather than the volume, therefore the overall effect of the policy is therefore neutral.	National	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	The policy deals with the type of housing rather than the volume, therefore the overall effect of the policy is therefore neutral.	National	Permanent	0	0	0	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	National	Permanent	0	0	0	
Policy LU06: Housing Density	No predicted effects.	National	Permanent	0	0	0	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	National	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	The replacement dwelling will have to be built to meet the requirements of the Code for Sustainable Homes and therefore have a positive effect on the SA/SEA Objective.	National	Permanent	+	+	+	
Policy LU09: The Re-use of Former/Abandoned Dwellings	The nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU10: Temporary Residential Caravans	Caravans are less energy efficient than houses, therefore there will be	National	Temporary	-	0	0	See mitigation for Policy S01.

	a short term negative effect on the SA/SEA Objective throughout the duration of the caravans siting. However, overall, this effect is likely to be extremely limited.						
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	National	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	Allowing some small scale provision of employment uses outside allocated sites will allow some people to live near their place of work and consequently reduce their need to travel.	National	Permanent	+	+	+	
Policy LU13: Change of use in Relation to Existing Employment Land or Buildings	The nature of the effect would depend on the nature of the change of use. For example. A change from B2 to B8 would have a different effect to a change of use from B2 to A1 because, for example, they have different implications in relation to trip generation.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	Tourism development will inevitably lead to some increases in GHG emissions, as a greater number of visitors are attracted into the area.	National	Permanent	-	-	-	See mitigation for Policy S01.
Policy LU15: Relocation of Caravans, Cabins and Chalets	The overall effects of the policy are uncertain as they are entirely dependent on the scale and relative locations of the sites affected.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	While the policy seeks to encourage such accommodation types to be within, or in close proximity to established settlements, the conversion of existing buildings into holiday accommodation is likely to allow for development in the open	National	Permanent	0	0	0	

	countryside and further increase the number of journeys made. The overall effects of this in the SA/SEA Objective are likely to be minimal.						
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	The policy encourages all new facilities to be accessible by public transport, as well as the use of environmentally friendly measures. However, such caveats are likely to have a minimal effect as developing new facilities would inevitably result in increased journeys by private transport. The overall effects of the policy are uncertain as they are entirely dependent on the location, scale and nature of the development.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU18: Retail proposals countywide	The policy supports the SA/SEA Objective by directing development to the most suitable locations and by resisting the loss of retail provision, reducing the need for people to travel elsewhere for their retail needs.	National	Permanent	+	+	+	
Policy LU19: Retail Proposals in Urban Service Centres	The policy supports the SA/SEA Objective by directing development to the most suitable locations resisting the loss of retail provision, reducing the need for people to travel elsewhere for their retail needs.	National	Permanent	+	+	+	
Policy LU20: Retail proposals in Rural Service Centres	The policy supports the SA/SEA Objective by providing local communities with their day to day retail needs, reducing the need for people to travel elsewhere for such goods.	National	Permanent	+	+	+	
Policy LU21: Change of use from a retail use	The nature of the effect would depend on the nature of the change of use. For example. A change from A1 to B3 would have a different	National	Permanent	?	?	?	See mitigation for Policy S01.

	effect to a change of use from A1 to B1 because, for example, they have different implications in relation to trip generation.						
Policy LU22: Community, Leisure and Recreation Facilities and Services	The policy seeks to encourage the development of community facilities within or adjoining existing settlements reducing the need to travel elsewhere for the services they provide. It also requires them to be accessible by public transport, foot or bicycle. The policy may therefore have a positive effect on the SA/SEA Objective.	National	Permanent	+	+	+	
Policy LU24: Provision of New Open Space	No predicted effects.	National	Permanent	0	0	0	
Policy LU25: Renewable Energy Generation	The policy directs the development of renewable energy sources within the county. The initial construction of the units may have a minor negative effect on greenhouse gas emissions; however, this will be offset against in the medium and long term by the greenhouse gas emissions saved.	National	Permanent	-	++	++	
Policy LU26: Large and Medium sized wind farms	The policy directs the location of wind farm development. It allows development but restricts it to a specific area. The Policy may have a negative effect on the objective due to the presence of peat within the SSA. This is because sequesters the carbon, which will be released if the peat is developed on.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU27: Sustainable supply of mineral resources	The process of mineral extraction will have something of a negative effect on greenhouse gas emissions however, as there is limited opportunity for growth in the industry, it is unlikely to have a major effect on the SA/SEA Objective.	National	Permanent	+	+	+	

	Furthermore, the permitance of small scale local operations of non-aggregate minerals mitigates against the need to import materials from elsewhere, therefore reducing road journeys and greenhouse gas emissions. Also, remediation of former mine/quarry sites may have a positive effect on greenhouse gas mitigation through the planting of new vegetation. Overall the effects of the policy are likely to positive.						
Policy LU28 Criteria that will be applied to mineral proposals	The location of the extraction site and the transportation of the resource is a consideration of the policy, which aims to limit the distance travelled. However, new development will inevitably lead to an increase in greenhouse gasses and will therefore have an overall negative affect on the SA/SEA Objective.	National	Permanent	-	-	-	See mitigation for Policy S01.
Policy LU29: Development within buffer zones	No predicted effects.	National	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	National	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	The location of waste management sites within the county should reduce the need to transport materials to locations outside the County. The policy seeks to ensure developments manage their own waste more effectively with a view of reducing the volume going to landfill. It also aims to reduce the overall volume of waste going to landfill and therefore minimising by products such as methane emissions.	National	Permanent	+	+	+	
Policy LU32: Development and the waste hierarchy	The location of waste management sites within the county should reduce the need to transport materials to locations outside the County. The	National	Permanent	+	+	+	

	policy seeks to ensure developments manage their own waste more effectively with a view of reducing the volume going to landfill. It also aims to reduce the overall volume of waste going to landfill therefore minimising by products such as methane emissions.						
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	National	Permanent	0	0	0	
Policy DM03: Sustainable Travel	The aim of the policy is to reduce the use of private motorcars by encouraging the provision and use of alternative means of transport. With the exception of the element concerning car parks, most aspects of the policy actively support the SA/SEA Objective	National	Permanent	+	+	+	
Policy DM04: Sustainable Travel Infrastructure as a material consideration	The policy actively supports the SA/SEA Objective by promoting the use of sustainable travel and therefore should help limit greenhouse gas emissions.	National	Permanent	+	+	+	
DM05: Sustainable Development and Planning Gain	No predicted effects	National	Permanent	0	0	0	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	National	Permanent	0	0	0	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	National	Permanent	0	0	0	
Policy DM09: Design and Movement	The policy could result in a reduction in short car trips by increasing opportunities for walking and cycling.	National	Permanent	+	+	+	

Policy DM10: Design and Landscaping	No predicted effects.	National	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	No predicted effects.	National	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	The policy supports the aims of SA/SEA Objectives through its requirement to incorporate SUDS schemes into developments.	National	Permanent	+	+	+	
Policy DM13: Sustainable Drainage Systems	The policy could help deliver SUDS schemes on new developments.	National	Permanent	+	+	+	
Policy DM14: Nature Conservation and Ecological Connectivity	There are opportunities for carbon sequestration through the protection and enhancement of biodiversity.	National	Permanent	+	+	+	
Policy DM15: Local Biodiversity Conservation	There are opportunities for carbon sequestration through the protection and enhancement of biodiversity.	National	Permanent	+	+	+	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	National	Permanent	0	0	0	
Policy DM17 General Landscape	No predicted effects.	National	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	National	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	National	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	The carbon sequestration function of trees, hedgerows and woodlands will be maintained through the implementation of this policy.	National	Permanent	+	+	+	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	National	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	The element relating to ecosystem services will help protect and restore carbon sinks.	National	Permanent	+	+	+	
Policy DM23: Coastal Management	No predicted effects.	National	Permanent	0	0	0	
Conclusions:							
The main negative impacts of the LDP on the SA/SEA Objective are all associated with new development which is aimed at meeting the projected housing and economic growth of the county. This has been reflected in the number of minor adverse effects							

identified for allocated sites that are located some distance from their settlement's main facilities. However, these effects are in the minority and the Plan has a number of other policies designed to mitigate the adverse effects. In particular, the aim of the Strategy to co-locate housing, work, services and facilities in Service Centres is designed to reduce the need for people to travel, which should consequently have considerable benefits in minimising the growth in traffic based greenhouse gas emissions. Greenhouse gases from domestic and commercial energy consumption are mitigated through national guidance's requirements for all new homes to meet Code for Sustainable Homes Level 3 with six mandatory credits in CO₂ reduction and for all other developments over 1000m², or subject to WAG funding, to meet BREEAM Very Good Standards with mandatory credits at Excellent standards for CO₂ reduction. Although most of effects on the SA/SEA Objective are seen to be neutral or positive, they are unlikely to cumulatively be significant, as in general, growth will always result in an increase in emissions.

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<p>SEA Topic: Topic Paper 1: Climate Change and Flooding</p> <p>Objectives: 1b. Adapt to climate change</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To reduce the emissions of greenhouse gases with particular focus on emissions from buildings, transport and energy generation and industry (especially CO2). • To minimise the vulnerability of Ceredigion to the effects of climate change through appropriate adaptation including the location and design of new development. • To encourage investment in cleaner technologies. • To support investment in renewable energy sources. • To decouple increase in GDP and greenhouse gas emissions • To encourage all new development to be climate change resilient. • To encourage energy conservation and higher energy efficiency. • Reducing Ceredigion’s Ecological footprint. • To encourage local sourcing of food produce. • To encourage all new and existing developments to adapt to climate change. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision supports the SA/SEA Objective “through sustainable development and protection of its resources, Ceredigion will also be recognised for its enhanced environment” and “embrace change to meet 21st Century challenges including climate change”. LDP Objective 9 actively supports the SA/SEA Objective.	Local	Permanent	++	++	++	
The Strategy							
Policy S01: Sustainable Growth	The policy requires that development be resilient to change and be	Local	Permanent	+	+	+	

	accompanied by high quality infrastructure that will meet future challenges, including those of climate change.						
Policy S02: Development in Urban Service Centres	No predicted effects.	Local	Permanent	0	0	0	While no negative effects were identified for this policy, it's worth noting that development, whether it be on allocated sites or windfall, will need to meet the requirements of TAN 15. A Strategic Consequences Assessment has been carried out for the town, which recommends methods of managing flood risk on sites that may be at risk. An additional study was carried out for the town's regeneration sites. Further, more detailed Flood Consequences Assessments will be required on sites that have been identified as being at risk. Policies DM06, DM11, DM12 and DM13 have a wide range of elements relating to design and SUDS, which are applicable to all developments that will help mitigate the negative effects of this policy on the SA/SEA Objective. In coastal areas DM23 will steer development away from areas that are identified as being at risk, either now or in the future, of coastal inundation. Other policies may also have indirect effects in mitigating any

							negative effects, for example, DM14 and DM15.
Policy S03: Development in Rural Service Centres	No predicted effects.	Local	Permanent	0	0	0	
Policy S04: Development in Linked Settlements and Other Locations	No predicted effects.	Local	Permanent	0	0	0	
Policy S05: Affordable Housing	No predicted effects.	Local	Permanent	0	0	0	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Local	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	No predicted effects.	Local	Permanent	0	0	0	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Local	Permanent	0	0	0	
Policy LU06: Housing Density	No predicted effects.	Local	Permanent	0	0	0	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	The replacement dwelling will have to be built to meet the requirements of the Code for Sustainable Homes and therefore have a positive effect on the SA/SEA Objective.	Local	Permanent	+	+	+	
Policy LU09: The Re-use of Former/Abandoned Dwellings	The nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	Local	Permanent	?	?	?	See mitigation for Policy S02.
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Local	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	No predicted effects.	Local	Permanent	0	0	0	
Policy LU13: Change of Use in relation to existing Employment land or buildings	The nature of the effect would depend on the nature of the change of use. For example. A change from B2 to B8 would have a different effect to a change of use from B2 to A1.	Local	Permanent	?	?	?	See mitigation for Policy S02.
Policy LU14: Countywide Tourism	No predicted effects.	Local	Permanent	0	0	0	

Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.							
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Local	Permanent	0	0	0	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Local	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	No predicted effects.	Local	Permanent	0	0	0	
Policy LU18: Retail proposals countywide	No predicted effects.	Local	Permanent	0	0	0	
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Local	Permanent	0	0	0	
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Local	Permanent	0	0	0	
Policy LU21: Change of use from a retail use	The nature of the effect would depend on the nature of the change of use. For example a change from A1 to A3 would have a different effect than a change of use from A1 to B1.	Local	Permanent	?	?	?	See mitigation for Policies S02 and S05.
Policy LU22: Community, Leisure and Recreation Facilities and Services	No predicted effects.	Local	Permanent	0	0	0	
Policy LU24: Provision of New Open Space	No predicted effects.	Local	Permanent	0	0	0	
Policy LU25: Renewable Energy Generation	No predicted effects.	Local	Permanent	0	0	0	
Policy LU26: Large and Medium sized wind farms	The policy directs the location of wind farm development. It allows development but restricts it to a specific area.	Local	Permanent	0	0	0	
Policy LU27: Sustainable supply of mineral resources	No predicted effects.	Local	Permanent	0	0	0	
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Local	Permanent	0	0	0	
Policy LU29: Development within buffer zones	No predicted effects.	Local	Permanent	0	0	0	

Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	No predicted effects.	Local	Permanent	0	0	0	
Policy LU32: Development and the waste hierarchy	No predicted effects.	Local	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Local	Permanent	0	0	0	
Policy DM03: Sustainable Travel	No predicted effects.	Local	Permanent	0	0	0	
Policy DM04: Sustainable Travel Infrastructure as a material consideration	No predicted effects.	Local	Permanent	0	0	0	
DM05: Sustainable Development and Planning Gain	No predicted effects.	Local	Permanent	0	0	0	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	Local	Permanent	++	++	++	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Local	Permanent	0	0	0	
Policy DM09: Design and Movement	No predicted effects.	Local	Permanent	0	0	0	
Policy DM10: Design and Landscaping	No predicted effects.	Local	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	The policy is extremely supportive of the SA/SEA Objective.	Local	Permanent	++	++	++	
Policy DM12: Utility Infrastructure	The policy supports the aims of SA/SEA Objectives through its requirement to incorporate SUDS schemes into developments.	Local	Permanent	+	+	+	
Policy DM13: Sustainable Drainage Systems	The policy could help deliver SUDS schemes on new developments.	Local	Permanent	+	+	+	

Policy DM14: Nature Conservation and Ecological Connectivity	The policy actively supports the SA/SEA Objective by helping to reduce Ceredigion's ecological footprint. It will also help species adapt to climate change by retaining wildlife corridors.	Local	Permanent	+	+	+	
Policy DM15: Local Biodiversity Conservation	The policy actively supports the SA/SEA Objective by helping to reduce Ceredigion's ecological footprint. It will also help species adapt to climate change by retaining wildlife corridors.	Local	Permanent	+	+	+	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM17 General Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	No predicted effects.	Local	Permanent	0	0	0	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	No predicted effects.	Local	Permanent	0	0	0	
Policy DM23: Coastal Management	Enabling the development of coastal management schemes helps communities within the coastal zone adapt to the effects of sea level rise caused by climate change.	Local	Permanent	+	+	+	
<p>Conclusions: Although the LDP's Vision and Objectives strongly support the SA/SEA Objective, with the exception of Policies DM06 High Quality Design and Placemaking and DM11 Designing for Climate Change, the effects of the Plan's policies are in general less strong, with most having no predicted effects. However, this largely reflects the fact that those policies have no relevance to adaptation. Both Policy DM06 and DM11 will in fact affect almost all of the Plan's other policies, Therefore the overall impact is likely to be significantly positive.</p>							

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<p>SEA Topic: Topic Paper 1: Climate Change and Flooding</p> <p>Objectives: 1c. Reduce flood risk</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To minimise flood risk and ensure new development does not increase flood risk on site or elsewhere. • To increase the use of sustainable drainage systems (SUDS) in both new and refurbished developments. • To avoid loss of soils to non-permeable surfaces. • To reduce reliance on flood mitigation and hard engineered solutions. • To increase provision to manage storm water. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision supports the SA/SEA Objective “through sustainable development and protection of its resources, Ceredigion will also be recognised for its enhanced environment” and “embrace change to meet 21st Century challenges including climate change”. LDP Objective 9 actively supports the SA/SEA Objective.	Regional	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	The policy requires that development be resilient to change and be accompanied by high quality infrastructure that will meet future challenges, including those posed by flooding.	Regional	Permanent	+	+	+	
Policy S02: Development in Urban Service Centres	By providing for growth in Urban Service Centres it is inevitable that development will to some extent alter water flow patterns. Also the	Regional	Permanent	0	0	0	While no negative effects were identified for this policy, it's worth noting that development, whether it be

	<p>tendency towards high density developments could lead to greater impermeable surface areas. However, appropriately located development will minimise these effects. Overall the effects of the policy are likely to be minimal.</p>						<p>on allocated sites or windfall, will need to meet the requirements of TAN 15. A Strategic Consequences Assessment has been carried out for the town, which recommends methods of managing flood risk on sites that may be at risk. An additional study was carried out for the town's regeneration sites. Further, more detailed Flood Consequences Assessments will be required on sites that have been identified as being at risk. Policies DM06, DM11, DM12 and DM13 have a wide range of elements relating to design and SUDS, which are applicable to all developments that will help mitigate the negative effects of this policy on the SA/SEA Objective. In coastal areas DM23 will steer development away from areas that are identified as being at risk, either now or in the future, of coastal inundation. Other policies may also have indirect effects in mitigating any negative effects, for example, DM14 and DM15.</p>
<p>Policy S03: Development in Rural Service Centres</p>	<p>By providing for growth in Rural Service Centres it is inevitable that development will to some extent alter water flow patterns. Also the developments of some high density developments could lead to greater</p>	<p>Regional</p>	<p>Permanent</p>	<p>0</p>	<p>0</p>	<p>0</p>	

	impermeable surface areas. However, appropriately located development will minimise these effects. Overall the effects of the policy are likely to be minimal.						
Policy S04: Development in Linked Settlements and Other Locations	By providing for growth in Link Settlements it is inevitable that development will to some extent alter water flow patterns. However, the limited scale of developments that will be allowed to take place combined with the appropriate location of development will minimise these effects. Overall the effects of the policy are likely to be minimal.	Regional	Permanent	0	0	0	
Policy S05: Affordable Housing	No predicted effects.	Regional	Permanent	0	0	0	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU06: Housing Density	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	Dwellings located on the Zone C2 floodplain will not be granted permission, as they do not comply with national planning policy. There are therefore, no predicted effects.	Regional	Permanent	0	0	0	See mitigation for Policy S02.
Policy LU09: The Re-use of Former/Abandoned Dwellings	Dwellings located on the Zone C2 floodplain will not be granted permission, as they do not comply with national planning policy. There are therefore, no predicted effects.	Regional	Permanent	0	0	0	See mitigation for Policy S02.
Policy LU10: Temporary Residential Caravans	No predicted effects.	Regional	Temporary	0	0	0	

Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU13: Change of Use in relation to existing Employment land or buildings	The nature of the effect would depend on the nature of the change of use. For example. A change from B2 to B8 would have a different effect to a change of use from B2 to A1.	Regional	Permanent	?	?	?	See mitigation for Policy S02.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU18: Retail proposals countywide	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU21: Change of use from a retail use	The nature of the effect would depend on the nature of the change of use. For example. A change from A1 to B3 would have a different effect to a change of use from A1 to B1.	Regional	Permanent	?	?	?	See mitigation for Policy S02.
Policy LU22: Community, Leisure and Recreation Facilities and Services	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU24: Provision of New Open Space	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU25: Renewable Energy Generation	No predicted effects.	Regional	Permanent	0	0	0	

Policy LU26: Large and Medium sized wind farms	The Policy may have a negative effect on the objective due to the presence of peat within the SSA. This could reduce the ability of the soil to limit throughflow, thereby increasing flood risk elsewhere.	Regional	Permanent	?	?	?	See mitigation for Policy S02.
Policy LU27: Sustainable supply of mineral resources	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU29: Development within buffer zones	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU32: Development and the waste hierarchy	No predicted effects.	Regional	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM03: Sustainable Travel	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM04: Sustainable Travel Infrastructure as a material consideration	No predicted effects.	Regional	Permanent	0	0	0	
DM05: Sustainable Development and Planning Gain	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	Regional	Permanent	0	0	0	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM09: Design and Movement	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM10: Design and Landscaping	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	The policy supports the aims of the SA/SEA Objective by requiring new	Regional	Permanent	++	++	++	

	developments to be resilient and adaptable to the effects of flooding.						
Policy DM12: Utility Infrastructure	The policy supports the aims of SA/SEA Objectives through its requirement to incorporate SUDS schemes into developments.	Regional	Permanent	+	+	+	
Policy DM13: Sustainable Drainage Systems	The policy will help deliver SUDS schemes on new developments.	Regional	Permanent	++	++	++	
Policy DM14: Nature Conservation and Ecological Connectivity	The retention of vegetation will aid the prevention of soil loss will help limit surface water run-off, helping mitigate flood risk.	Regional	Permanent	+	+	+	
Policy DM15: Local Biodiversity Conservation	The retention of vegetation will aid the prevention of soil loss will help limit surface water run-off, helping mitigate flood risk.	Regional	Permanent	+	+	+	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM17 General Landscape	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	The retention of trees, hedgerows and woodlands will help limit surface water run-off, helping mitigate flood risk.	Regional	Permanent	+	+	+	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	Protecting natural processes and ecosystem services should reduce flood risk.	Regional	Permanent	+	+	+	
Policy DM23: Coastal Management	The policy aims to prevent schemes from significantly increasing the risk of flooding,	Regional	Permanent	+	+	+	
Conclusions:							

As regard will have to be given to PPW and TAN 15 whatever the approach the LDP's policies take, the ability of the Plan to have a negative effect on flood risk is limited. As a result, none of the policies are predicted to have a negative effect on the SA/SEA Objective. In the case of Allocated sites, where there may be risk of some flooding, the affected area has been included as recreation space rather than land available for development. Where there may be a risk, either onsite or as a consequence of development, Flood Consequences Assessments will be required to identify what the risks are (if any) and demonstrate how they might be managed. There are also a number of policies with positive effects on the SA/SEA Objective, in particular, Policy DM11 Designing for Climate Change requires that all justified development in the flood zone is resilient and adaptable to the effects of flooding; and Policy DM13: Sustainable Drainage Systems which seeks to incorporate SUDS schemes into all new developments are predicted to have significantly positive effects on the aims of the SA/SEA Objective. Overall the cumulative effects of the policies on flood risk are positive.

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 17/06/2010, 27/09/2010, 28/09/2010, 04/10/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 2: Soil, Air and Water</p> <p>Objectives: 2a. Safeguard soil quality and quantity</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To avoid and reduce contamination of soils. • To promote the regeneration and redevelopment of brownfield and contaminated land. • To minimise soil erosion. • To protect and enhance soil quantity (including non-chemical soil functions and processes such as permeability) and quantity, especially of carbon rich soils. • Reduce SO2 and NO2 emissions and nitrate pollution from agriculture. • To minimise soil sealing. • To minimise soil compaction. • To take account of soil function. • To avoid increased diffuse pollution from agriculture and other economic activities 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision does not specifically mention soil, although it does mention the protection of resources which include natural resources which include soil. LDP Objective 14 seeks to protect Ceredigion's natural resources including soil.	Local	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	Owing to the nature of growth, there will inevitably be some loss and sealing of soil. As there is little opportunity for brownfield to be developed, the effects of this policy are increased by the need develop	Local	Permanent	-	-	-	The policy minimises the loss of soil by directing development to the most sustainable locations and encouraging the coalescence of uses.

	on greenfield sites in order to meet growth.						Policies DM22 and DM23 also have elements that will help mitigate the negative effects of this policy on the SA/SEA Objective.
Policy S02: Development in Urban Service Centres	There will be higher densities of development in the urban centres, maximising the use of land and reducing the loss of soil.	Local	Permanent	+	+	+	
Policy S03: Development in Rural Service Centres	As with Policy 3, development in Rural Service Centres would allow for higher densities, although not to the same degree as in the urban centres, maximising the use of land and reducing the loss of soil. There will however be fewer opportunities to reuse brownfield sites.	Local	Permanent	+	+	+	
Policy S04: Development in Linked Settlements and Other Locations	With little to no brownfield land and few opportunities for dense developments (due to the impact this would have on the character of these settlements), the impact on soil will be greater than that in the larger service centres. However, the low level of development that is proposed for these locations limits the effect on the SA/SEA Objective.	Local	Permanent	0	0	0	Policy DM22 looks to minimise the effects of development on soil negative effects of this policy on the SA/SEA Objective.
Policy S05: Affordable Housing	No predicted effects.	Local	Permanent	0	0	0	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Local	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	No predicted effects.	Local	Permanent	0	0	0	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Local	Permanent	0	0	0	
Policy LU06: Housing Density	The policy encourages the efficient use of land, which means that less land should be required to meet the identified housing needs, thereby having a positive effect on the SA/SEA objective.	Local	Permanent	+	+	+	
Policy LU07: Subdivision of Existing	The policy allows for the reuse of	Local	Permanent	+	+	+	

Dwellings	existing buildings which means that less land should be required to meet the identified housing needs, thereby having a positive effect on the SA/SEA objective.						
Policy LU08: Replacement of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU09: The Re-use of Former/Abandoned Dwellings	The policy allows for the reuse of abandoned dwellings, which means that less land should be required to meet the identified housing needs, thereby having a positive effect on the SA/SEA objective.	Local	Permanent	+	+	+	
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Local	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	The policy encourages the reuse of existing buildings and infrastructure.	Local	Permanent	+	+	+	
Policy LU13: Change of Use in relation to existing Employment land or buildings	The policy encourages the reuse of existing buildings and infrastructure, which could lead to a reduced need to develop on greenfield land.	Local	Permanent	?	?	?	See mitigation for Policy S04.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	The effects of this policy are uncertain as they are dependent on the size, location and nature of any one development.	Local	Permanent	?	?	?	See mitigation for Policy S04.
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Local	Permanent	0	0	0	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Local	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	The effects of this policy are uncertain as they are dependent on the size, location and nature of any one development.	Local	Permanent	?	?	?	See mitigation for Policy S04.
Policy LU18: Retail proposals countywide	No predicted effects.	Local	Permanent	0	0	0	
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Local	Permanent	0	0	0	
Policy LU20: Retail proposals in Rural	No predicted effects.	Local	Permanent	0	0	0	

Service Centres							
Policy LU21: Change of use from a retail use	The policy encourages the reuse of existing buildings and infrastructure, which could lead to a reduced need to develop on greenfield land.	Local	Permanent	?	?	?	See mitigation for Policy S04.
Policy LU22: Community, Leisure and Recreation Facilities and Services	The policy supports the SA/SEA policy by protecting existing open spaces that may be green and encourages the reuse of existing buildings before considering a new development. However, the policy also allows for the creation of new facilities if appropriate, which may be asphalt or Astroturf. The reuse of existing buildings may not always be possible and the impact of the policy is dependent on the scale, location and nature of the development. The overall effects of the policy are uncertain.	Local	Permanent	?	?	?	See mitigation for Policy S04.
Policy LU24: Provision of New Open Space	No predicted effects.	Local	Permanent	0	0	0	
Policy LU25: Renewable Energy Generation	There may be some loss of soil through the development of renewable energy sources. For example, in the case of wind farms, the extent of the damage will also be considerably greater than the immediate footprint of the turbines. However, the exact effects of this policy are uncertain as they are dependent on the size, location and nature of any one development.	Local	Permanent	?	?	?	See mitigation for Policy S04.
Policy LU26: Large and Medium sized wind farms	The policy directs the location of wind farm development. It allows development but restricts it to a specific area. The Policy may have a negative effect on the objective due to the presence of peat within the SSA. This is because the peat sequesters carbon, which will be released if developed on. It could	Local	Permanent	?	?	?	See mitigation for Policy S04.

	also lead to soil erosion.						
Policy LU27: Sustainable supply of mineral resources	The nature of mineral extraction will inevitably lead to some form of degradation. However, most extraction will take place in existing quarries and the reuse of materials will be required.	Local	Permanent	-	-	-	Policy DM22 looks to minimise the effects of development on soil negative effects of this policy on the SA/SEA Objective. National Guidance also requires that soil resources are stripped, stored and returned during site restoration.
Policy LU28 Criteria that will be applied to mineral proposals	Soil affected by extraction is required to be stored during the operation of the extraction site. Once extraction is complete the soil must be returned as part of the site's restoration. The effect on the SA/SEA Objective is therefore likely to be neutral.	Local	Permanent	0	0	0	
Policy LU29: Development within buffer zones	No predicted effects.	Local	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	The effects of this policy are uncertain as they are dependent on the size, location and nature of any one development.	Local	Permanent	?	?	?	See mitigation for Policy S04.
Policy LU32: Development and the waste hierarchy	No predicted effects.	Local	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Local	Permanent	0	0	0	
Policy DM03: Sustainable Travel	Some negative effects associated with the construction of certain elements of transport infrastructure e.g. roads will negatively affect the SA/SEA Objective.	Local	Permanent	-	-	-	See mitigation for Policy S04.
Policy DM04: Sustainable Travel Infrastructure as a material	Some negative effects associated with the construction of certain	Local	Permanent	-	-	-	See mitigation for Policy S04.

consideration	elements of transport infrastructure e.g. roads will negatively affect the SA/SEA Objective.						
DM05: Sustainable Development and Planning Gain	No predicted effects.	Local	Permanent	0	0	0	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	Local	Permanent	0	0	0	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Local	Permanent	0	0	0	
Policy DM09: Design and Movement	No predicted effects.	Local	Permanent	0	0	0	
Policy DM10: Design and Landscaping	No predicted effects.	Local	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	No predicted effects.	Local	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	The construction of transport, water, sewage and other infrastructure will lead to some soil degradation and loss, which in the case of transport will be permanent.	Local	Permanent	-	-	-	See mitigation for Policy S04.
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0	
Policy DM14: Nature Conservation and Ecological Connectivity	The protection of biodiversity will have indirect positive effects on soil quality and quantity.	Local	Permanent	+	+	+	
Policy DM15: Local Biodiversity Conservation	The protection of biodiversity will have indirect positive effects on soil quality and quantity.	Local	Permanent	+	+	+	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM17 General Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	The protection of trees, hedgerows and woodlands will have some	Local	Permanent	+	+	+	

	indirect positive effects on soil quality and quantity.						
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	The supports the aim of the SA/SEA objective by minimising the impact on soil quality, land instability and looking for good land reclamation schemes.	Local	Permanent	+	+	+	
Policy DM23: Coastal Management	The policy aims to prevent schemes from significantly increasing coastal or river erosion. It also aims to avoid significant effects on natural process.	Local	Permanent	+	+	+	
<p>Conclusions: Owing to the nature of all types of development, and the aims of the LDP to meet the County’s projected housing and economic growth, there will inevitably be a degree of soil sealing and a consequent loss of soil, which is impossible to adequately mitigate for. This is reflected in the large number of minor adverse effects identified in the assessment of Allocated Sites. However, a number of approaches have been taken to reduce the impact on the loss of soil quantity and quality, for example DM22: General environmental Protection and Enhancement has a number of elements that seek to safeguard a number of environmental elements, which include soil. Through their aims to protect areas of ecological importance, policies relating to Nature Conservation (DM14 and DM15) are also likely to have some positive synergistic effects since soil is an important aspect of ecosystems. Through its protection of woodlands, trees and hedgerows, Policy DM20, is also likely to have similar synergistic effects. Overall however, they are unlikely to outweigh the cumulative negative effects of the LDP’s other policies. Therefore, the overall effect of the plan is likely to be a minor negative one.</p>							

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<p>SEA Topic: Topic Paper 2: Soil, Air and Water</p> <p>Objectives: 2b. Maintain and improve air quality</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To reduce negative effects of power generation, heavy industries and transport on local air quality. • To reduce levels of the UK National Air Quality pollutants. • To reduce levels of ground-level ozone. • To avoid siting new developments in areas of poor air quality. • To encourage cleaner technology for power generation, heavy industry and transport. • To reduce the need for travel, through appropriate siting of new developments and provision of public infrastructure. • To reduce levels of acid deposition. • To reduce levels of ammonia deposition. • To reduce levels of stratospheric ozone depletions. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision supports the SA/SEA Objective “through sustainable development and protection of its resources, Ceredigion will also be recognised for its enhanced environment” and “embrace change to meet 21st Century challenges including climate change”. LDP Objectives 9 and 14 actively support the SA/SEA Objective.	National	Permanent	+	+	+	
The Strategy							

<p>Policy S01: Sustainable Growth</p>	<p>The overall number of vehicle and associated air pollution will rise with the increase in households and other developments. The policy will therefore have a negative effect on the SA/SEA Objective, though the overall impact will depend on the availability of public transport to/from the new developments to services and facilities. Additionally there are settlement specific issues, for example, the approaches to Aberystwyth are already congested and as this is likely to see growth in housing and employment, air quality along these approaches will need to be monitored.</p>	<p>National</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Policies LU25, DM09, DM03, DM04 and DM22 have a wide range of elements that will help mitigate the negative effects of this policy on the SA/SEA Objective.</p>
<p>Policy S02: Development in Urban Service Centres</p>	<p>The policy should reduce the need to travel to work and to access services, encourage alternative means of transport and encourage the use of district heating systems. The policy should therefore support the SA/SEA Objective.</p>	<p>National</p>	<p>Permanent</p>	<p>+</p>	<p>+</p>	<p>+</p>	
<p>Policy S03: Development in Rural Service Centres</p>	<p>The policy should allow people in more rural areas to access services in their own communities, therefore reducing the need to travel to work, encouraging alternative means of transport and encouraging the use of district heating systems. The policy should therefore support the SA/SEA Objective.</p>	<p>National</p>	<p>Permanent</p>	<p>+</p>	<p>+</p>	<p>+</p>	

Policy S04: Development in Linked Settlements and Other Locations	The policy would only allow a small amount of development in the smaller settlements, and would only result in a very minor increase in the number of people travelling to access work and services. Although the policy has a minor negative effect on the SA/SEA Objective, this is so minor as to have no measurable effect.	National	Permanent	0	0	0	
Policy S05: Affordable Housing	By providing affordable housing, there is an opportunity to reduce travel, and therefore its resulting pollutants, as it provides the opportunity for people to live closer to their work. This is particularly important in areas such as Aberystwyth, where on average house prices are higher than elsewhere in the county. owing to the scale of the development proposed, the overall effect of the policy is likely to be fairly neutral.	National	Permanent	0	0	0	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	The policy deals with the type of housing rather than the volume, therefore the overall effect of the policy is therefore neutral.	National	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	The policy deals with the type of housing rather than the volume, therefore the overall effect of the policy is therefore neutral.	National	Permanent	0	0	0	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	National	Permanent	0	0	0	
Policy LU06: Housing Density	No predicted effects.	National	Permanent	0	0	0	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	National	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	The replacement dwelling will have to be built to meet the requirements of the Code for Sustainable Homes and therefore have a positive effect on the SA/SEA Objective.	National	Permanent	+	+	+	

Policy LU09: The Re-use of Former/Abandoned Dwellings	The nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU10: Temporary Residential Caravans	No predicted effects.	National	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	National	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	No predicted effects.	National	Permanent	0	0	0	
Policy LU13: Change of Use in relation to existing Employment land or buildings	The nature of the effect would depend on the nature of the change of use. For example. A change from B2 to B8 would have a different effect to a change of use from B2 to A1 because, for example, they have different implications in relation to trip generation.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	The effects of this policy are uncertain as they are dependent on the size, location and nature of any one development.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	National	Permanent	0	0	0	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	National	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	The policy encourages new facilities to be located in a settlement or to be accessible by public transport, as well as the use of environmentally friendly measures. However, such caveats are likely to have a minimal effect as developing new facilities would inevitably result in increased journeys by private transport. The overall effects of the policy are uncertain as they are entirely dependent on the location, scale and	National	Permanent	?	?	?	See mitigation for Policy S01.

	nature of the development.						
Policy LU18: Retail proposals countywide	No predicted effects.	National	Permanent	0	0	0	
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	National	Permanent	0	0	0	
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	National	Permanent	0	0	0	
Policy LU21: Change of use from a retail use	The nature of the effect would depend on the nature of the change of use. For example. A change from A1 to B3 would have a different effect to a change of use from A1 to B1 because, for example, they have different implications in relation to trip generation.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU22: Community, Leisure and Recreation Facilities and Services	The policy seeks to encourage the development of community facilities within settlements reducing the need to travel elsewhere for the services they provide. The policy may therefore have a positive effect on the SA/SEA Objective.	National	Permanent	+	+	+	
Policy LU24: Provision of New Open Space	No predicted effects.	National	Permanent	0	0	0	
Policy LU25: Renewable Energy Generation	The policy directs the development of renewable energy sources within the county. The initial development of the units may have a minor negative effect on air quality; however, this will be offset against in the medium and long term by the airborne emissions alleviated. The development of wind farms may also result in considerable dust creation during the initial phases of construction. The policy is also permissive of microgeneration and community renewable energy of all forms which will have some air quality benefits.	National	Permanent	-	+	+	See mitigation for Policy S01.
Policy LU26: Large and Medium sized wind farms	No predicted effects.	National	Permanent	0	0	0	

Policy LU27: Sustainable supply of mineral resources	Mineral extraction inevitably leads to the creation of dust, which will have a negative effect on air quality within the locality of the sites. Additionally, the transportation of aggregates requires the use of large vehicles, the emissions from which also have an effect on air quality.	National	Permanent	-	-	-	See mitigation for Policy S01.
Policy LU28 Criteria that will be applied to mineral proposals	While the policy aims to limit the amount of pollutants, which includes dust formed as part of extraction, the process of extraction is likely to result in a decrease air quality in the vicinity of a site for the period the site is operational. The exact nature of the effect is unknown as it is dependent on the scale of the site, the length of extraction and the type of resource being extracted.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU29: Development within buffer zones	No predicted effects.	National	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	National	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	The policy seeks to encourage the development of energy producing plant in association with waste management. There could be air quality issues relating to this, however, the exact nature and magnitude of the effect area uncertain.	National	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU32: Development and the waste hierarchy	No predicted effects.	National	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	National	Permanent	0	0	0	

Policy DM03: Sustainable Travel	The aim of the policy is to reduce the use of private motorcars by encouraging the provision and use of alternative means of transport. Therefore, all aspects of the policy actively support the SA/SEA Objective.	National	Permanent	+	+	+
Policy DM04: Sustainable Travel Infrastructure as a material consideration	The policy actively supports the SA/SEA Objective by promoting the use of sustainable travel and therefore should help limit air pollution.	National	Permanent	+	+	+
DM05: Sustainable Development and Planning Gain	Planning contributions for new sewage infrastructure may have a positive impact on air quality in areas where there are capacity issues.	National	Permanent	+	+	+
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	National	Permanent	+	+	+
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.					
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	National	Permanent	0	0	0
Policy DM09: Design and Movement	No predicted effects.	National	Permanent	0	0	0
Policy DM10: Design and Landscaping	No predicted effects.	National	Permanent	0	0	0
Policy DM11: Designing for Climate Change	No predicted effects.	National	Permanent	0	0	0
Policy DM12: Utility Infrastructure	No predicted effects.	National	Permanent	0	0	0
Policy DM13: Sustainable Drainage Systems	No predicted effects.	National	Permanent	0	0	0
Policy DM14: Nature Conservation and Ecological Connectivity	The protection of biodiversity will have indirect positive effects on air quality.	National	Permanent	+	+	+
Policy DM15: Local Biodiversity Conservation	The protection of biodiversity will have indirect positive effects on air quality.	National	Permanent	+	+	+
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	National	Permanent	0	0	0

Policy DM17 General Landscape	No predicted effects.	National	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	National	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	National	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	The protection of trees, hedgerows and woodlands will have some indirect positive effects on air quality.	National	Permanent	+	+	+	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	National	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	The policy takes a broad approach to environmental protection, and seeks to reduce greenhouse gasses and other air pollutants.	National	Permanent	+	+	+	
Policy DM23: Coastal Management	No predicted effects.	National	Permanent	0	0	0	
Conclusions:							
<p>The main negative impacts of the LDP on the SA/SEA objective are all associated with new development which is aimed at meeting the projected housing and economic growth of the county. However, these effects are in the minority and the Plan has a number of other policies designed to mitigate for these negative effects. In particular, the aim of the LDP to co-locate housing, work, services and facilities in Service Centres is designed to reduce the need for people to travel, which will consequently have considerable benefits in reducing traffic based air pollution. Negative effects were also identified in relation to mineral extraction (LU27), however, owing to the small scale nature of extraction across the whole of Ceredigion and the raft of mitigation measures required by national guidance, the effects of this policy, either on its own or in combination with the Plan's other policies, is likely to be very limited. Although most of the effects on the SA/SEA Objective are seen to be neutral or positive, they are unlikely to cumulatively be significant, as in general, growth will always result in an increase in air pollutants. On balance the overall effect of the policies on air quality is probably neutral.</p>							

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<p>SEA Topic: Topic Paper 2: Soil, Air and Water</p> <p>Objectives: 2c. Protect water resource quantity and quality</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To ensure water quality of rivers, lakes, ground-waters and coastal areas is improved. • To conserve public water supply. • To protect water availability in the natural environment. • To reduce diffuse pollution from urban and rural areas. • To reduce demand for water. • To increase water efficiency e.g. in new, refurbished and existing developments. • To limit land use related pollution (particularly nitrates) of water resources. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision does not specifically mention water, although it does mention the protection of resources which include natural resources, which includes water. Objectives 9 and 14 seek to protect Ceredigion's natural resources including water.	Regional	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	The construction of new buildings will lead to increased pressure on water resources. It may also have an impact on quality at certain locations. However, concentrating housing and economic development in Urban and Rural Service Centres should limit the negative effects of the policy as these centres either already have the infrastructure to manage water supply and sewage treatment, or	Regional	Permanent	?	?	?	Although the overall effects of the policy are uncertain, unforeseen negative effects may be mitigated through policy DM13, which requires SuDS to be implemented as part of all developments in order to manage on-site run-off and reduce floodrisk. and Policy DM22, which looks to

	their status can be used as a focus for investment in improvements by companies such as Dŵr Cymru/Welsh Water. The overall effects of the policy are therefore uncertain.						minimise the effects of development on water quality.
Policy S02: Development in Urban Service Centres	The construction of new buildings in a concentrated area will inevitably lead a greater impermeable surface area resulting in an increase in surface water run-off and pluvial flooding.	Regional	Permanent	0	0	0	
Policy S03: Development in Rural Service Centres	The construction of new buildings in a concentrated area will inevitably lead a greater impermeable surface area resulting in an increase in surface water run-off and pluvial flooding. However, given the scale of development likely to occur the effects of the policy will be extremely limited.	Regional	Permanent	0	0	0	
Policy S04: Development in Linked Settlements and Other Locations	The construction of new buildings in a concentrated area will inevitably lead a greater impermeable surface area resulting in an increase in surface water run-off and pluvial flooding. However, given the scale of development likely to occur the effects of the policy will be extremely limited.	Regional	Permanent	0	0	0	
Policy S05: Affordable Housing	No predicted effects.	Regional	Permanent	0	0	0	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	The policy deals with the type of housing rather than the volume, therefore the overall effect of the policy is therefore neutral.	Regional	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	The policy deals with the type of housing rather than the volume, therefore the overall effect of the policy is therefore neutral.	Regional	Permanent	0	0	0	
Policy LU05: Securing the Delivery of	No predicted effects.	Regional	Permanent	0	0	0	

Housing Development							
Policy LU06: Housing Density	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	The replacement dwelling will have to be built to meet the requirements of the Code for Sustainable Homes and therefore have a positive effect on the SA/SEA Objective.	Regional	Permanent	+	+	+	
Policy LU09: The Re-use of Former/Abandoned Dwellings	The nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU10: Temporary Residential Caravans	No predicted effects.	Regional	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU13: Change of Use in relation to existing Employment land or buildings	The nature of the effect would depend on the nature of the change of use. For example. A change from B2 to B8 would have a different effect to a change of use from B2 to A1.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	The effects of this policy are uncertain as they are dependent on the size, location and nature of any one development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	The effects of this policy are uncertain as they are dependent on the size, location and nature of any one development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU18: Retail proposals countywide	No predicted effects.	Regional	Permanent	0	0	0	

Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU21: Change of use from a retail use	The nature of the effect would depend on the nature of the change of use. For example. A change from A1 to B3 would have a different effect to a change of use from A1 to B1.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU22: Community, Leisure and Recreation Facilities and Services	The effects of this policy are uncertain as they are dependent on the size, location and nature of any one development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU24: Provision of New Open Space	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU25: Renewable Energy Generation	The siting of wind turbines on peat bogs could have a negative effect on water quality and quantity. Micro-hydro electric schemes may also have an effect on the Sustainability Objective.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU26: Large and Medium sized wind farms	The Policy may have a negative effect on the objective due to the presence of peat within the SSA. This could have a negative effect on water quality because peat purifies water by preventing the release of minerals dissolved organic carbon.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU27: Sustainable supply of mineral resources	The development of minerals sites may have some adverse effects on water quality if water used for mining processes were to leak into the soil. Quarrying can involve dewatering and quarry process can consume water, which could put strain on the local water supply. However, the remediation of old quarries could include the creation of wetlands and locations for storing water.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU28 Criteria that will be	The policy seeks to limit the	Regional	Permanent	?	?	?	See mitigation for Policy

applied to mineral proposals	environmental effects of extraction; however, there could be some negative effects on water quality and quantity during the operation of an extraction site. The exact nature of the effect is unknown as it is dependent on the scale of the site, the length of extraction and the type of resource being extracted.						S01.
Policy LU29: Development within buffer zones	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	Ensuring the safe disposal of waste could maintain a good water quality. However, there is a potential for new sites to result in leached pollution contaminating the water supply.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU32: Development and the waste hierarchy	No predicted effects.	Regional	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM03: Sustainable Travel	The effects of this policy are uncertain as they are dependent on the size, location and nature of any one development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy DM04: Sustainable Travel Infrastructure as a material consideration	No predicted effects.	Regional	Permanent	0	0	0	
DM05: Sustainable Development and Planning Gain	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	Regional	Permanent	0	0	0	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Regional	Permanent	0	0	0	

Policy DM09: Design and Movement	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM10: Design and Landscaping	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	Improvements to the sewage and water infrastructure could be of a higher quality than the existing provision and therefore have a positive effect on water quality.	Regional	Permanent	+	+	+	
Policy DM13: Sustainable Drainage Systems	The policy could help deliver SUDS schemes on new developments.	Regional	Permanent	+	+	+	
Policy DM14: Nature Conservation and Ecological Connectivity	The protection of biodiversity will have indirect positive effects on water quality and quantity.	Regional	Permanent	+	+	+	
Policy DM15: Local Biodiversity Conservation	The protection of biodiversity will have indirect positive effects on water quality and quantity.	Regional	Permanent	+	+	+	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM17 General Landscape	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	The protection of trees, hedgerows and woodlands will have some indirect positive effects on water quality and quantity.	Regional	Permanent	+	+	+	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	The policy supports the aim of the SA/SEA Objective by protecting natural processes and ecosystem services, which includes water systems. This should ensure that development has a minimal impact on water quality and quantity.	Regional	Permanent	+	+	+	

Policy DM23: Coastal Management	The policy aims to prevent schemes from significantly increasing coastal or river erosion. It also aims to avoid significant effects on natural process.	Regional	Permanent	+	+	+	
<p>Conclusions: The construction of new developments will inevitably lead to an increased pressure on water resources, which may have some negative effects on water quality and quantity. However, as this should be achieved whilst protecting and enhancing the County’s environment and resources, and by making it resilient to change through sustainable development, ensuring that its infrastructure and services can meet these challenges, the effects will be minimised. Policies, in particular Policy DM22 General Environmental Protection and enhancement and DM23 Coastal Management, have been designed to ensure that this takes place. Cumulatively the negative effects are unlikely to be significant, and given the implementation of various forms measures to mitigate or pre-empt any negative effects new development might have, the overall effect of the LDP on water quality and quantity will probably be neutral.</p>							

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<p>SEA Topic: Topic Paper 3: Material Assets</p> <p>Objectives: 3a. Make sustainable use of natural resources</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • Promote decoupling of resource use from economic prosperity. • Encourage sustainable use of natural resources e.g. water. • Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials. • Minimise energy consumption and promote renewable energy sources. • Promote the waste hierarchy of reduce, reuse and recycle. • Promote the principles of sustainable development through all new services and infrastructure. • Promote the use of more sustainable resources. • Promote delivery of robust ICT Broadband infrastructure. • To value, conserve and enhance geodiversity. • To ensure adequate sewage capacity is provided for new development. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision supports the SA/SEA Objective “through sustainable development and protection of its resources. LDP Objective 14 discusses the use of Ceredigion's resource and LDP Objective 17 mentions the proper approach to dealing with waste. LDP Objective 6 encourages sustainable development, of which natural resources form an intrinsic part, and Objective 10 enables the development of renewable energy.	Regional	Permanent	+	+	+	
The Strategy							

Policy S01: Sustainable Growth	Although the policy could lead to minor adverse effects on the SA/SEA Objective relating to an increase in new dwellings and employment units, which will lead to additional water and energy use as well as a demand for aggregates in the construction process, overall the policy supports the SA/SEA Objective by seeking to ensure that Ceredigion's resources are used, protected and enhanced in a sustainable manner.	Regional	Permanent	+	+	+	
Policy S02: Development in Urban Service Centres	The policy may have some indirect positive effects on the SA/SEA Objective. For example a higher proportion of people living in larger centres often means easier access to recycling facilities. The overall effects of the policy are likely to be minimal.	Regional	Permanent	0	0	0	
Policy S03: Development in Rural Service Centres	The policy may have some indirect positive effects on the SA/SEA Objective. For example a higher proportion of people living in larger centres often means easier access to recycling facilities. The overall effects of the policy are likely to be minimal.	Regional	Permanent	0	0	0	
Policy S04: Development in Linked Settlements and Other Locations	The policy may have some indirect positive effects on the SA/SEA Objective. For example a higher proportion of people living in larger centres often means easier access to recycling facilities. The overall effects of the policy are likely to be minimal.	Regional	Permanent	0	0	0	
Policy S05: Affordable Housing	No predicted effects.	Regional	Permanent	0	0	0	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU04: Meeting a Range of	No predicted effects.	Regional	Permanent	0	0	0	

Housing Needs						
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Regional	Permanent	0	0	0
Policy LU06: Housing Density	No predicted effects.	Regional	Permanent	0	0	0
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Regional	Permanent	0	0	0
Policy LU08: Replacement of Existing Dwellings	No predicted effects.	Regional	Permanent	0	0	0
Policy LU09: The Re-use of Former/Abandoned Dwellings	No predicted effects.	Regional	Permanent	0	0	0
Policy LU10: Temporary Residential Caravans	No predicted effects.	Regional	Temporary	0	0	0
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Regional	Permanent	0	0	0
Policy LU12: Employment proposals on non-allocated sites	No predicted effects.	Regional	Permanent	0	0	0
Policy LU13: Change of Use in relation to existing Employment land or buildings	The policy encourages the reuse of existing buildings and infrastructure.	Regional	Permanent	+	+	+
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	No predicted effects, although the policy does require that where possible environmentally friendly measures be used in developments, which may have some positive effects.	Regional	Permanent	0	0	0
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Regional	Permanent	0	0	0
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Regional	Permanent	0	0	0
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	No predicted effects, although the policy does require that where possible environmentally friendly measures be used in developments, which may have some positive effects.	Regional	Permanent	0	0	0
Policy LU18: Retail proposals countywide	No predicted effects.	Regional	Permanent	0	0	0
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Regional	Permanent	0	0	0
Policy LU20: Retail proposals in Rural	No predicted effects.	Regional	Permanent	0	0	0

Service Centres						
Policy LU21: Change of use from a retail use	The policy encourages the reuse of existing buildings and infrastructure.	Regional	Permanent	+	+	+
Policy LU22: Community, Leisure and Recreation Facilities and Services	No predicted effects.	Regional	Permanent	0	0	0
Policy LU24: Provision of New Open Space	No predicted effects.	Regional	Permanent	0	0	0
Policy LU25: Renewable Energy Generation	By encouraging the use of renewable energy, the demand for non-renewable sources will be reduced, having a positive effect on the SA/SEA Objective.	Regional	Permanent	+	+	+
Policy LU26: Large and Medium sized wind farms	The policy directs the location of wind farm development. It allows development but restricts it to a specific area.	Regional	Permanent	0	0	0
Policy LU27: Sustainable supply of mineral resources	The policy seeks to encourage the sustainable use of mineral resources within the county. The policy encourages use and processing of secondary aggregates and minerals which will reduce the need to extract primary resources. There is an opportunity to value, conserve and enhance geodiversity through the remediation of the site.	Regional	Permanent	++	++	++
Policy LU28 Criteria that will be applied to mineral proposals	The policy actively supports the aims of the SA/SEA objective by requiring extraction sites to limit their effect on the environment. This is neutral in the long term as mineral extraction is a temporary use of the land.	Regional	Permanent	+	+	0
Policy LU29: Development within buffer zones	The policy potentially allows for larger volumes of minerals to be extracted by relaxing the requirements for buffer zones where it can be demonstrated that there are no negative impacts.	Regional	Permanent	+	+	+
Policy LU30: Safeguarding	The policy supports the SA/SEA Objective by safeguarding areas of mineral resources from development that may prevent its extraction	Regional	Permanent	+	+	+

	through sterilisation.						
Policy LU31: Resource recovery and waste management facilities	The policy encourages waste recycling by providing new facilities and requiring all developments types to minimise the amount of waste that leaves the premises for waste management.	Regional	Permanent	++	++	++	
Policy LU32: Development and the waste hierarchy	The policy encourages waste recycling by providing new facilities and requiring all developments types to minimise the amount of waste that leaves the premises for waste management.	Regional	Permanent	++	++	++	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM03: Sustainable Travel	Encouraging alternative means of transport, walking and cycling the reliance on carbon based fuels will be reduced.	Regional	Permanent	+	+	+	
Policy DM04: Sustainable Travel Infrastructure as a material consideration	No predicted effects.	Regional	Permanent	0	0	0	
DM05: Sustainable Development and Planning Gain	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	Regional	Permanent	+	+	+	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM09: Design and Movement	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM10: Design and Landscaping	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	No predicted effects.	Regional	Permanent	0	0	0	

Policy DM12: Utility Infrastructure	No predicted effects, although new infrastructure may increase water efficiency.	Regional	Permanent	0	0	0
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Regional	Permanent	0	0	0
Policy DM14: Nature Conservation and Ecological Connectivity	The policy actively supports the SA/SEA Objective by seeking to value, conserve and enhance geodiversity.	Regional	Permanent	++	++	++
Policy DM15: Local Biodiversity Conservation	No predicted effects.	Regional	Permanent	0	0	0
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	The policy actively supports the SA/SEA Objective by seeking to value, conserve and enhance geodiversity.	Regional	Permanent	++	++	++
Policy DM17 General Landscape	The policy supports the SA/SEA Objective by requiring development to take the geological landscape into account.	Regional	Permanent	+	+	+
Policy DM18: Special Landscape Areas (SLAs)	The policy supports the SA/SEA Objective by requiring development to take high value geological landscapes, which were used to help identify the boundaries of the SLAs, into account.	Regional	Permanent	+	+	+
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Regional	Permanent	0	0	0
Policy DM20: Protection of Trees, Hedgerows and Woodlands	No predicted effects.	Regional	Permanent	0	0	0
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	The policy supports the aims of the SA/SEA Objective by requiring wind farm developments within SSA D to seek to minimise its effects on landscape value, of which the geological landscape is a part.	Regional	Permanent	+	+	+
Policy DM22: General Environmental Protection and Enhancement.	The protection of carbon sinks may have a positive effect on water quality. This effect is likely to be limited.	Regional	Permanent	0	0	0
Policy DM23: Coastal Management	No predicted effects.	Regional	Permanent	0	0	0

Conclusions:

The core of the LDP has been designed to make sustainable use of resources and so contains a number of policies that contain varying degrees of mitigation. Perhaps the most significant of these is Policy S01 Sustainable Growth, which influences the direction of all other policies, and seeks to ensure that Ceredigion's resources are used, protected and enhanced in a sustainable manner. Additionally, Policies LU27 Sustainable Supply of Mineral Resources, DM01 Sustainable Development in terms of Rate, Scale and Design, DM04 Sustainable Travel Infrastructure as a material consideration and DM06 High Quality Design and Placemaking all have mitigating roles and positive effects on the SA/SEA Objective. Cumulatively therefore, the overall effects of the LDP's policies on the SA/SEA Objective are likely to be positive.

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<p>SEA Topic: Topic Paper 3: Material Assets</p> <p>Objectives: 3b. High quality services and infrastructure</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • Promote decoupling of resource use from economic prosperity. • Encourage sustainable use of natural resources e.g. water. • Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials. • Minimise energy consumption and promote renewable energy sources. • Promote the waste hierarchy of reduce, reuse and recycle. • Promote the principles of sustainable development through all new services and infrastructure. • Promote the use of more sustainable resources. • Promote delivery of robust ICT Broadband infrastructure. • To value, conserve and enhance geodiversity. • To ensure adequate sewage capacity is provided for new development. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The Vision talks about enhancing and securing the county's resources along with enhancing and securing access to local services and facilities including infrastructure. LDP Objective 17 encourages the provision of utilities, 16 encourages sustainable travel, Objective 10 enables the development of renewable energy, Objective 25 encourages recycling.	Local	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	The policy supports the aims of the SA/SEA Objective by encouraging jobs, homes, services and facilities to be located in the most sustainable locations.	Local	Permanent	+	+	+	
Policy S02: Development in Urban	The provision of high quality services	Local	Permanent	+	+	+	

Service Centres	and infrastructure will be easier in the Urban Service Centres. Focusing growth on these centres will also make it easier for companies such as Dŵr Cymru/Welsh Water to attract investment for infrastructure improvements.						
Policy S03: Development in Rural Service Centres	The policy will have a similar effect as Policy S02, although its effectiveness will be reduced by a lower density of buildings.	Local	Permanent	0	0	0	Policy DM12 encourages new high quality services and infrastructure to be provided alongside new developments.
Policy S04: Development in Linked Settlements and Other Locations	The policy will have a similar effect as Policy S03, although its effectiveness will be reduced by a lower density of buildings.	Local	Permanent	0	0	0	Policy DM12 encourages new high quality services and infrastructure to be provided alongside new developments.
Policy S05: Affordable Housing	No predicted effects.	Local	Permanent	0	0	0	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Local	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	No predicted effects.	Local	Permanent	0	0	0	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Local	Permanent	0	0	0	
Policy LU06: Housing Density	No predicted effects.	Local	Permanent	0	0	0	
Policy LU07: Subdivision of Existing Dwellings	The policy should have a positive effect on the SA/SEA Objective by allowing for the reuse of existing buildings.	Local	Permanent	+	+	+	
Policy LU08: Replacement of Existing Dwellings	The policy should have a positive effect on the SA/SEA Objective by allowing for the reuse of existing sites.	Local	Permanent	+	+	+	
Policy LU09: The Re-use of Former/Abandoned Dwellings	The policy should have a positive effect on the SA/SEA Objective by allowing for the reuse of existing sites.	Local	Permanent	+	+	+	
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0	
Policy LU11: Employment proposals	No predicted effects.	Local	Permanent	0	0	0	

on allocated sites:						
Policy LU12: Employment proposals on non-allocated sites	No predicted effects.	Local	Permanent	0	0	0
Policy LU13: Change of Use in relation to existing Employment land or buildings	No predicted effects.	Local	Permanent	0	0	0
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	No predicted effects.	Local	Permanent	0	0	0
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Local	Permanent	0	0	0
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Local	Permanent	0	0	0
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	No predicted effects.	Local	Permanent	0	0	0
Policy LU18: Retail proposals countywide	No predicted effects.	Local	Permanent	0	0	0
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Local	Permanent	0	0	0
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Local	Permanent	0	0	0
Policy LU21: Change of use from a retail use	No predicted effects.	Local	Permanent	0	0	0
Policy LU22: Community, Leisure and Recreation Facilities and Services	No predicted effects.	Local	Permanent	0	0	0
Policy LU24: Provision of New Open Space	No predicted effects.	Local	Permanent	0	0	0
Policy LU25: Renewable Energy Generation	The policy encourages the development of renewable energy sources, including large scale developments such as wind farms and privately or community run micro-generation schemes.	Local	Permanent	+	+	+
Policy LU26: Large and Medium sized wind farms	The policy encourages environmentally friendly, high quality services and infrastructure by directing development to those areas where they would have the least impact.	Local	Permanent	+	+	+

Policy LU27: Sustainable supply of mineral resources	No predicted effects.	Local	Permanent	0	0	0	
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Local	Permanent	0	0	0	
Policy LU29: Development within buffer zones	No predicted effects.	Local	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	Through the provision of waste infrastructure and by improving the access to waste facilities the policy will have a positive effect on the SA/SEA Objective.	Local	Permanent	+	+	+	
Policy LU32: Development and the waste hierarchy	Through the provision of waste infrastructure and by improving the access to waste facilities the policy will have a positive effect on the SA/SEA Objective.	Local	Permanent	+	+	+	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Local	Permanent	0	0	0	
Policy DM03: Sustainable Travel	The policy will promote the provision of environmentally friendly transport services and infrastructure.	Local	Permanent	+	+	+	
Policy DM04: Sustainable Travel Infrastructure as a material consideration	The policy will promote the provision of environmentally friendly transport services and infrastructure.	Local	Permanent	+	+	+	
DM05: Sustainable Development and Planning Gain	The effects of the policy are likely to be minimal, although new infrastructure may increase efficiency.	Local	Permanent	0	0	0	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	Local	Permanent	+	+	+	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Local	Permanent	0	0	0	
Policy DM09: Design and Movement	No predicted effects.	Local	Permanent	0	0	0	

Policy DM10: Design and Landscaping	No predicted effects.	Local	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	No predicted effects.	Local	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	The policy seeks to deliver high quality infrastructure including sewage and water provision.	Local	Permanent	++	++	++	
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0	
Policy DM14: Nature Conservation and Ecological Connectivity	No predicted effects.	Local	Permanent	0	0	0	
Policy DM15: Local Biodiversity Conservation	No predicted effects.	Local	Permanent	0	0	0	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM17 General Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	No predicted effects.	Local	Permanent	0	0	0	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	No predicted effects.	Local	Permanent	0	0	0	
Policy DM23: Coastal Management	No predicted effects.	Local	Permanent	0	0	0	
Conclusions:							
<p>The LDP's Policies are predicted not have any negative effects on the SA/SEA Objective, with most predicted to have no effect at all. This is largely because many of the policies have little influence on building and maintaining environmentally friendly, high quality services and infrastructure. Because of its specific aims to deliver sustainable and high quality infrastructure, Policy DM12: Utility Infrastructure is assessed as having a significantly positive effect on the Objective. Other policies, which to a lesser or greater extent have an influence over the delivery of services and infrastructure, have minor positive effects. Of particular importance are those concerned with the overall strategy (S01 and S02), while policies relating to the reuse/replacement/renovation of existing/abandoned dwellings (LU07, LU08 and LU09), renewable energy (LU25 and LU26), waste management (LU31 and LU32), travel infrastructure (DM03 and DM04) and (DM06) and high quality design (DM06) also have positive synergistic effects. Therefore, the overall effect of the LDP is likely to be significantly positive.</p>							

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 17/06/2010, 27/09/2010, 28/09/2010, 04/10/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 4: Biodiversity</p> <p>Objectives: 4a. Value, conserve and enhance biodiversity</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To protect the integrity of European, proposed European and listed Ramsar sites, and to conserve or, where not at a favourable conservation status, enhance their interest features. • To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement and connection. • To conserve, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas. • To encourage innovative methods of producing biodiversity gain in urban and rural areas for both new and existing developments. • To enable people to access and appreciate Ceredigion’s natural heritage. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision discusses maintaining, enhancing and benefiting the coastline, uplands and valleys and environment including its rich biodiversity. LDP Objective 12 is entirely about biodiversity and access to said biodiversity, LDP Objective 11 discusses biodiversity in landscape terms, LDP Objective 5 seeks to distribute growth in a way that limits its adverse environmental impacts, LDP Objective13 discusses protecting the coasts natural heritage, LDP Objective 24 looks to reducing the environmental impact of waste and LDP Objective 14 seeks to protect Ceredigion’s natural resources.	Regional	Permanent	+	+	+	
The Strategy							

<p>Policy S01: Sustainable Growth</p>	<p>The construction of new buildings could have some negative effects on biodiversity. However, the policy does seek to protect and enhance Ceredigion's natural environment, therefore, effects should be limited. There may also be opportunities for biodiversity gain in places. The nature of the effect will be dependent on the scale, location and nature of any one development.</p>	<p>Regional</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>Studies have been carried out by the local records centre have been used to inform the choice of allocations and the mitigation that may be applied to limit any negative effects they may have on biodiversity. Policies DM14 and DM15 also seek to mitigate any negative effects, while Policies DM17, DM18 and DM20 also have some positive synergistic effects on the SA/SEA Objective. Potential mitigation measures for allocated sites have been suggested in the Allocated Sites Schedule.</p>
<p>Policy S02: Development in Urban Service Centres</p>	<p>By concentrating a higher density development in a limited number of locations, the need for development elsewhere will be reduced and there will be a lower net loss of green space. However, urban centres can be rich in biodiversity, and any development there would have a negative impact on urban habitats. The nature of the effect will be dependent on the scale, location and nature of the development.</p>	<p>Regional</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>See mitigation for Policy S01.</p>
<p>Policy S03: Development in Rural Service Centres</p>	<p>By concentrating higher density developments in a limited number of locations, the need for development elsewhere will be reduced and there will be a lower net loss of green space, although the density of development would probably be lower, meaning that the policy would be less effective than Policy 1. The nature of the effect will be dependent on the scale, location and nature of</p>	<p>Regional</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>See mitigation for Policy S01.</p>

	the development.						
Policy S04: Development in Linked Settlements and Other Locations	By concentrating higher density developments in a limited number of locations, the need for development elsewhere will be reduced and there will be a lower net loss of green space, although the density of development would probably be lower, meaning that the policy would be less effective than Policy 3. The nature of the effect will be dependent on the scale, location and nature of the development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy S05: Affordable Housing	No predicted effects.	Regional	Permanent	0	0	0	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	Allowing the development of gypsy and traveller sites in areas that would not ordinarily be granted permission under the aims of the settlement strategy may have negative impacts on landscape quality. Owing to the scale of the policy, these impacts are likely to be minimal.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU05: Securing the Delivery of Housing Development	The policy could provide positive benefits to biodiversity as a shorter development period would provide a better assessment of the possible effects. The policy should also result in a lower consent to completion ratio, meaning that fewer sites should be required to meet local needs. The extent of these effects is uncertain as they depend on the nature of the development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.

Policy LU06: Housing Density	The policy encourages the efficient use of land, which means that less land should be required to meet the identified housing needs, which should have a positive impact on the SA/SEA objective. The policy also allows for lower densities to be applied where appropriate, for example, if there is an area of high biodiversity value on site.	Regional	Permanent	+	+	+	
Policy LU07: Subdivision of Existing Dwellings	The policy allows for the reuse of existing dwellings which means that less greenfield land should be required to meet the identified housing needs, thereby having a positive effect on the SA/SEA objective.	Regional	Permanent	+	+	+	
Policy LU08: Replacement of Existing Dwellings	The policy allows for the replacement of existing dwellings which means that less greenfield land should be required to meet the identified housing needs, thereby having a positive effect on the SA/SEA objective.	Regional	Permanent	+	+	+	
Policy LU09: The Re-use of Former/Abandoned Dwellings	The nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU10: Temporary Residential Caravans	No predicted effects.	Regional	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	Locating economic developments on allocated sites could have a negative effect of biodiversity where sites are close to areas of high value habitat. However, the nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	Regional	Permanent	0	0	0	See mitigation for Policy S01.

Policy LU12: Employment proposals on non-allocated sites	Locating small scale economic developments outside of allocated sites could have a negative effect of biodiversity value. However, the nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	Regional	Permanent	?	?	?	See mitigation for Policy S04.
Policy LU13: Change of Use in relation to existing Employment land or buildings	The policy encourages the reuse of existing buildings and infrastructure, which could lead to a reduced need to develop on land which has a high biodiversity value.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	An increase in the presence of tourists and visitors could have a negative effect on biodiversity. However, the policy does encourage the use of environmentally friendly measures environmentally friendly measures which could mitigate against some of these effects. The nature of the effect will be dependent on the scale, location and nature of the development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU15: Relocation of Caravans, Cabins and Chalets	The overall effects of the policy are uncertain as they are entirely dependent on the biodiversity value of the individual sites affected.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	An increase in the presence of tourists and visitors could have a negative effect on biodiversity. However, the policy does encourage the use of environmentally friendly measures which could mitigate against some of these effects. The nature of the effect will be dependent on the scale, location and nature of	Regional	Permanent	?	?	?	See mitigation for Policy S01.

	the development.						
Policy LU18: Retail proposals countywide	The impact of the policy is dependent on the scale, location and nature of the development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU21: Change of use from a retail use	The policy encourages the reuse of existing buildings and infrastructure, which could lead to a reduced need to develop on land which has a high biodiversity value.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU22: Community, Leisure and Recreation Facilities and Services	The overall effects of the policy on the SA/SEA are uncertain as the types of open space can differ greatly in character. For example the policy could protect areas that are low in biodiversity value, such as tennis courts, or areas that are high in biodiversity value, such as small woodlands. In addition, a replacement provision could be placed on an area that is more diverse than the original open space. The impact of the policy is also likely to be dependent on the scale, location and nature of the development. Generally though the effects are likely to be positive.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU24: Provision of New Open Space	The provision of Recreation Land, Open Space and Play Areas may have some positive biodiversity effects.	Regional	Permanent	+	+	+	
Policy LU25: Renewable Energy Generation	Wind farms and single turbines will most likely result in short term minor negative effects due to construction, however, uncertain in the long term as enhancements that are provided with some wind farms could result in a positive impact, particularly if the land was degraded beforehand and	Regional	Permanent	-	?	?	See mitigation for Policy S01.

	had a low biodiversity. However, remediation measures are usually put in place to alleviate any long term effects. Micro - hydro and biomass are likely to be negative in the long term as hydro alters flow regimes, possibly affecting river biodiversity and biomass will result in a loss of biodiversity due to the crops grown.						
Policy LU26: Large and Medium sized wind farms	Habitat mapping shows much of SSA D to be of high biodiversity value, which will be affected by the development of a wind farm.	Regional	Temporary	-	?	?	See mitigation for Policy S01.
Policy LU27: Sustainable supply of mineral resources	The policy allows for the development of existing sites, new sites and borrow pits, and requires the remediation of land after sites are closed, which provides opportunities for biodiversity enhancement, and states that all developments must take environmental considerations into account. The effects of this are uncertain as they are very much dependant on the scale location and nature, of any one development, and the standard of restoration.	Regional	Temporary	-	?	?	See mitigation for Policy S01.
Policy LU28 Criteria that will be applied to mineral proposals	The policy requires extraction operations to take account of nature conservation, however, during the operation of an extraction site there may be some negative effects on biodiversity. These effects are likely to be limited and biodiversity gains may be possible through the remediation of the site.	Regional	Permanent	+	+	+	See mitigation for Policy S01.
Policy LU29: Development within buffer zones	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Regional	Permanent	0	0	0	

Policy LU31: Resource recovery and waste management facilities	An increase in recycling will reduce the need for landfill sites. The effects are dependent on the location, size and type of developments.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU32: Development and the waste hierarchy	No predicted effects.	Regional	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM03: Sustainable Travel	Land will be designated for transport infrastructure which could result in a loss of habitat. The development of bike and foot paths could have positive effects if it results in a reduction in air pollution. Safeguarding railway lines has a positive effect through maintaining connectivity, although this would be lost if the lines were ever to become operational again.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy DM04: Sustainable Travel Infrastructure as a material consideration	The development of bike and foot paths could have positive effects if it results in a reduction in air pollution. Safeguarding railway lines has a positive effect through maintaining connectivity, although this would be lost if the lines were ever to become operational again.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
DM05: Sustainable Development and Planning Gain	The creation, protection and enhancement of open space and the management of green spaces could lead to biodiversity gain. Also contributions for SUDS schemes could have wider benefits.	Regional	Permanent	+	+	+	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	Regional	Permanent	+	+	+	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						

Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM09: Design and Movement	The policy supports the aim of the SA/SEA objective by discouraging the removal of vegetation and promoting the installation of landscaping schemes which could result in biodiversity gain.	Regional	Permanent	+	+	+	
Policy DM10: Design and Landscaping	The policy aims to ensure that development is in scale with its surrounding environment, thereby limiting its effects on biodiversity.	Regional	Permanent	+	+	+	
Policy DM11: Designing for Climate Change	The creation of some infrastructure e.g. roads, can have a long term negative effect to biodiversity. Improvements to sewage and water infrastructure could be of a higher quality to the existing infrastructure and therefore have a positive effect on biodiversity and the environment in general. The policy also seeks to avoid impacts on sensitive areas e.g. Protected sites.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy DM12: Utility Infrastructure	The creation and management of SUDS schemes could have biodiversity benefits.	Regional	Permanent	+	+	+	
Policy DM13: Sustainable Drainage Systems	The creation and management of SUDS schemes could have biodiversity benefits.	Regional	Permanent	+	+	+	
Policy DM14: Nature Conservation and Ecological Connectivity	The policy directly supports the aims of this SA/SEA Objective.	Regional	Permanent	++	++	++	
Policy DM15: Local Biodiversity Conservation	The policy directly supports the aims of this SA/SEA Objective.	Regional	Permanent	++	++	++	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM17 General Landscape	The policy has a positive effect on the SA/SEA Objective as it requires development to take the ecological landscape into account.	Regional	Permanent	+	+	+	
Policy DM18: Special Landscape Areas (SLAs)	The policy supports the SA/SEA Objective by requiring development	Regional	Permanent	+	+	+	

	to take high value ecological landscapes, which were used to help identify the boundaries of the SLAs, into account.						
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	The policy directly supports the aims of this SA/SEA Objective by protecting trees, hedgerows and woodlands, many of which are of high biodiversity importance.	Regional	Permanent	++	++	++	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	The policy supports the aims of the SA/SEA Objective by requiring wind farm developments within SSA D to seek to minimise its effects on landscape value, of which the ecological landscape is a part.	Regional	Permanent	+	+	+	
Policy DM22: General Environmental Protection and Enhancement.	The protection of soil quality, water quality and other environmental elements is likely to have a positive effect on biodiversity.	Regional	Permanent	+	+	+	
Policy DM23: Coastal Management	The policy aims to prevent schemes from significantly affecting biodiversity as well as damaging natural process, which could also have some biodiversity benefits.	Regional	Permanent	+	+	+	

Conclusions:

New development could potentially have a negative effect on biodiversity; however the magnitude of the effect is dependent on the scale, nature and location of the development. This is reflected in the high proportion of policies with uncertainties surrounding their predicted effects. No negative effects were identified as part of the policy assessment; however the assessment of the Allocated Sites identified almost universal adverse effects, a number of which were considered significant. It should be noted however, that with regard to both the uncertain impacts of policies and the negative impacts on allocated sites, the application of Policies DM14 Nature Conservation and Ecological Connectivity and DM15 Local Biodiversity Conservation, will mitigate the vast majority of the negative effects, including the significant ones and in fact, in some cases, it is hoped for a net biodiversity gain. Synergy, in this regard, may also be found within the aims of policies relating to development densities and the reuse of existing dwellings (LU06, LU07 and LU08), open space (LU22 and LU24), mineral extraction (LU28), sustainable transport (DM03), design (DM05, DM06, DM09 and DM10), utility infrastructure and drainage (DM12 and DM13), landscape (DM17, DM18 and DM20) and environmental protection (DM22 and DM23). In addition to these policies, information collected as part of Candidate Site assessment process and Habitats Regulations Assessment has been used to form site specific mitigation measures that have been included in the Allocated Sites Schedules, which are a material consideration under the requirements of Policy S08

Allocated Sites. Overall, the cumulative effects of the LDP's Objectives, Policies and Allocations are uncertain, but due to the identified mitigation measures, they are unlikely to be significant.

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 17/06/2010, 27/09/2010, 28/09/2010, 04/10/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 5: Landscape and Historic Environment</p> <p>Objectives: 5a. Value, conserve and enhance the holistic landscape heritage</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To protect and enhance landscape special qualities, character, seascape and townscape from negative effects of land and sea use change. • To minimise loss of tranquillity and reduce light pollution. • Development in sensitive locations should be avoided and high quality design should be promoted. • To encourage appropriate future use of derelict land. • To understand and value historic and cultural assets and local distinctiveness, protect them from negative effects of spatial planning and support their enhancement. • To promote high quality design based on a proper understanding of local character and distinctiveness. • To ensure areas valued for cultural heritage, including the historic environment, are easily accessible and promoted through eco-tourism (providing adequate safe guards are in place to protect these sites). 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision talks about maintaining, enhancing and benefiting the coastline, uplands and valleys and environment. LDP Objective 11 is directly in support of the SA/SEA Objective, LDP Objective 6 seeks to protect and enhance localised landscapes through the proper use of landscaping, LDP Objective 13 seeks to protect heritage, and LDP Objective 8 enhances and improves social, cultural and environmental aspects of landscape.	Regional	Permanent	+	+	+	
The Strategy							

<p>Policy S01: Sustainable Growth</p>	<p>Growth has the potential to have an impact on landscape, seascape, townscape and the historic environment, although the exact nature of that impact is unknown as it is entirely dependent on the location, nature and scale of the development. Through good design, there may be opportunities for improvement in places.</p>	<p>Regional</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>Although the effects of this policy are uncertain, Policies DM17, DM18, DM19 and DM20 will help mitigate against any of the possible negative effects facing Ceredigion's landscape. Developments will need to be looked at on a case by case basis and information on landscape quality is available in the form of CCW's LANDMAP system.</p>
<p>Policy S02: Development in Urban Service Centres</p>	<p>Concentrating development in Urban Service Centres can be beneficial for the wider landscape. However, such development may have a negative impact on the townscapes of those settlements if they are inappropriately placed or designed. In Aberystwyth, the regeneration of the townscape will have a positive impact on landscape quality and help improve the town's cultural and historic distinctiveness.</p>	<p>Regional</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>See mitigation for Policy S01.</p>
<p>Policy S03: Development in Rural Service Centres</p>	<p>Concentrating development in Rural Service Centres can be beneficial for the wider landscape. However, such development may have a negative impact on the townscapes of those settlements if they are inappropriately placed or designed.</p>	<p>Regional</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>See mitigation for Policy S01.</p>
<p>Policy S04: Development in Linked Settlements and Other Locations</p>	<p>Concentrating development in Link Settlements can be beneficial for the wider landscape. However, such development may have a negative impact on the townscapes of those settlements if they are inappropriately placed or designed. Owing to the small amount of development this policy entails, the</p>	<p>Regional</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>See mitigation for Policy S01.</p>

	impact is likely to be minimal. How this impact manifests itself is unknown as it is entirely dependent on the location, nature and scale of the development.						
Policy S05: Affordable Housing	Allowing the development of exceptions sites in areas that will not ordinarily granted permission under the aims of the settlement strategy may have negative impacts on landscape quality. Owing to the scale of the policy, these impacts are likely to be minimal.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	The policy allows some development of gypsy/traveller sites, which may be on green field locations. Owing to the scale of the policy, these impacts are likely to be minimal.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU06: Housing Density	The policy encourages the efficient use of land, which means that less land should be required to meet the identified housing needs, which should have a positive impact on the SA/SEA objective.	Regional	Permanent	+	+	+	
Policy LU07: Subdivision of Existing Dwellings	The policy allows for the reuse of existing which means that less greenfield land should be required to meet the identified housing needs, thereby having a positive effect on the SA/SEA objective.	Regional	Permanent	+	+	+	
Policy LU08: Replacement of Existing Dwellings	The policy allows for the reuse of existing which means that less greenfield land should be required to meet the identified housing needs, thereby having a positive effect on the SA/SEA objective. Positive benefits may also be achieved if the	Regional	Permanent	+	+	+	

	existing dwelling was in a state of disrepair and detracting from the character of the area.						
Policy LU09: The Re-use of Former/Abandoned Dwellings	The nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU10: Temporary Residential Caravans	The siting of a caravan may have some temporary negative effects on landscape quality. However, overall, this effect is likely to be extremely limited.	Regional	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	Locating small scale economic developments outside of designated sites could have a negative effect of landscape value.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU13: Change of Use in relation to existing Employment land or buildings	The policy encourages the reuse of existing buildings and infrastructure, which could lead to a reduced need to develop on land which has a high landscape value.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	An increase in the presence of tourists and visitors could have a negative effect on landscape at locations where tourist facilities area developed. However, the policy does encourage the use of environmentally friendly measures which may help mitigate some of these effects. Where an attempt is made to develop the facility/attraction around the landscape, some developments may have positive effects. In coastal areas, The policy limits the landscape impact of caravan sites	Regional	Permanent	?	?	?	See mitigation for Policy S01.

	on landscape by only allowing extensions to existing sites. However, the overall effects of the policy are dependent on the scale, location and nature of the development.						
Policy LU15: Relocation of Caravans, Cabins and Chalets	The policy seeks to improve landscape quality through the relocation of caravans. However, the overall effects of the policy are dependent on the scale, location and nature of the development.	Regional	Permanent	+	+	+	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	An increase in the presence of tourists and visitors could have a negative effect on landscape at locations where tourist facilities are developed. However, the policy does encourage the use of environmentally friendly measures which may help mitigate some of these effects. Where an attempt is made to develop the facility/attraction around the landscape, some developments may have positive effects. The nature of the effect will be dependent on the scale and location of the development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU18: Retail proposals countywide	The policies sequential approach to development helps limit out-of-town development. The policy could also have an impact on townscape, the precise magnitude of which is dependent on the scale, location and nature of the development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Regional	Permanent	0	0	0	

Policy LU21: Change of use from a retail use	The policy encourages the reuse of existing buildings and infrastructure, which could lead to a reduced need to develop on land which has a high landscape value.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU22: Community, Leisure and Recreation Facilities and Services	Protecting existing open space will help protect important local landscapes.	Regional	Permanent	+	+	+	See mitigation for Policy S01.
Policy LU24: Provision of New Open Space	The provision of Recreation Land, Open Space and Play Areas may have some positive effects on landscape and townscape.	Regional	Permanent	+	+	+	
Policy LU25: Renewable Energy Generation	The development of wind farms could have a negative visual and morphological impact on the landscape. This could be in terms of single large scale developments, or in terms of the cumulative effect of many different developments, including community schemes and microgeneration. However, in the long term the actual effects are uncertain as when developments are decommissioned landscape remediation schemes are required.	Regional	Permanent	-	-	?	Although the long term effects of this policy are uncertain, Policies DM17, DM18, DM19, DM20 and DM21 will help mitigate any of the possible negative effects facing Ceredigion's landscape. Developments will need to be looked at on a case by case basis and information on landscape quality is available in the form of CCW's LANDMAP system.
Policy LU26: Large and Medium sized wind farms	Concentrating large and medium sized wind farm developments in one area will limit the adverse effects of development on the region's landscape quality, particularly in relation to cumulative effects. However, it is recognised that the area around SSA D, will likely see some local adverse effects.	Regional	Permanent	+	+	+	Policy DM21 requires wind farm developments within SSA D to seek to minimise their adverse effects on landscape value.
Policy LU27: Sustainable supply of mineral resources	Well designed and thought-out restoration should benefit the landscape. However, cumulatively, small scale quarries and borrow pits could have a negative impact on landscape quality.	Regional	Permanent	?	?	?	See mitigation for Policy S01.

Policy LU28 Criteria that will be applied to mineral proposals	The policy requires extraction operations to take account of visual and general landscaping, however, during the operation of an extraction site there may be some negative effects on landscape value These effects are likely to be limited and landscape gains may be possible through the restoration of the site.	Regional	Permanent	-	-	+	See mitigation for Policy S01.
Policy LU29: Development within buffer zones	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Regional	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	An increase in recycling will reduce the need for landfill sites. The co-location of waste management facilities will help limit the effect on landscape. The effects are dependent on the location, size and type of developments.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy LU32: Development and the waste hierarchy	No predicted effects.	Regional	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM03: Sustainable Travel	The construction of roads and other transport infrastructure will result in degradation in the quality of landscape. However, the impact of the policy is dependent on the scale, location and nature of the development.	Regional	Permanent	?	?	?	See mitigation for Policy S01.
Policy DM04: Sustainable Travel Infrastructure as a material consideration	No predicted effects.	Regional	Permanent	0	0	0	
DM05: Sustainable Development and Planning Gain	The creation, protection and enhancement of open space and the management of green spaces could lead to landscape benefits.	Regional	Permanent	+	+	+	
Policy DM06: High Quality Design and	The re-use of materials, the retention	Regional	Permanent	?	?	?	See mitigation for Policy

Placemaking	of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.						S01.
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	The policy actively encourages the aims of the SA/SEA Objective by promoting high quality design based on a proper understanding of local character and distinctiveness and ensuring that cultural heritage is valued.	Regional	Permanent	++	++	++	
Policy DM09: Design and Movement	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM10: Design and Landscaping	The policy supports the aim of the SA/SEA objective by discouraging the removal of vegetation and promoting the installation of landscaping schemes which could limit the effects of development on development on landscape.	Regional	Permanent	+	+	+	
Policy DM11: Designing for Climate Change	No predicted effects.	Regional	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	The impact of the policy is dependent on the scale, location and nature of the development. However, the policy does seek to, as far as possible, avoid damage to sensitive areas, which includes landscape.	Regional	Permanent	+	+	+	
Policy DM13: Sustainable Drainage Systems	The creation and management of SUDS schemes could have landscape benefits.	Regional	Permanent	+	+	+	
Policy DM14: Nature Conservation and Ecological Connectivity	By protecting and enhancing biodiversity and geodiversity, the policy has indirect positive effects on landscape quality.	Regional	Permanent	+	+	+	
Policy DM15: Local Biodiversity Conservation	By protecting and enhancing biodiversity the policy has indirect positive effects on landscape quality.	Regional	Permanent	+	+	+	
Policy DM16: Regionally Important	No predicted effects.	Regional	Permanent	0	0	0	

Geodiversity Sites (RIGS)						
Policy DM17 General Landscape	The policy actively encourages the aims of the SA/SEA Objective.	Regional	Permanent	++	++	++
Policy DM18: Special Landscape Areas (SLAs)	The policy actively encourages the aims of the SA/SEA Objective by providing landscape designations for areas within the county that are of the highest landscape value.	Regional	Permanent	++	++	++
Policy DM19: Historic and Cultural Landscape	The policy actively encourages the aims of the SA/SEA Objective by requiring the historic and cultural landscape and built environment to be taken into account.	Regional	Permanent	++	++	++
Policy DM20: Protection of Trees, Hedgerows and Woodlands	The policy directly supports the aims of this SA/SEA Objective by protecting trees, hedgerows and woodlands, many of which form important components of the wider landscape and townscape.	Regional	Permanent	+	+	+
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	The policy supports the aims of the SA/SEA Objective by requiring wind farm developments within SSA D to seek to minimise its effects on landscape value.	Regional	Permanent	+	+	+
Policy DM22: General Environmental Protection and Enhancement.	The protection of natural process and ecosystem services is likely to have a positive effect on landscape value. The policy also seeks to reduce light pollution.	Regional	Permanent	+	+	+
Policy DM23: Coastal Management	The policy aims to prevent schemes from significantly affecting archaeology, landscape and seascape as well as damaging natural process, which could have landscape benefits.	Regional	Permanent	+	+	+

Conclusions:
 New development could potentially have a negative effect on landscape; however the magnitude of the effect is dependent on the scale, nature and location of the development. This is reflected in the high proportion of policies with uncertainties surrounding their predicted effects. No negative effects were identified as part of the policy assessment; however the assessment of the Allocated Sites identified almost universal adverse effects, none of which were considered significant. It should be noted however, that with regard to sites, the application of Policies DM17: General Landscape, DM18 Special Landscape Areas (if site is within

SLA), DM19 Historic and Cultural Landscape and DM20 Protection of Trees, Hedgerows and Woodlands will help mitigate the majority of the negative effects. Positive effects may also be achieved as DM17, DM18 and DM19 also require enhancement to be a consideration, which could be a considerable benefit on brownfield or redevelopment sites that currently have a poor visual appearance. Synergy, in regard to landscape, may also be found within the long term aims of policies relating to development densities and the reuse of existing dwellings (LU06, LU07 and LU08), tourism (LU15), open space (LU22 and LU24), renewable energy (LU26), mineral extraction (LU28), design (Policy DM05 and Policy DM10), infrastructure and drainage (DM12 and DM13), nature conservation (DM14 and DM15) and environmental protection (DM22 and DM23). Landscape and landscaping is one of the requirements outlined in the Allocated Sites Schedules, as well as the requirement to have regard for the findings of CCW's LANDMAP information system. The requirements of the Allocated Sites Schedules are a material consideration under the requirements of Policy S01 Sustainable Growth.

Minor short to medium term adverse effects were identified for Policy LU25: Renewable Energy Generation, as the development of wind farms could have a negative visual and morphological impact on the landscape. This could be in terms of single large scale developments, or in terms of the cumulative effect of many different developments, including community schemes and microgeneration. However, in the long term the actual effects are uncertain, as when developments are decommissioned landscape remediation schemes are required.

It is also worth highlighting the potential effects of Policy LU26: Large and Medium sized wind farms, which deals with matters relating to TAN 8 SSA D. While the assessment recognises that the area around Nant-y-Moch, will likely see some local adverse effects on landscape quality as a result of wind farm development, the policy's aim to concentrate large and medium sized developments in one area will limit the wider scale adverse effects of development on the region's landscape quality, particularly in relation to cumulative effects. Therefore, the overall effects of the policy are positive. Additionally, Policy DM21 Landscape Impact of Wind farm Development within Strategic Search Area D, requires wind farm developments within the SSA to seek to minimise their adverse effects on landscape value.

Overall, the cumulative effects of the LDP's Objectives, Policies and Allocations are uncertain, but due to the identified mitigation measures, they are unlikely to be significant.

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 17/06/2010, 27/09/2010, 28/09/2010, 04/10/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 6: Population and Housing</p> <p>Objectives: 6a. Maintain distinctive cultural identity and 6b. Build vibrant, safe and cohesive communities</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • Ensure the population trends are considered in decision making processes, especially age. • Ensure suitable, affordable housing stock with access to education and employment facilities. • Promote the retention of younger people. • Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions. • Improve safety and security for people and property. • Promote community interactions that will improve social cohesion. • Promote inclusion of disadvantaged and minority groups into society. • Redress past imbalances of inequality, deprivation and exclusion. • Improve the County’s housing stock. • Ensure the quality of the built environment complements the high quality natural environment. • To provide all Ceredigion communities with a sustainable future. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision strongly supports the SA/SEA Objectives through the paragraph “It will be home to a vibrant network of engaged and bilingual communities both urban and rural whose residents enjoy good health and wellbeing. These communities will both celebrate their cultural heritage, and influence and embrace change to meet 21st Century challenges including climate change. By supporting and enhancing the County’s urban and rural service centres, their inter-relationship will be strengthened, the	Local	Permanent	++	++	++	

	necessity to travel will be reduced and access to local and sustainable facilities will be enhanced and secured". LDP Objective 1, 2, 3, 5, 6, 7 and 8 also support the SA/SEA Objectives.						
The Strategy							
Policy S01: Sustainable Growth	The policy supports the SA/SEA Objectives by providing enough housing and economic development to meet a range of identified needs to be met in a sustainable manner in both urban and rural locations. This will help in maintaining vibrant and cohesive communities and encourage community interactions.	Local	Permanent	++	++	++	
Policy S02: Development in Urban Service Centres	The policy supports the SA/SEA Objectives by providing enough housing and employment units to meet demographic growth and a full range of needs. The regeneration of Aberystwyth will help address the needs of socially disadvantaged groups, helps provide housing, and meet employment needs.	Local	Permanent	+	+	+	
Policy S03: Development in Rural Service Centres	The policy supports the SA/SEA Objectives by providing enough housing and employment units to meet demographic growth and a full range of needs. This policy plays a strong role in sustaining more rural communities. It does this by creating critical mass in selected rural settlements so that they can service their own needs and the needs of their immediate hinterlands. This is particularly significant in terms of improving accessibility to daily services and reducing the need of the population to travel long distances. There is also a minor	Local	Permanent	++	++	++	

	positive as the policy promotes social cohesion by strengthening links between rural communities, promotes the inclusion of disadvantaged and minority groups in society and removes barriers as enables them to access services easier.						
Policy S04: Development in Linked Settlements and Other Locations	The policy recognises that although most growth will occur in Urban and Rural Service Centres, that some growth will be needed at a more local level in order to meet the immediate needs of rural communities. This will be at a smaller scale, but will assist in supporting the Rural Service Centres in attaining their critical mass.	Local	Permanent	+	+	+	
Policy S05: Affordable Housing	The policy has a strong positive effect on the SA/SEA Objectives by providing for a range of affordable housing needs, allowing a range of people to live in their communities. Ensuring suitable, affordable housing stock, promotes the inclusion of disadvantaged and minority groups in society, meets the needs created by demographic change, promotes the retention of young people and redresses the past imbalances of inequality, deprivation and exclusion. It is aimed at sustaining both urban and rural communities	Local	Permanent	++	++	++	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	The policy ensures that all types of needs are met appropriately. The requirement for all development to meet lifetime home standards has many positive long term effects on the SA/SEA objective.	Local	Permanent	++	++	++	
Policy LU04: Meeting a Range of	The policy ensures that gypsy and	Local	Permanent	+	+	+	

Housing Needs	traveller needs and those in need of supporting accommodation are provided for appropriately, which will have positive long term effects on the SA/SEA objective.						
Policy LU05: Securing the Delivery of Housing Development	The policy should help delivering the positive effects identified in policy CP1, by providing a more certain delivery of housing, including affordable housing.	Local	Permanent	+	+	+	
Policy LU06: Housing Density	By specifying appropriate densities, the policy has a positive effect on the SA/SEA objective by creating opportunities for positive interactions.	Local	Permanent	+	+	+	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	The replacement dwelling will have to be built to meet the requirements of the Code for Sustainable Homes and therefore have a positive effect on the SA/SEA Objective. It also helps improve the quality of the county's existing housing stock.	Local	Permanent	+	+	+	
Policy LU09: The Re-use of Former/Abandoned Dwellings	The policy helps improve the quality of the county's housing stock.	Local	Permanent	+	+	+	
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Local	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	The policy meets the needs of communities by allowing small scale economic developments in appropriate locations, thereby supporting the needs of communities.	Local	Permanent	+	+	+	
Policy LU13: Change of Use in relation to existing Employment land or buildings	The overall effect of the policy on the SA/SEA Objective is uncertain. Though it aims to prevent the inappropriate loss of facilities, the long term effects of a change of use	Local	Permanent	?	?	?	

	are hard to predict. The loss of an important facility could damage the viability of communities, while the loss of an inappropriate or unsustainable use may have some positive effects.						
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	Tourism is one of the strongest employment sectors in the county, so providing for the development of tourist facilities should help create jobs and sustain communities.	Local	Permanent	+	+	+	
Policy LU15: Relocation of Caravans, Cabins and Chalets	There are certain sites within the county that provide facilities to the local community as well as tourists. The policy seeks to avoid the loss of such sites.	Local	Permanent	+	+	+	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Local	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	Tourism is one of the strongest employment sectors in the county, so providing for the development of tourist facilities should help create jobs and sustain communities.	Local	Permanent	+	+	+	
Policy LU18: Retail proposals countywide	The policy aims to meet the retail needs of both towns and smaller settlements, thereby helping to build vibrant, safe and cohesive communities and help redress past imbalances of inequality, deprivation and exclusion.	Local	Permanent	+	+	+	
Policy LU19: Retail Proposals in Urban Service Centres	The policy supports the SA/SEA Objective by recognising the role of Urban Service Centres as providers of retail for the county as a whole, and in the case of Aberystwyth, Cardigan and Lampeter, in neighbouring counties too. This should help build vibrant and cohesive communities in these locations.	Local	Permanent	+	+	+	

Policy LU20: Retail proposals in Rural Service Centres	The policy supports the SA/SEA Objective by recognising the role of Ceredigion's smaller settlements as providers of day to day retail needs. This should help build vibrant and cohesive communities, help promote community interactions that will improve social cohesion and maintain community vitality in these locations.	Local	Permanent	+	+	+	
Policy LU21: Change of use from a retail use	The overall effect of the policy on the SA/SEA Objective is uncertain. Though it aims to prevent the inappropriate loss of facilities, the long term effects of a change of use are hard to predict. The loss of an important facility could damage the viability of communities, while the loss of an inappropriate or unsustainable use may have some positive effects.	Local	Permanent	?	?	?	
Policy LU22: Community, Leisure and Recreation Facilities and Services	Providing new and enhancing existing local community facilities in those areas that need it most will help sustain communities and directly support this SA/SEA objective. The policy also protects open spaces and facilities, which are used by the local population, which provide opportunities for positive interactions and social cohesion.	Local	Permanent	++	++	++	
Policy LU24: Provision of New Open Space	The policy aims to provide new recreation land, playing fields, and allotments and open space, thereby improving credibility to such areas, which has benefits for community cohesion.	Local	Permanent	+	+	+	
Policy LU25: Renewable Energy Generation	There is the possibility of substantial cumulative adverse impacts of transportation through the movement of abnormal loads associated with	Local	Permanent	-	?	?	Large scale developments are required to make contributions to the communities that they affect.

	wind farm development. In the medium to long term there is uncertainty regarding the continued use of wind farms.						Such contributions may be used to support projects that may help encourage community interactions, address instances of deprivation and provide communities with a sustainable future.
Policy LU26: Large and Medium sized wind farms	No predicted effects.	Local	Permanent	0	0	0	
Policy LU27: Sustainable supply of mineral resources	No predicted effects.	Local	Permanent	0	0	0	
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Local	Permanent	0	0	0	
Policy LU29: Development within buffer zones	No predicted effects.	Local	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	No predicted effects.	Local	Permanent	0	0	0	
Policy LU32: Development and the waste hierarchy	No predicted effects.	Local	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	The policy may have a positive effect through its management of developments that may have an impact on communities and the Welsh language. It is unclear however, how effective the policy will be given that its use should be fairly limited.	Local	Permanent	?	?	?	
Policy DM03: Sustainable Travel	Improved transport links can help link communities and give disadvantaged groups increased mobility	Local	Permanent	+	+	+	
Policy DM04: Sustainable Travel Infrastructure as a material consideration	Improved transport links can help link communities, promote community interactions and give disadvantaged groups increased mobility.	Local	Permanent	+	+	+	
DM05: Sustainable Development and Planning Gain	Planning contributions could provide a variety of community benefits	Local	Permanent	+	+	+	

Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits, however these are likely to be minimal.	Local	Permanent	+	+	+	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	The use of bilingual signs can help promote community interactions that will improve social cohesion.	Local	Permanent	+	+	+	
Policy DM09: Design and Movement	The policy supports the aims of the objectives by creating opportunities for positive community interactions.	Local	Permanent	+	+	+	
Policy DM10: Design and Landscaping	The policy supports the objectives by ensuring the quality of the built environment complements the high quality natural environment.	Local	Permanent	+	+	+	
Policy DM11: Designing for Climate Change	No predicted effects.	Local	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	No predicted effects.	Local	Permanent	0	0	0	
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0	
Policy DM14: Nature Conservation and Ecological Connectivity	By protecting and enhancing biodiversity and geodiversity and providing access to the natural environment, the policy creates opportunities for social interactions.	Local	Permanent	+	+	+	
Policy DM15: Local Biodiversity Conservation	By protecting and enhancing biodiversity, the policy protects spaces that provide opportunities for social interactions.	Local	Permanent	+	+	+	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM17 General Landscape	By requiring development to take landscape quality into account, the policy helps to ensure the quality of the built environment complements the high quality natural environment.	Local	Permanent	+	+	+	
Policy DM18: Special Landscape Areas (SLAs)	By requiring development to take landscape quality into account, the policy helps to ensure the quality of	Local	Permanent	+	+	+	

	the built environment complements the high quality natural environment.						
Policy DM19: Historic and Cultural Landscape	By requiring development to take the quality of the historic and cultural environment into account, the policy helps maintain the distinctive cultural identity of landscapes and townscapes	Local	Permanent	+	+	+	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	Protecting trees and woodlands, the policy helps to maintain the quality of areas that are of local importance and form part of an area's distinctive cultural identity.	Local	Permanent	+	+	+	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	The policy seeks to avoid to new development causing damage to existing properties, thereby supporting the aims of the SA/SEA objectives	Local	Permanent	+	+	+	
Policy DM23: Coastal Management	The policy actively seeks to protect-socio economic interests.	Local	Permanent	+	+	+	
<p>Conclusions: The LDP's Objectives, Policies and Allocations have a considerable number of minor and significantly positive effects on the aims of these SA/SEA Objectives. The cumulative effects of the LDP are therefore likely to be significantly positive.</p>							

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<p>SEA Topic: Topic Paper 7: Human Health and Well Being</p> <p>Objectives: 7a. Maintain healthy communities</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • Promote active and healthy lifestyles. • Remove barriers and create opportunities for people to live healthier lives. • Reduce inequality and provide access to all facilities and services. • Reduce burden of ill-health in the population. • Encourage walking or cycling as an alternative means of transportation. • Empower people to access and appreciate Ceredigion's natural heritage. • Reduce the causes of accidents. • Encourage integration of health issues into planning activities. • Promote development for the improvement and maintenance of social and physical environments/ facilities that provide opportunities to enhance health and wellbeing through physical or mental activities. • Ensure that adequate healthcare premises are provided throughout the County. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision supports the aim of the SA/SEA Objective by saying "home to a vibrant network of engaged and bilingual communities both urban and rural whose residents enjoy good health and wellbeing". LDP Objectives 1, 2, 3, 5, 6, 7, 11, 12, 16 and 18 also support the SA/SEA Objective.	Local	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	By meeting growth the identified range of needs of Ceredigion's communities are met, which has	Local	Permanent	+	+	+	

	positive effects on human health and wellbeing.						
Policy S02: Development in Urban Service Centres	The co-location of housing, jobs and services in Urban Service Centres allows easier access to facilities e.g. health care facilities, parks, footpaths, open spaces. It also reduces the need to travel by car as accessibility is improved reducing inequality and improving general wellbeing. In Aberystwyth, the aim of the SRA to tackle the causes of deprivation will also have positive effects in the locality.	Local	Permanent	+	+	+	
Policy S03: Development in Rural Service Centres	The co-location of housing, jobs and services in Rural Service Centres allows easier access to facilities e.g. health care facilities, parks, footpaths, open spaces. It also reduces the need to travel by car as accessibility is improved reducing inequality and improving general wellbeing.	Local	Permanent	+	+	+	
Policy S04: Development in Linked Settlements and Other Locations	The policy is designed to meet the needs of existing communities. It allows people to live nearby friends or relatives. This may have health benefits in the form of child care or the ability to care for others in need. The negative effect of living in such an area is the difficulty of accessing services, in particular health care facilities.	Local	Permanent	+	+	+	
Policy S05: Affordable Housing	The policy is designed to provide housing for local and affordable needs, and therefore has many positive health effects (including reducing stress) and reduces inequality.	Local	Permanent	+	+	+	
Specific types of land use proposals							

Policy LU02: Requirements regarding all residential developments	The policy is designed to help meet all types of housing needs and therefore has many positive health and wellbeing effects. The requirement for all development to meet lifetime home standards has many positive long term effects on the SA/SEA objective.	Local	Permanent	+	+	+
Policy LU04: Meeting a Range of Housing Needs	The policy is designed to help meet specialist types of housing needs and therefore has many positive health and wellbeing effects. The requirement for those in need of supported accommodation to be provided for has many long term positive effects on the SA/SEA objective.	Local	Permanent	+	+	+
Policy LU05: Securing the Delivery of Housing Development	The policy should help delivering the positive effects identified in policy CP1, by providing a more certain delivery of housing, including affordable housing.	Local	Permanent	+	+	+
Policy LU06: Housing Density	By specifying appropriate densities, the policy has a positive effect on the SA/SEA objective by creating opportunities for people to live healthy lifestyles	Local	Permanent	+	+	+
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0
Policy LU08: Replacement of Existing Dwellings	The replacement dwelling will have to be built to meet the requirements of the Code for Sustainable Homes and therefore have a positive effect on the SA/SEA Objective.	Local	Permanent	+	+	+
Policy LU09: The Re-use of Former/Abandoned Dwellings	No predicted effects.	Local	Permanent	0	0	0
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Local	Permanent	0	0	0
Policy LU12: Employment proposals	The policy meets the needs of	Local	Permanent	+	+	+

on non-allocated sites	communities by allowing small scale economic developments in appropriate locations, thereby providing access to services and facilities in more rural areas.						
Policy LU13: Change of Use in relation to existing Employment land or buildings	The overall effect of the policy on the SA/SEA Objective is uncertain. Though it aims to prevent the inappropriate loss of facilities, the long term effects of a change of use are hard to predict. The loss of an important facility could damage the health and wellbeing of communities, while the loss of an inappropriate or unsustainable use may have some positive effects.	Local	Permanent	?	?	?	
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	No predicted effects.	Local	Permanent	0	0	0	
Policy LU15: Relocation of Caravans, Cabins and Chalets	There are certain sites within the county that provide recreation facilities to the local community as well as tourists. The policy seeks to avoid the loss of such sites.	Local	Permanent	+	+	+	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Local	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	If facilities are centred around healthy activities, which are open to the public as well as tourists, then there will be a positive effect on human health.	Local	Permanent	+	+	+	
Policy LU18: Retail proposals countywide	No predicted effects.	Local	Permanent	0	0	0	
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Local	Permanent	0	0	0	
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Local	Permanent	0	0	0	

Policy LU21: Change of use from a retail use	The overall effect of the policy on the SA/SEA Objective is uncertain. Though it aims to prevent the inappropriate loss of facilities, the long term effects of a change of use are hard to predict. The loss of an important facility could damage the health and wellbeing of communities, while the loss of an inappropriate or unsustainable use may have some positive effects.	Local	Permanent	?	?	?	
Policy LU22: Community, Leisure and Recreation Facilities and Services	Enhancing and developing new community facilities could have a positive effect on health. The policy also protects open spaces and facilities, which are used by the local population, which provide opportunities for leading active and healthy lifestyles. They may also help protect areas of natural and cultural heritage.	Local	Permanent	++	++	++	
Policy LU24: Provision of New Open Space	The policy aims to provide new recreation land, playing fields, allotments and open space, thereby improving accessibility to such areas, which has positive health and wellbeing benefits.	Local	Permanent	++	++	++	
Policy LU25: Renewable Energy Generation	A reduction in air pollution could have some minor positive effects. These effects are likely to be limited.	Local	Permanent	0	0	0	
Policy LU26: Large and Medium sized wind farms	No predicted effects.	Local	Permanent	0	0	0	
Policy LU27: Sustainable supply of mineral resources	The policy requires mineral extractors to take account of a variety of environmental factors that may have a negative effect on health and wellbeing. However, during extraction, there may well be effects that cannot be completely mitigated, for example dust creation. These effects are only likely temporary as	Local	Permanent	-	-	+	National guidance in the form of MPPW and MTAN 1: Aggregates outline the requirements for mitigating the negative effects of mineral extraction.

	they will cease once extraction comes to an end. Restoration could provide opportunities for creation of new areas for recreation.						
Policy LU28 Criteria that will be applied to mineral proposals	The policy requires mineral extractors to take account of a variety of environmental; factors that may have a negative effect on health and wellbeing. However, during extraction, there may well be effects that cannot be completely mitigated, for example dust creation. These effects are only likely temporary as they will cease once extraction comes to an end.	Local	Permanent	-	-	+	See mitigation for Policy LU27.
Policy LU29: Development within buffer zones	The implementation of buffer zones around extraction sites helps protect individuals living in the area from the worst effects of extraction. The policy relaxes the requirement for full buffers only where no negative impacts can be demonstrated.	Local	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	Increased traffic movements and the creation of dust could have a negative impact on health and wellbeing locally.	Local	Permanent	-	-	-	PPW and TAN 21: Waste outline the requirements for mitigating the negative effects of waste management.
Policy LU32: Development and the waste hierarchy	Increased traffic movements and the creation of dust could have a negative impact on health and wellbeing locally. Certain types of facility could have a negative effect on human health and wellbeing. In some cases these may be perceptions of ill-health rather than accrual effects. The perceptions of health risks can be a health risk in itself.	Local	Permanent	?	?	?	
Development management policies							
Policy DM01: Managing the Impacts	No predicted effects.	Local	Permanent	0	0	0	

of development on Communities and the Welsh Language						
Policy DM03: Sustainable Travel	Promoting more sustainable transport and improving bike and footpaths will have health benefits and improve access to facilities.	Local	Permanent	+	+	+
Policy DM04: Sustainable Travel Infrastructure as a material consideration	Promoting more sustainable transport and improving bike and footpaths will have health benefits and improve access to facilities.	Local	Permanent	+	+	+
DM05: Sustainable Development and Planning Gain	Developer contributions could help with the provision of infrastructure with health benefits, for example, sewage and ICT.	Local	Permanent	+	+	+
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits, however these are likely to be minimal.	Local	Permanent	+	+	+
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.					
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Local	Permanent	0	0	0
Policy DM09: Design and Movement	The policy provides increased opportunities for walking and cycling and removes barriers for people to live healthier lives.	Local	Permanent	+	+	+
Policy DM10: Design and Landscaping	The conservation of existing landscape features and the creation of landscaping schemes are likely to have some positive effects on human health and wellbeing.	Local	Permanent	+	+	+
Policy DM11: Designing for Climate Change	The policy could help alleviate some concerns over the effects of flooding, thereby having an indirect positive impact on wellbeing. The effect is likely to be minimal.	Local	Permanent	0	0	0
Policy DM12: Utility Infrastructure	Developing sewage infrastructure in areas with capacity issues could help alleviate some potential health issues.	Local	Permanent	+	+	+

Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0	
Policy DM14: Nature Conservation and Ecological Connectivity	By protecting and enhancing biodiversity and geodiversity and providing access to the natural environment, the policy creates opportunities for leading active, healthy lifestyles, promotes wellbeing and empowers people to access and appreciate Ceredigion's natural heritage.	Local	Permanent	+	+	+	
Policy DM15: Local Biodiversity Conservation	By protecting and enhancing biodiversity, the policy indirectly creates opportunities for leading active, healthy lifestyles, promotes wellbeing and empowers people to access and appreciate Ceredigion's natural heritage.	Local	Permanent	+	+	+	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM17 General Landscape	By requiring development to take landscape quality into account, the policy helps maintain spaces that may be used by individuals in the pursuit of active healthy lifestyles.	Local	Permanent	+	+	+	
Policy DM18: Special Landscape Areas (SLAs)	By requiring development to take landscape quality into account, the policy helps maintain spaces that may be used by individuals in the pursuit of active healthy lifestyles.	Local	Permanent	+	+	+	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	By requiring development to take trees, hedgerows and woodlands into account, the policy helps maintain spaces that may be used by individuals in the pursuit of active healthy lifestyles.	Local	Permanent	+	+	+	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0	
Policy DM22: General Environmental	The policy aims to minimise air,	Local	Permanent	+	+	+	

Protection and Enhancement.	noise and light pollution and land instability, which has positive health and wellbeing implications.						
Policy DM23: Coastal Management	The policy requires coastal management schemes to be necessary for public safety.	Local	Permanent	+	+	+	
<p>Conclusions: The majority of the Plan’s Objectives and Policies have minor positive effects on the SA/SEA Objectives. However, cumulatively this is unlikely to add up to a significant positive effect as the LDP can only facilitate better health and wellbeing rather than directly influence peoples lifestyles. Potential negative effects of a temporary nature were identified in relation to mineral extraction and a potential long term effects were identified in relation to waste management. The limited nature of these operations in the County means that their overall effect is likely to be very minimal.</p>							

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 17/06/2010, 27/09/2010, 28/09/2010, 04/10/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 8: Leisure, Recreation and Tourism</p> <p>Objectives: 8a. Sustainable tourism and leisure and recreation facilities</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To ensure areas valued for cultural heritage, including the historic environment are easily accessible and promoted through eco-tourism • Ensure that the tourism sector and attractions provide access by a choice of travel other than private means • To promote and encourage 'green tourism' within Ceredigion • Promote and encourage community access to Ceredigion's natural assets • To develop and protect leisure and recreation opportunities that allows for and nurtures community involvement and cohesion and to improve health and wellbeing. • Support locally-based cultural resources and activities • Improve the quantity and quality of publicly accessible open space. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision supports the SA/SEA Objective by aspiring to a diverse and progressive economy and embracing sustainable development. Tourism is a key component of the County's economy. LDP Objective 4 strongly supports tourism, LDP Objective 7 discusses leisure and recreation, LDP Objective 11 encourages access to Ceredigion's landscape and LDP Objective 12 encourages access to open spaces.	Local	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	The need of the tourist industry is acknowledged as part of the economic growth predicted for the County. This growth is therefore encouraged by the policy.	Local	Permanent	+	+	+	

Policy S02: Development in Urban Service Centres	By focusing the development of facilities in Urban Service Centres more people will have easy access to leisure and recreation services and facilities. Where possible, large scale tourist facilities should also be focused on the main towns. In Aberystwyth, the SRA seeks to improve the provision of leisure and tourist facilities which will have specific benefits for that locality.	Local	Permanent	+	+	+	
Policy S03: Development in Rural Service Centres	By focusing the development of suitable facilities in rural service centres more people will have easy access to leisure and recreation services and facilities. However the benefits will not be as great as those of the Urban Service Centres as the critical mass won't exist for developments such as cinemas, swimming pools etc. Larger tourist facilities should preferably be located here, rather than the open countryside.	Local	Permanent	+	+	+	
Policy S04: Development in Linked Settlements and Other Locations	There will be limited opportunities for the development of leisure and recreation facilities in link settlements. However, the small scale of such developments is likely to mean that the effects of the policy on the SA/SEA Objective are very limited.	Local	Permanent	0	0	0	
Policy S05: Affordable Housing	By specifying appropriate densities, the policy has a positive effect on the SA/SEA objective by promoting and encouraging community access to Ceredigion's natural assets and by improving the quantity and quality of publicly accessible open space.	Local	Permanent	+	+	+	
Specific types of land use proposals							
Policy LU02: Requirements regarding	No predicted effects.	Local	Permanent	0	0	0	

all residential developments							
Policy LU04: Meeting a Range of Housing Needs	No predicted effects.	Local	Permanent	0	0	0	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Local	Permanent	0	0	0	
Policy LU06: Housing Density	By specifying appropriate densities, the policy has a positive effect on the SA/SEA objective by promoting and encouraging community access to Ceredigion's natural assets and by improving the quantity and quality of publicly accessible open space.	Local	Permanent	+	+	+	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU09: The Re-use of Former/Abandoned Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Local	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	No predicted effects.	Local	Permanent	0	0	0	
Policy LU13: Change of Use in relation to existing Employment land or buildings	The policy could allow the development of leisure and tourist facilities in redundant buildings. However the extent is uncertain.	Local	Permanent	?	?	?	Although the effects of this Policy are uncertain, combined, Policies LU14, LU15, LU16 and LU17 have a variety of elements, which address a range of issues that will help counter many of the possible negative effects on the SA/SEA Objective.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	The overall aim of the policy actively supports the aim of the Objective by encouraging the development of sustainable tourist facilities throughout the county. In coastal areas the policy	Local	Permanent	++	++	++	

Policy LU15: Relocation of Caravans, Cabins and Chalets	The policy actively supports the SA/SEA Objective by seeking to protect sites that are important to their local areas and allowing the relocation of caravans from areas where they are not so important. The policy seeks to avoid the loss of such sites.	Local	Permanent	+	+	+	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	The Policy actively supports the aims of the SA/SEA Objective by facilitating the provision of tourist accommodation throughout the county,	Local	Permanent	+	+	+	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	The policy actively supports the aim of the Objective. The policy also encourages the use of alternative means of transport and environmentally friendly measures.	Local	Permanent	++	++	++	
Policy LU18: Retail proposals countywide	No predicted effects.	Local	Permanent	0	0	0	
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Local	Permanent	0	0	0	
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Local	Permanent	0	0	0	
Policy LU21: Change of use from a retail use	The policy could allow the development of leisure and tourist facilities in redundant buildings. However the extent to which they will be used is uncertain.	Local	Permanent	?	?	?	See mitigation for Policy LU13.
Policy LU22: Community, Leisure and Recreation Facilities and Services	The policy aims to sustain and enhance facilities and open spaces that may be used for leisure and recreation by local people and tourists.	Local	Permanent	++	++	++	
Policy LU24: Provision of New Open Space	The policy actively supports the aims of the SA/SEA objective by encouraging the development of leisure and recreation facilities.	Local	Permanent	++	++	++	

Policy LU25: Renewable Energy Generation	The development of wind farms in wild places could have a negative effect on their attraction as a tourist destination. Certain developments could have a negative effect on certain outdoor recreational facilities. However, this would need to be compensated once development is complete.	Local	Permanent	-	-	?	Although the long term effects of this Policy are uncertain, combined, Policies LU14, LU15, LU16 and LU17 have a variety of elements, which address a range of issues that will help counter any of the possible negative effects on the SA/SEA Objective. Additionally, DM21 requires that windfarm developments in SSA D aim to limit their overall effect on landscape quality.
Policy LU26: Large and Medium sized wind farms	The development of wind farms in wild places could have a negative effect on their attraction as a tourist destination. Certain developments could have a negative effect on certain outdoor recreational facilities. However, this would need to be compensated once development is complete.	Local	Permanent	-	-	?	See mitigation for Policy LU25.
Policy LU27: Sustainable supply of mineral resources	The remediation of mineral sites could create a good environment for certain recreational uses.	Local	Permanent	0	0	+	
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Local	Permanent	0	0	0	
Policy LU29: Development within buffer zones	No predicted effects.	Local	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	No predicted effects.	Local	Permanent	0	0	0	
Policy LU32: Development and the waste hierarchy	No predicted effects.	Local	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Local	Permanent	0	0	0	
Policy DM03: Sustainable Travel	The policy emphasises the use of sustainable transport modes as well	Local	Permanent	+	+	+	

	as the use of bike and foot paths.						
Policy DM04: Sustainable Travel Infrastructure as a material consideration	The policy emphasises the use of sustainable transport modes as well as the use of bike and foot paths. Such infrastructure has dual tourism, recreation and leisure benefits.	Local	Permanent	+	+	+	
DM05: Sustainable Development and Planning Gain	New facilities and open space will have a positive effect on the aims of the objective.	Local	Permanent	+	+	+	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits, however these are likely to be minimal.	Local	Permanent	+	+	+	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Local	Permanent	0	0	0	
Policy DM09: Design and Movement	The policy supports the aims of the objective by promoting and encouraging community access to Ceredigion's natural assets	Local	Permanent	+	+	+	
Policy DM10: Design and Landscaping	No predicted effects.	Local	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	No predicted effects.	Local	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	No predicted effects.	Local	Permanent	0	0	0	
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0	
Policy DM14: Nature Conservation and Ecological Connectivity	By protecting and enhancing biodiversity and geodiversity and providing access to the natural environment, the policy encourages communities to access Ceredigion's natural assets and helps promote 'green tourism'.	Local	Permanent	+	+	+	
Policy DM15: Local Biodiversity Conservation	By protecting and enhancing biodiversity, the policy indirectly encourages communities to access Ceredigion's natural assets and helps promote 'green tourism'.	Local	Permanent	+	+	+	

Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0
Policy DM17 General Landscape	By requiring development to take landscape value into account, the policy indirectly protects the integrity of natural assets that are accessed by Ceredigion's communities and helps promote 'green tourism'.	Local	Permanent	+	+	+
Policy DM18: Special Landscape Areas (SLAs)	By requiring development to take landscape value into account, the policy indirectly protects the integrity of natural assets that are accessed by Ceredigion's communities and helps promote 'green tourism'.	Local	Permanent	+	+	+
Policy DM19: Historic and Cultural Landscape	By requiring development to take the quality of the historic and cultural environment into account, the policy helps maintain the county's distinctive cultural identity, which is a great asset in attracting visitors and tourists.	Local	Permanent	+	+	+
Policy DM20: Protection of Trees, Hedgerows and Woodlands	By requiring development to take trees woodlands and hedgerows into account, the policy helps protect the integrity of natural assets and open spaces that are accessed by Ceredigion's communities and helps promote 'green tourism'.	Local	Permanent	+	+	+
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0
Policy DM22: General Environmental Protection and Enhancement.	No predicted effects.	Local	Permanent	0	0	0
Policy DM23: Coastal Management	The policy seeks to protect and enhance public access to leisure and recreational facilities and resources.	Local	Permanent	+	+	+

Conclusions:

The LDP contains a number of Policies which have positive effects on the SA/SEA Objective. In particular, cumulatively LU22 and LU24, which relate to leisure recreation and open space, have significant positive effects on the SA/SEA Objective. When LU14 and LU17, which deal with matters of tourist provision, the effects are even more pronounced. Synergistic effects may also be found within policies relating to nature conservation (DM14 and DM15) and landscape (DM17, DM18, DM19 and DM20), which

seek the protection and enhancement of Ceredigion’s natural physical attributes – key features in attracting visitors to the county. No negative effects were identified; therefore the cumulative effects of the LDP on the SA/SEA Objective are likely to be both positive and significant.

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SEA Topic: Topic Paper 9: Education and Skills							
Objectives: 9. Build the education and skills base							
Sub Objectives: <ul style="list-style-type: none"> • Promote providing the best start in life for children. • Promote appropriate education provision for supporting 16-19 year olds. • Promote enrolment in further and higher education institutions. • Increase levels of literacy (in English and Welsh) and numeracy. • Promote lifelong learning; • Promote the retention of skills in Ceredigion. • Provide accessible educational and training facilities which meet the future needs of the area. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision makes reference to sustainable facilities. This includes all types of facilities including community and education. LDP Objective 7 also supports the SA/SEA Objective.	Local	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	The policy seeks to provide, protect and enhance local services and facilities, which should help support the development and retention of skills within the county. This also includes the development of land and buildings for primary, secondary and tertiary education.	Local	Permanent	+	+	+	

Policy S02: Development in Urban Service Centres	Concentrating development in key settlements improves access to educational facilities e.g. area schools, universities and tertiary education institutions. In Aberystwyth, the aim of the SRA to address problems of deprivation may also help improve education standards in that locality.	Local	Permanent	+	+	+	
Policy S03: Development in Rural Service Centres	Concentrating development in key settlements improves access to educational facilities e.g. area schools.	Local	Permanent	+	+	+	
Policy S04: Development in Linked Settlements and Other Locations	No predicted effects.	Local	Permanent	0	0	0	
Policy S05: Affordable Housing	The provision of appropriate types of housing can help promote the retention of skills within Ceredigion.	Local	Permanent	+	+	+	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	The provision of appropriate types of housing can help promote the retention of skills within Ceredigion.	Local	Permanent	+	+	+	
Policy LU04: Meeting a Range of Housing Needs	The provision of appropriate types of housing can help promote the retention of skills within Ceredigion.	Local	Permanent	+	+	+	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Local	Permanent	0	0	0	
Policy LU06: Housing Density	No predicted effects.	Local	Permanent	0	0	0	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU09: The Re-use of Former/Abandoned Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Local	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	Allowing small scale developments in rural areas will help maintain skills	Local	Permanent	+	+	+	

	traditionally associated with those areas.					
Policy LU13: Change of Use in relation to existing Employment land or buildings	The nature of the effect would depend on the nature of the change of use. For example. A change from B2 to B8 would have a different effect to a change of use from B2 to A1.	Local	Permanent	?	?	?
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	No predicted effects.	Local	Permanent	0	0	0
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Local	Permanent	0	0	0
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Local	Permanent	0	0	0
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	New facilities could help expand the local skill base, however it is dependent on the size, location and nature of the development.	Local	Permanent	?	?	?
Policy LU18: Retail proposals countywide	No predicted effects.	Local	Permanent	0	0	0
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Local	Permanent	0	0	0
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Local	Permanent	0	0	0
Policy LU21: Change of use from a retail use	The nature of the effect would depend on the nature of the change of use. For example. A change from A1 to B3 would have a different effect to a change of use from A1 to B1.	Local	Permanent	?	?	?
Policy LU22: Community, Leisure and Recreation Facilities and Services	The development of new community facilities could have educational benefits if they are able to perform a dual use - life-long learning.	Local	Permanent	+	+	+
Policy LU24: Provision of New Open Space	No predicted effects.	Local	Permanent	0	0	0
Policy LU25: Renewable Energy Generation	Potential to develop skills in new technologies	Local	Permanent	?	?	?
Policy LU26: Large and Medium	No predicted effects.	Local	Permanent	0	0	0

sized wind farms							
Policy LU27: Sustainable supply of mineral resources	No predicted effects.	Local	Permanent	0	0	0	
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Local	Permanent	0	0	0	
Policy LU29: Development within buffer zones	No predicted effects.	Local	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	There is the potential to develop skills in new technologies. An effect of the policy may be an increased skill base in the waste management sector.	Local	Permanent	?	?	?	
Policy LU32: Development and the waste hierarchy	There is the potential to develop skills in new technologies. An effect of the policy may be an increased skill base in the waste management sector.	Local	Permanent	?	?	?	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	The policy may have a positive effect through its encouragement of the Welsh language.	Local	Permanent	?	?	?	
Policy DM03: Sustainable Travel	May help with access to educational facilities.	Local	Permanent	?	?	?	
Policy DM04: Sustainable Travel Infrastructure as a material consideration	No predicted effects.	Local	Permanent	0	0	0	
DM05: Sustainable Development and Planning Gain	Planning contributions for educational facilities may be needed, thus having a positive effect on the SA/SEA objective.	Local	Permanent	+	+	+	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits, however these are likely to be minimal.	Local	Permanent	+	+	+	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Local	Permanent	0	0	0	

Policy DM09: Design and Movement	No predicted effects.	Local	Permanent	0	0	0
Policy DM10: Design and Landscaping	No predicted effects.	Local	Permanent	0	0	0
Policy DM11: Designing for Climate Change	No predicted effects.	Local	Permanent	0	0	0
Policy DM12: Utility Infrastructure	No predicted effects.	Local	Permanent	0	0	0
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0
Policy DM14: Nature Conservation and Ecological Connectivity	The policy actively supports the SA/SEA Objective by requiring development to provide opportunities for conservation education.	Local	Permanent	+	+	+
Policy DM15: Local Biodiversity Conservation	The policy actively supports the SA/SEA Objective by indirectly providing opportunities for conservation education.	Local	Permanent	+	+	+
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	The policy actively supports the SA/SEA Objective by protecting Regionally Important Geodiversity and Geomorphological sites, which have been identified for their educational value.	Local	Permanent	+	+	+
Policy DM17 General Landscape	No predicted effects.	Local	Permanent	0	0	0
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	Local	Permanent	0	0	0
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Local	Permanent	0	0	0
Policy DM20: Protection of Trees, Hedgerows and Woodlands	No predicted effects.	Local	Permanent	0	0	0
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0
Policy DM22: General Environmental Protection and Enhancement.	No predicted effects.	Local	Permanent	0	0	0
Policy DM23: Coastal Management	No predicted effects.	Local	Permanent	0	0	0

Conclusions:

By allowing economic growth (S01), and by encouraging the development of community facilities (LU22), which may incorporate educational functions, the opportunity to retain and broaden skills in Ceredigion is facilitated by the LDP. The exact extent of how the LDP's policies will affect the county's education and skill base is either neutral or uncertain, and this is reflected in the relatively high proportion of assessments that either arrive at a conclusion of no predicted effects or are uncertain. Cumulatively the effect of the LDP on education is likely to be neither positive nor negative as the LDP cannot directly influence the provision of educational opportunities, only facilitate them.

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SEA Topic: Topic Paper 10: Welsh Language							
Objectives: 10a. Promote the use of the Welsh language.							
Sub Objectives: <ul style="list-style-type: none"> • Promote use of bilingual signs where appropriate. • To sustain and, if possible, increase the percentage of Welsh Speakers in Ceredigion. • To promote the use of the Welsh language in Ceredigion, in both the public and private sectors. • Promote the improvement of reading and writing skills amongst Welsh speakers. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The Vision supports the county's communities and distinctiveness and recognises the importance of bilingualism. LDP Objective 8 actively supports the recognition of the Welsh language as a material consideration in planning decisions.	Local	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	The strategy provides opportunities for local people to access local housing employment and services, thereby also allowing opportunities for Welsh speakers to remain in the area. The way in which the strategy focuses growth across the county, will strengthen Ceredigion's network of communities and also the Welsh language.	Local	Permanent	+	+	+	
Policy S02: Development in Urban Service Centres	The policy provides opportunities for local people to remain in rural areas,	Local	Permanent	+	+	+	

	thereby also allowing Welsh speakers to remain in the area.						
Policy S03: Development in Rural Service Centres	The policy provides opportunities for local people to remain in rural areas, thereby also allowing Welsh speakers to remain in the area.	Local	Permanent	+	+	+	
Policy S04: Development in Linked Settlements and Other Locations	The policy provides opportunity for local people to remain in rural areas, thereby also allowing Welsh speakers to remain in the area.	Local	Permanent	+	+	+	
Policy S05: Affordable Housing	The policy has an indirect positive effect on the SA/SEA Objective as it provides the opportunity for local people to live in the area, of which over 50% have an understanding of Welsh. The houses are often occupied by young people, typically first time buyers. This is significant as young Welsh people have received a compulsory Welsh language education through the school system and therefore their age cohorts have a higher proportion of those with an understanding of the language than the County average.	Local	Permanent	+	+	+	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	The policy provides opportunities for local people to live in the area, many of who will be Welsh language speakers.	Local	Permanent	+	+	+	
Policy LU04: Meeting a Range of Housing Needs	The policy provides opportunities for local people to live in the area, many of who will be Welsh language speakers.	Local	Permanent	+	+	+	
Policy LU05: Securing the Delivery of Housing Development	The policy aims to ensure that the housing needs of communities are met when they arise thereby allowing for opportunities for local people to live in the area, many of who will be Welsh language speakers.	Local	Permanent	+	+	+	
Policy LU06: Housing Density	No predicted effects.	Local	Permanent	0	0	0	

Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0
Policy LU08: Replacement of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0
Policy LU09: The Re-use of Former/Abandoned Dwellings	No predicted effects.	Local	Permanent	0	0	0
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Local	Permanent	0	0	0
Policy LU12: Employment proposals on non-allocated sites	The policy supports the Welsh language by allowing small scale economic development to take place on appropriate sites in more rural areas.	Local	Permanent	+	+	+
Policy LU13: Change of Use in relation to existing Employment land or buildings	The nature of the effect would depend on the nature of the change of use. For example a change from B2 to B8 would have a different effect to a change of use from B2 to A1.	Local	Permanent	?	?	?
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	No predicted effects.	Local	Permanent	0	0	0
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Local	Permanent	0	0	0
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Local	Permanent	0	0	0
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	No predicted effects.	Local	Permanent	0	0	0
Policy LU18: Retail proposals countywide	No predicted effects.	Local	Permanent	0	0	0
Policy LU19: Retail Proposals in Urban Service Centres	No predicted effects.	Local	Permanent	0	0	0
Policy LU20: Retail proposals in Rural Service Centres	No predicted effects.	Local	Permanent	0	0	0
Policy LU21: Change of use from a	No predicted effects.	Local	Permanent	0	0	0

retail use							
Policy LU22: Community, Leisure and Recreation Facilities and Services	Policy aids community cohesion and improves access to community, recreation and educational facilities, which will indirectly support the Welsh language.	Local	Permanent	+	+	+	
Policy LU24: Provision of New Open Space	No predicted effects.	Local	Permanent	0	0	0	
Policy LU25: Renewable Energy Generation	No predicted effects.	Local	Permanent	0	0	0	
Policy LU26: Large and Medium sized wind farms	No predicted effects.	Local	Permanent	0	0	0	
Policy LU27: Sustainable supply of mineral resources	No predicted effects.	Local	Permanent	0	0	0	
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Local	Permanent	0	0	0	
Policy LU29: Development within buffer zones	No predicted effects.	Local	Permanent	0	0	0	
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0	
Policy LU31: Resource recovery and waste management facilities	No predicted effects.	Local	Permanent	0	0	0	
Policy LU32: Development and the waste hierarchy	No predicted effects.	Local	Permanent	0	0	0	
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	Welsh Language Impact Assessments will provide an evidence base for future policy decisions. The policy therefore actively supports the SA/SEA Objectives.	Local	Permanent	+	+	+	
Policy DM03: Sustainable Travel	No predicted effects.	Local	Permanent	0	0	0	
Policy DM04: Sustainable Travel Infrastructure as a material consideration	No predicted effects.	Local	Permanent	0	0	0	
DM05: Sustainable Development and Planning Gain	Appropriate contributions could aid community cohesion and improve access to educational facilities.	Local	Permanent	+	+	+	

Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits, however these are likely to be minimal.	Local	Permanent	+	+	+	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	The policy actively supports the aims of the SA/SEA Objective by promoting the use of bilingual signs.	Local	Permanent	++	++	++	
Policy DM09: Design and Movement	No predicted effects.	Local	Permanent	0	0	0	
Policy DM10: Design and Landscaping	No predicted effects.	Local	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	No predicted effects.	Local	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	No predicted effects.	Local	Permanent	0	0	0	
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0	
Policy DM14: Nature Conservation and Ecological Connectivity	No predicted effects.	Local	Permanent	0	0	0	
Policy DM15: Local Biodiversity Conservation	No predicted effects.	Local	Permanent	0	0	0	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM17 General Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	No predicted effects.	Local	Permanent	0	0	0	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	No predicted effects.	Local	Permanent	0	0	0	
Policy DM23: Coastal Management	No predicted effects.	Local	Permanent	0	0	0	
Conclusions:							

The LDP provides opportunities for local people to access local housing employment and services, thereby also allowing opportunities for Welsh speakers to remain in the area. This is to be delivered through the overall aims of the Plan's strategy. In addition, the way in which the Strategy focuses growth across the county (S01, S02, S03, S04 and S05), will strengthen Ceredigion's network of communities and also the Welsh language. This is expressed by a high proportion of policies predicted to have a minor positive effect on the SA/SEA Objective. Despite this, it is not clearly known to what degree of impact land use planning will have on the Welsh language. For this reason Policy DM01 Managing the Impacts of development on Communities and the Welsh Language seeks to gather information that may be used in both determining planning applications and highlighting means of mitigating potentially harmful community effects. Consequently, the cumulative effects of the LDP on Welsh Language are uncertain but unlikely to be negative.

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 17/06/2010, 27/09/2010, 28/09/2010, 04/10/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 11: Transport</p> <p>Objectives: 11a. Reduce the need to travel/transport and promote sustainable modes of transportation.</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • Promote a sustainable settlement strategy and appropriate location of services and facilities • Promote transport management and travel planning • Promote health and well-being by increasing opportunities for walking, cycling and public transport. • Improve the integration of non-car transport modes and services. • Promote the use of more sustainable modes of transport including community transport. • Improve accessibility to services, particularly for disadvantaged sections of society. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision supports the SA/SEA Objective by aspiring to reduce the need to travel and improving access. LDP Objectives 5 and 16 also support the SA/SEA Objective.	Local	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	The aim of the policy is to locate development in the most sustainable locations, thereby reducing the need for transportation by private motor car and helping baluster the viability of existing centres. However, by its very nature, growth will inevitably lead to an increase in private motor car use. Because the policy seeks to minimise this, the overall effects should be minimal.	Local	Permanent	-	-	-	Policies DM03, and DM04 have a wide range of elements that will help mitigate the negative effects of this policy on the SA/SEA Objective.
Policy S02: Development in Urban Service Centres	The policy should reduce the need to travel to work and to access	Local	Permanent	+	+	+	

	services. It also encourages alternative means of transport.						
Policy S03: Development in Rural Service Centres	The policy should reduce the need to travel to work and to access services. It also encourages alternative means of transport.	Local	Permanent	+	+	+	
Policy S04: Development in Linked Settlements and Other Locations	The policy will be fairly neutral in terms of the number of people having to travel by private motor vehicles as the level of development in link settlements will be limited.	Local	Permanent	0	0	0	
Policy S05: Affordable Housing	The Policy seeks to provide housing in areas of need where people live and work, thereby reducing their need to travel. It also enables the disadvantages to access services.	Local	Permanent	+	+	+	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Local	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	No predicted effects.	Local	Permanent	0	0	0	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Local	Permanent	0	0	0	
Policy LU06: Housing Density	No predicted effects.	Local	Permanent	0	0	0	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU09: The Re-use of Former/Abandoned Dwellings	The nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	Local	Permanent	?	?	?	Although the effects of this policy are uncertain, Policies DM03 and DM04 have a wide range of elements that will help mitigate the negative effects of this policy on the SA/SEA Objective.
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0	

Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Local	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	By allowing small scale developments in other areas, it allows people to live close to their place of work and therefore, reduce the need for them to travel	Local	Permanent	+	+	+	
Policy LU13: Change of Use in relation to existing Employment land or buildings	The nature of the effect would depend on the nature of the change of use. For example. A change from B2 to B8 would have a different effect to a change of use from B2 to A1 because, for example, they have different implications in relation to trip generation.	Local	Permanent	?	?	?	See mitigation for Policy LU09.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	The policy encourages new facilities to be located close to established settlements. However, such a caveat likely to have a minimal effect as developing new facilities would inevitably results in increased journeys by private transport. The overall effects of the policy are uncertain as they are entirely dependent on the scale and location of the development.	Local	Permanent	?	?	?	See mitigation for Policy LU09.
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Local	Permanent	0	0	0	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	While the policy seeks to encourage such accommodation types to be within, or in close proximity to established settlements, the conversion of existing buildings into holiday accommodation is likely to allow for development in the open countryside and further increase the number of journeys made. The overall effects of this in the SA/SEA Objective are likely to be minimal.	Local	Permanent	0	0	0	

<p>Policy LU17: Tourism Facilities/Attractions (non-accommodation)</p>	<p>The policy encourages new facilities to be located close to existing settlements. However, such a caveat likely to have a minimal effect as developing new facilities would inevitably results in increased journeys by private transport. Furthermore the conversion of existing buildings into holiday accommodation is likely to allow for development in the open countryside and further increase the number of journeys made. The overall effects of the policy are uncertain as they are entirely dependent on the scale and location of the development.</p>	<p>Local</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>Although the effects of this policy are uncertain, the policy has in-built mitigation measures to counter any possible negative effects. Policies DM03 and DM04 also has elements that would reduce potential negative effects.</p>
<p>Policy LU18: Retail proposals countywide</p>	<p>The policy supports the SA/SEA Objective by directing development to the most suitable locations and by resisting the loss of retail provision, reducing the need for people to travel elsewhere for their retail needs.</p>	<p>Local</p>	<p>Permanent</p>	<p>+</p>	<p>+</p>	<p>+</p>	
<p>Policy LU19: Retail Proposals in Urban Service Centres</p>	<p>The policy supports the SA/SEA Objective by directing development to the most suitable locations resisting the loss of retail provision, reducing the need for people to travel elsewhere for their retail needs.</p>	<p>Local</p>	<p>Permanent</p>	<p>+</p>	<p>+</p>	<p>+</p>	
<p>Policy LU20: Retail proposals in Rural Service Centres</p>	<p>The policy supports the SA/SEA Objective by providing local communities with their day to day retail needs, reducing the need for people to travel elsewhere for such goods.</p>	<p>Local</p>	<p>Permanent</p>	<p>+</p>	<p>+</p>	<p>+</p>	
<p>Policy LU21: Change of use from a retail use</p>	<p>The nature of the effect would depend on the nature of the change of use. For example. A change from A1 to B3 would have a different effect to a change of use from A1 to B1 because, for example, they have different implications in relation to</p>	<p>Local</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>See mitigation for Policy LU09.</p>

	trip generation.					
Policy LU22: Community, Leisure and Recreation Facilities and Services	Placing community facilities and services near to people’s homes or work places should reduce their need to travel.	Local	Permanent	+	+	+
Policy LU24: Provision of New Open Space	Placing community facilities and services near to people’s homes or work places should reduce their need to travel.	Local	Permanent	+	+	+
Policy LU25: Renewable Energy Generation	No predicted effects.	Local	Permanent	0	0	0
Policy LU26: Large and Medium sized wind farms	No predicted effects.	Local	Permanent	0	0	0
Policy LU27: Sustainable supply of mineral resources	Allowing small scale quarries and borrow pits reduces the need to transport minerals over longer distances.	Local	Permanent	+	+	+
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Local	Permanent	0	0	0
Policy LU29: Development within buffer zones	No predicted effects.	Local	Permanent	0	0	0
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0
Policy LU31: Resource recovery and waste management facilities	Policy seeks to reduce the need for people to travel to recycle and the distance needed for the transportation of waste.	Local	Permanent	+	+	+
Policy LU32: Development and the waste hierarchy	Policy seeks to reduce the need for people to travel to recycle and the distance needed for the transportation of waste.	Local	Permanent	+	+	+
Development management policies						
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Local	Permanent	0	0	0
Policy DM03: Sustainable Travel	The aim of the policy is to reduce the use of private motorcars by encouraging the provision and use of alternative transport. The policy also facilitates the creation of improved opportunities for cycling and walking.	Local	Permanent	++	++	++
Policy DM04: Sustainable Travel	The aim of the policy is to reduce the	Local	Permanent	++	++	++

Infrastructure as a material consideration	use of private motorcars by encouraging the provision and use of alternative transport. The policy also facilitates the creation of improved opportunities for cycling and walking.						
DM05: Sustainable Development and Planning Gain	Contributions could include improvements to public transport infrastructure, for example bus stops.	Local	Permanent	+	+	+	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits, however these are likely to be minimal.	Local	Permanent	+	+	+	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Local	Permanent	0	0	0	
Policy DM09: Design and Movement	The policy promotes sustainable modes of travel and should help reduce short car journeys.	Local	Permanent	+	+	+	
Policy DM10: Design and Landscaping	No predicted effects.	Local	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	No predicted effects.	Local	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	No predicted effects.	Local	Permanent	0	0	0	
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0	
Policy DM14: Nature Conservation and Ecological Connectivity	No predicted effects.	Local	Permanent	0	0	0	
Policy DM15: Local Biodiversity Conservation	No predicted effects.	Local	Permanent	0	0	0	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM17 General Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	No predicted effects.	Local	Permanent	0	0	0	

Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0
Policy DM22: General Environmental Protection and Enhancement.	No predicted effects.	Local	Permanent	0	0	0
Policy DM23: Coastal Management	No predicted effects.	Local	Permanent	0	0	0
Conclusions:						
<p>The LDP supports the SA/SEA Objective by focusing a large proportion of growth in the Urban and Rural Service Centres (S02 and S03), which should reduce the need to travel and generally improve accessibility to services. It also makes the provision of public transport and transport infrastructure more feasible (DM03 and DM04). This is reflected in the relatively high proportion of assessments which predict minor positive effects for both SA/SEA Objectives. A minor negative effect was identified for Policy S01: Sustainable Growth. For while the aim of the policy is to locate development in the most sustainable locations, thereby reducing the need for transportation by private motor car and helping bolster the viability of existing centres, by its very nature, growth will inevitably lead to an increase in traffic. Potentially, there are quite significant cumulative effects here; however, since the aims of the policies are to limit the need for travel combined with the effects of the other policies, the adverse effects should remain minimal. The overall cumulative effects on these Objectives are therefore, likely to be minor positive ones. No negative effects were identified against Objective 11b.</p>						

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 17/06/2010, 27/09/2010, 28/09/2010, 04/10/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 11: Transport							
Objectives: 11b. Improve accessibility to services							
Sub Objectives: <ul style="list-style-type: none"> • Promote a sustainable settlement strategy and appropriate location of services and facilities • Promote transport management and travel planning • Promote health and well-being by increasing opportunities for walking, cycling and public transport. • Improve the integration of non-car transport modes and services. • Promote the use of more sustainable modes of transport including community transport. • Improve accessibility to services, particularly for disadvantaged sections of society. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision supports the SA/SEA Objective by aspiring to reduce the need to travel and improving access. LDP Objectives 5 and 16 also support the SA/SEA Objective.	Local	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	The aim of the policy is to locate development in the most sustainable locations, thereby reducing the need to travel elsewhere to access services. The policy also seeks to maintain, protect and enhance existing services and facilities.	Local	Permanent	+	+	+	
Policy S02: Development in Urban Service Centres	The policy should reduce the need to travel to work and to access services. However, the improvement of the leisure, tourist and retail provision in Aberystwyth may lead to an increase in the number of people travelling to that	Local	Permanent	+	+	+	

	locality.						
Policy S03: Development in Rural Service Centres	The policy should reduce the need to travel to work and to access services. It also encourages alternative means of transport.	Local	Permanent	+	+	+	
Policy S04: Development in Linked Settlements and Other Locations	The policy will be fairly neutral in terms of the number of people having to travel by private motor vehicles as the level of development in link settlements will be limited.	Local	Permanent	0	0	0	
Policy S05: Affordable Housing	The Policy seeks to provide housing in areas of need where people live and work, thereby reducing their need to travel. It also enables the disadvantages to access services.	Local	Permanent	+	+	+	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Local	Permanent	0	0	0	
Policy LU04: Meeting a Range of Housing Needs	No predicted effects.	Local	Permanent	0	0	0	
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Local	Permanent	0	0	0	
Policy LU06: Housing Density	No predicted effects.	Local	Permanent	0	0	0	
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU08: Replacement of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0	
Policy LU09: The Re-use of Former/Abandoned Dwellings	The nature of the effect on the SA/SEA Objective is uncertain as it is dependent on location, the condition of the existing structure and the ease in which it can be developed.	Local	Permanent	?	?	?	Although the effects of this policy are uncertain, Policies DM03 and DM04 have a wide range of elements that will help mitigate the negative effects of this policy on the SA/SEA Objective.

Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0	
Policy LU11: Employment proposals on allocated sites:	No predicted effects.	Local	Permanent	0	0	0	
Policy LU12: Employment proposals on non-allocated sites	By allowing small scale developments in other areas, it allows people to live close to their place of work and therefore, reduce the need for them to travel	Local	Permanent	+	+	+	
Policy LU13: Change of Use in relation to existing Employment land or buildings	The nature of the effect would depend on the nature of the change of use. For example. A change from B2 to B8 would have a different effect to a change of use from B2 to A1 because, for example, they have different implications in relation to trip generation.	Local	Permanent	?	?	?	See mitigation for Policy LU09.
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	The policy encourages new facilities to be located close to established settlements. However, such a caveat likely to have a minimal effect as developing new facilities would inevitably results in increased journeys by private transport. The overall effects of the policy are uncertain as they are entirely dependent on the scale and location of the development.	Local	Permanent	?	?	?	See mitigation for Policy LU09.
Policy LU15: Relocation of Caravans, Cabins and Chalets	No predicted effects.	Local	Permanent	0	0	0	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	No predicted effects.	Local	Permanent	0	0	0	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	No predicted effects.	Local	Permanent	0	0	0	
Policy LU18: Retail proposals countywide	The policy supports the SA/SEA Objective by directing development to the most suitable locations and by resisting the loss of retail provision, reducing the need for people to travel elsewhere for their retail	Local	Permanent	+	+	+	

	needs.						
Policy LU19: Retail Proposals in Urban Service Centres	The policy supports the SA/SEA Objective by directing development to the most suitable locations resisting the loss of retail provision, reducing the need for people to travel elsewhere for their retail needs.	Local	Permanent	+	+	+	
Policy LU20: Retail proposals in Rural Service Centres	The policy supports the SA/SEA Objective by providing local communities with their day to day retail needs, reducing the need for people to travel elsewhere for such goods.	Local	Permanent	+	+	+	
Policy LU21: Change of use from a retail use	The nature of the effect would depend on the nature of the change of use. For example. A change from A1 to B3 would have a different effect to a change of use from A1 to B1 because, for example, they have different implications in relation to trip generation.	Local	Permanent	?	?	?	See mitigation for Policy LU09.
Policy LU22: Community, Leisure and Recreation Facilities and Services	Placing community facilities and services near to people’s homes or work places should reduce their need to travel.	Local	Permanent	+	+	+	
Policy LU24: Provision of New Open Space	Placing community facilities and services near to people’s homes or work places should reduce their need to travel.	Local	Permanent	+	+	+	
Policy LU25: Renewable Energy Generation	No predicted effects.	Local	Permanent	0	0	0	
Policy LU26: Large and Medium sized wind farms	No predicted effects.	Local	Permanent	0	0	0	
Policy LU27: Sustainable supply of mineral resources	No predicted effects.	Local	Permanent	0	0	0	
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Local	Permanent	0	0	0	
Policy LU29: Development within	No predicted effects.	Local	Permanent	0	0	0	

buffer zones						
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0
Policy LU31: Resource recovery and waste management facilities	Policy seeks to reduce the need for people to travel to recycle and the distance needed for the transportation of waste.	Local	Permanent	+	+	+
Policy LU32: Development and the waste hierarchy	Policy seeks to reduce the need for people to travel to recycle and the distance needed for the transportation of waste.	Local	Permanent	+	+	+
Development management policies						
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Local	Permanent	0	0	0
Policy DM03: Sustainable Travel	The aim of the policy is to reduce the use of private motorcars by encouraging the provision and use of alternative transport. The policy also facilitates the creation of improved opportunities for cycling and walking.	Local	Permanent	++	++	++
Policy DM04: Sustainable Travel Infrastructure as a material consideration	The aim of the policy is to reduce the use of private motorcars by encouraging the provision and use of alternative transport. The policy also facilitates the creation of improved opportunities for cycling and walking. Both these aspects can help improve accessibility to services.	Local	Permanent	+	+	+
DM05: Sustainable Development and Planning Gain	Contributions could include improvements to transport infrastructure.	Local	Permanent	+	+	+
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits, however these are likely to be minimal.	Local	Permanent	+	+	+
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.					
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Local	Permanent	0	0	0
Policy DM09: Design and Movement	The policy promotes sustainable modes of travel and should help	Local	Permanent	+	+	+

	reduce short car journeys.						
Policy DM10: Design and Landscaping	No predicted effects.	Local	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	No predicted effects.	Local	Permanent	0	0	0	
Policy DM12: Utility Infrastructure	No predicted effects.	Local	Permanent	0	0	0	
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0	
Policy DM14: Nature Conservation and Ecological Connectivity	No predicted effects.	Local	Permanent	0	0	0	
Policy DM15: Local Biodiversity Conservation	No predicted effects.	Local	Permanent	0	0	0	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM17 General Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM18: Special Landscape Areas (SLAs)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM19: Historic and Cultural Landscape	No predicted effects.	Local	Permanent	0	0	0	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	No predicted effects.	Local	Permanent	0	0	0	
Policy DM21: Landscape Impact of Wind farm Development Within Strategic Search Area D	No predicted effects.	Local	Permanent	0	0	0	
Policy DM22: General Environmental Protection and Enhancement.	No predicted effects.	Local	Permanent	0	0	0	
Policy DM23: Coastal Management	No predicted effects.	Local	Permanent	0	0	0	

Conclusions:

The LDP supports the SA/SEA Objective by focusing a large proportion of growth in the Urban and Rural Service Centres (S02 and S03), which should reduce the need to travel and generally improve accessibility to services. It also makes the provision of public transport and transport infrastructure more feasible (DM03 and DM04). This is reflected in the relatively high proportion of assessments which predict minor positive effects for both SA/SEA Objectives. A minor negative effect was identified for Policy S01: Sustainable Growth. For while the aim of the policy is to locate development in the most sustainable locations, thereby reducing the need for transportation by private motor car and helping bolster the viability of existing centres, by its very nature, growth will inevitably lead to an increase in traffic. Potentially, there are quite significant cumulative effects here; however, since the aims of the policies are to limit the need for travel combined with the effects of the other policies, the adverse effects should remain minimal. The overall cumulative effects on these Objectives are therefore, likely to be minor positive ones. No negative

Ceredigion Local Development Plan – SA Appendices
effects were identified against Objective 11b.

April 2013

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 17/06/2010, 27/09/2010, 28/09/2010, 04/10/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 12: Employment</p> <p>Objectives: 12. Encourage a vibrant and diversified economy</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To provide sustainable and economic growth. • To provide good quality employment opportunities for all sections of the population. • To support a healthy workforce. • To promote sustainable business in Ceredigion. • Integrate the principles of sustainable development into economic policy. • Promote and support community based businesses. • To promote home working. • To maintain and safeguard environmental goods and services that contributes to the economy. • To consider the economy and economic growth in the context of the environmental carrying capacity of the area. 							
Policy	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
Vision and Objectives	The vision supports the SA/SEA Objective by encouraging a strong, diverse and progressive economy. LDP Objectives 2, 3 and 4 support the SA/SEA Objective.	Local	Permanent	+	+	+	
The Strategy							
Policy S01: Sustainable Growth	The policy is supportive of economic growth across the county, which will help meet the needs of its population, particularly the more disadvantaged sections of society, and should reduce the need for people to travel.	Local	Permanent	++	++	++	
Policy S02: Development in Urban Service Centres	Some of the sites are to be allocated in Rural Service Centres, along with	Local	Permanent	+	+	+	

	permissive policies for non-B class uses, or developments which are unsuitable for employment site locations. The policy also centres a significant amount of housing in these areas providing homes close to work. Development will be appropriate to the size of the community it serves. In Aberystwyth, The policy actively seeks to improve many aspects of Aberystwyth's economy, including the tourist and retail sectors.						
Policy S03: Development in Rural Service Centres	Some of the sites are to be allocated in Rural Service Centres, along with permissive policies for non-B class uses, or developments which are unsuitable for employment site locations. The policy also centres a significant amount of housing in these areas providing homes close to work. Development will be appropriate to the size of the community it serves.	Local	Permanent	+	+	+	
Policy S04: Development in Linked Settlements and Other Locations	The policy enables employment development of an appropriate scale to take place in Link Settlements.	Local	Permanent	+	+	+	
Policy S05: Affordable Housing	The policy supports the SA/SEA Objective by providing for a range of housing needs, which will help meet the needs of the local economy by contributing to the accommodation of a strong and diverse workforce. Furthermore, locating affordable housing in locations where people work and access facilities will have the effect of making local services and facilities more viable, which will have positive economic effects.	Local	Permanent	+	+	+	
Specific types of land use proposals							
Policy LU02: Requirements regarding all residential developments	No predicted effects.	Local	Permanent	0	0	0	

Policy LU04: Meeting a Range of Housing Needs	No predicted effects.	Local	Permanent	0	0	0
Policy LU05: Securing the Delivery of Housing Development	No predicted effects.	Local	Permanent	0	0	0
Policy LU06: Housing Density	No predicted effects.	Local	Permanent	0	0	0
Policy LU07: Subdivision of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0
Policy LU08: Replacement of Existing Dwellings	No predicted effects.	Local	Permanent	0	0	0
Policy LU09: The Re-use of Former/Abandoned Dwellings	No predicted effects.	Local	Permanent	0	0	0
Policy LU10: Temporary Residential Caravans	No predicted effects.	Local	Temporary	0	0	0
Policy LU11: Employment proposals on allocated sites:	The policy looks to support existing uses, and to maintain a diverse economy. It provides a range of site uses and ensures that there are various opportunities the county's various needs.	Local	Permanent	+	+	+
Policy LU12: Employment proposals on non-allocated sites	The policy helps meet the needs of disadvantaged sections of society and may reduce the need for people to travel if the development is located close to their place of residence.	Local	Permanent	++	++	++
Policy LU13: Change of Use in relation to existing Employment land or buildings	In the first instance the policy requires changes of use to remain within another type of employment use. The nature of the effect would depend on the nature of the change of use. For example, a change from B2 to B8 would have a different effect to a change of use from B2 to A1.	Local	Permanent	?	?	?
Policy LU14: Countywide Tourism Accommodation sites: Static and Touring Caravans, Camping pitches, Cabin and Chalet.	The policy supports the economy by aiding the growth of the tourism sector, which is one the most important aspects of Ceredigion's economy. This is an improvement on the current approach to tourism development, which places an	Local	Permanent	+	+	+

	embargo on all new caravan, cabin and chalet sites throughout the county.						
Policy LU15: Relocation of Caravans, Cabins and Chalets	The policy supports the SA/SEA Objective by not allowing the relocation of caravans where their removal from the site may have a detrimental effect on the local economy.	Local	Permanent	+	+	+	
Policy LU16: Tourism Accommodation – Types of Accommodation not covered by Policy LU14	The policy supports the SA/SEA Objective by facilitating the provision of tourist accommodation throughout the county,	Local	Permanent	+	+	+	
Policy LU17: Tourism Facilities/Attractions (non-accommodation)	The policy supports the economy by aiding the growth of the tourism sector and bringing more visitors to the county	Local	Permanent	+	+	+	
Policy LU18: Retail proposals countywide	The policy helps support and retain local business thereby supporting both rural and urban economies.	Local	Permanent	+	+	+	
Policy LU19: Retail Proposals in Urban Service Centres	The policy supports the SA/SEA Objective by supporting the roles Urban Service Centres, which should reduce the need for people to travel elsewhere, in particular to locations outside the county, to meet their needs and help support the role and vitality of centres.	Local	Permanent	+	+	+	
Policy LU20: Retail proposals in Rural Service Centres	The policy supports the SA/SEA Objective by supporting the roles of Ceredigion's smaller settlements, which should reduce the need for people to travel elsewhere to meet their needs and help support the role and vitality of local centres.	Local	Permanent	+	+	+	

Policy LU21: Change of use from a retail use	In the first instance the policy requires changes of use to remain within another type of retail/commercial use. The nature of the effect would depend on the nature of the change of use. For example. A change from A1 to A2 would have a different effect to a change of use from A1 to B8.	Local	Permanent	?	?	?
Policy LU22: Community, Leisure and Recreation Facilities and Services	The development of new community facilities could have educational benefits in terms of life-long learning and provide further employment opportunities for the population.	Local	Permanent	+	+	+
Policy LU24: Provision of New Open Space	No predicted effects.	Local	Permanent	0	0	0
Policy LU25: Renewable Energy Generation	Potential to develop skills in new technologies.	Local	Permanent	?	?	?
Policy LU26: Large and Medium sized wind farms	No predicted effects.	Local	Permanent	0	0	0
Policy LU27: Sustainable supply of mineral resources	There are possible benefits for the local economy; however, overall the effect is likely to be minimal since it does not create significant job numbers. The provision of minerals is important for the economy, since it provides raw materials for construction.	Local	Permanent	+	+	+
Policy LU28 Criteria that will be applied to mineral proposals	No predicted effects.	Local	Permanent	0	0	0
Policy LU29: Development within buffer zones	No predicted effects.	Local	Permanent	0	0	0
Policy LU30: Safeguarding	No predicted effects.	Local	Permanent	0	0	0
Policy LU31: Resource recovery and waste management facilities	The development of new waste management facilities has the potential to create new jobs and develop new skills within the county.	Local	Permanent	+	+	+
Policy LU32: Development and the waste hierarchy	The development of new waste management facilities has the potential to create new jobs and	Local	Permanent	+	+	+

	develop new skills within the county.						
Development management policies							
Policy DM01: Managing the Impacts of development on Communities and the Welsh Language	No predicted effects.	Local	Permanent	0	0	0	
Policy DM03: Sustainable Travel	The policy has the potential to improve access to workplaces and the ability to transport goods.	Local	Permanent	+	+	+	
Policy DM04: Sustainable Travel Infrastructure as a material consideration	The policy has the potential to improve access to workplaces and the ability to transport goods. The creation of transport interchanges as well as rights of way could also help create a more tourist friendly environment, which could help boost the local economy.	Local	Permanent	+	+	+	
DM05: Sustainable Development and Planning Gain	No predicted effects.	Local	Permanent	0	0	0	
Policy DM06: High Quality Design and Placemaking	The re-use of materials, the retention of natural features and the encouragement of home working will have some positive benefits; however these are likely to be minimal.	Local	Permanent	+	+	+	
Policy DM07: Conservation Areas	The policy is procedural and cannot be assessed.						
Policy DM08: Bilingual Signs and Place Names	No predicted effects.	Local	Permanent	0	0	0	
Policy DM09: Design and Movement	No predicted effects.	Local	Permanent	0	0	0	
Policy DM10: Design and Landscaping	No predicted effects.	Local	Permanent	0	0	0	
Policy DM11: Designing for Climate Change	The policy has some positive effects on the economy by allowing certain economic developments, providing they are resilient to the effects of flooding, on the floodplain.	Local	Permanent	+	+	+	
Policy DM12: Utility Infrastructure	No predicted effects.	Local	Permanent	0	0	0	
Policy DM13: Sustainable Drainage Systems	No predicted effects.	Local	Permanent	0	0	0	
Policy DM14: Nature Conservation and Ecological Connectivity	By protecting and enhancing biodiversity, the policy helps maintain Ceredigion's rich natural	Local	Permanent	+	+	+	

	heritage, which is one of its greatest assets in attracting visitors and tourists, thereby supporting the county's economy.						
Policy DM15: Local Biodiversity Conservation	By protecting and enhancing biodiversity, the policy helps maintain Ceredigion's rich natural heritage, which is one of its greatest assets in attracting visitors and tourists, thereby supporting the county's economy.	Local	Permanent	+	+	+	
Policy DM16: Regionally Important Geodiversity Sites (RIGS)	No predicted effects.	Local	Permanent	0	0	0	
Policy DM17 General Landscape	By requiring development to take landscape value into account, the policy helps maintain Ceredigion's rich natural heritage, which is one of its greatest assets in attracting visitors and tourists, thereby supporting the county's economy.	Local	Permanent	+	+	+	
Policy DM18: Special Landscape Areas (SLAs)	By designating areas of the highest landscape value as SLAs and requiring development to take landscape value into account, the policy helps maintain Ceredigion's rich natural heritage, which is one of its greatest assets in attracting visitors and tourists, thereby supporting the county's economy.	Local	Permanent	+	+	+	
Policy DM19: Historic and Cultural Landscape	By requiring development to take landscapes of high historic and cultural value into account, the policy helps maintain Ceredigion's heritage, which is one of its greatest assets in attracting visitors and tourists, thereby supporting the county's economy.	Local	Permanent	+	+	+	
Policy DM20: Protection of Trees, Hedgerows and Woodlands	No predicted effects.	Local	Permanent	0	0	0	
Policy DM21: Landscape Impact of Wind farm Development Within	No predicted effects.	Local	Permanent	0	0	0	

Strategic Search Area D							
Policy DM22: General Environmental Protection and Enhancement.	The policy could have positive effects if it prevents the effects of land instability damaging buildings and infrastructure. The likelihood of this is uncertain,	Local	Permanent	?	?	?	
Policy DM23: Coastal Management	The policy actively seeks to protect-socio economic interests.	Local	Permanent	+	+	+	
<p>Conclusions: Economic growth is a key component of the LDP, and this is reflected by the high proportion of Policies assessed as having potentially minor or significant positive effects on the county’s economic aims. Given that there are no potentially negative effects predicted, and the degree to which the LDP and its Objectives, Policies and Allocations support the SA/SEA Objective, it is likely that the cumulative effect of the LDP will be positive.</p>							

Appendix 5 – Candidate Site Assessments

- 4.1.5 As part of the Local Development Plan (LDP) preparation the Local Planning Authority (LPA) invited developers, landowners, public service providers, health providers and community councils to submit to the Council land that they would like to be considered for inclusion in the LDP for development. It should be noted that a request for such consideration did not automatically result in the land being included in the LDP. Whether or not sites get included in the LDP is the subject of a detailed assessment.
- 4.1.6 As part of the assessment of candidate sites, each site that was considered to be compatible with the aims of National Guidance and the LDP Preferred Strategy, underwent assessment against the Objectives of the SA/SEA.
- 4.1.7 Officer working groups consisting of planning officers, a biodiversity officer and consultants employed by the LA to aid in the SA/SEA process were held. The assessments performed at this stage of the process form part of the Deposit SA/SEA Report. The candidate sites were assessed for their likely effects in relation to the Sustainability Objectives. That is to say, are the steps necessary to pursue the LDP's Strategic Policies likely to be the same as those that would be taken to arrive at the Sustainability Objective. The detailed Sustainability Appraisal for the elements within each candidate site informed an overall assessment of the LDP's Deposit Policies with regard to each of the Sustainability Objectives.
- 4.1.8 The potential results of the assessment are summarised in the following table.

Significance Assessment	Description
++	Site would have a major positive effect in its current form as it would resolve an existing issue or maximise opportunities. SIGNIFICANT
+	Site would have a minor positive effect.
?	Effect of site is uncertain.
0	Site would have No predicted effects.
-	Site would have a minor adverse effect.
--	The site would have a major adverse effect as it would substantially exacerbate existing problems. Consider exclusion of option. SIGNIFICANT

- 4.1.9 Once the assessments had been completed they were used to inform the discussions regarding the ranking of sites (see Topic Paper: Candidate Sites Assessment Process for further information). In order to best use the assessments in this manner it was important

to realise their limitations. For example, it is not possible to rank the site by the outcome of their assessment since the effect against each objective is not given equal weight. This is because objectives deal with a wide range of different issues, which in physical terms can be of vastly different significance, that is, the significance of effects are not equally weighted from objective to objective. Site size also has an effect, for example it is not possible to directly compare the assessments of sites of significantly different size, that is the effect of a site of 5 ha is likely to be much larger than one of 1 ha even though they may have been assessed as having the same significance in the SA/SEA assessment.

- 4.1.10 No sites were removed from the assessment process at this stage.
- 4.1.11 A matrix providing details of the assessment is available on the County Council's website or on request from the Policy and Forward Planning Section of the authority:

Website address: www.ceredigion.gov.uk

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Department of Environmental Services and Housing
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Appendix 6 – Allocated Site Assessments

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 1: Climate Change and Flooding</p> <p>Objectives: 1a. Reduce greenhouse gas emissions</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To reduce the emissions of greenhouse gases with particular focus on emissions from buildings, transport and energy generation and industry (especially CO2). • To minimise the vulnerability of Ceredigion to the effects of climate change through appropriate adaptation including the location and design of new development. • To encourage investment in cleaner technologies. • To support investment in renewable energy sources. • To decouple increase in GDP and greenhouse gas emissions • To encourage all new development to be climate change resilient. • To encourage energy conservation and higher energy efficiency. • Reducing Ceredigion’s Ecological footprint. • To encourage local sourcing of food produce. • To encourage all new and existing developments to adapt to climate change. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	The site is within moderate walking distance of public transport, local facilities and housing.	International	Permanent	-	-	-	The effects of climate change have been a key consideration in the formation of the LDP’s overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies DM01, DM03, DM04, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, where

							appropriate development should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H0103 Land behind Ivydene, Llwynceilyn	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H0104 Land south of Maes y Pentre	The site lacks a pavement and is a moderate distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	International	Permanent	-	-	-	See mitigation for H0101.
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car. However, the steep approach may discourage walking and cycling.	International	Permanent	+	+	+	See mitigation for H0101.
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car. However, the steep approach may discourage walking and cycling.	International	Permanent	+	+	+	See mitigation for H0101.
H0203 Pentop Fields, Cardigan	The site is within moderate walking distance of public transport, local facilities and housing.	International	Permanent	-	-	-	See mitigation for H0101.
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	The site is within moderate walking distance of public transport, local	International	Permanent	-	-	-	See mitigation for H0101.

	facilities and housing.						
M0201 Pwllhai	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
E0201 Parc Teifi	Although the site is within easy walking distance of public transport and local facilities, these are on the opposite side of a dual carriageway discouraging walking and cycling as a means of accessing the site.	International	Permanent	-	-	-	The effects of climate change have been a key consideration in the formation of the LDP's overall Strategy. Policies to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies DM01, DM03, DM06, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, where appropriate development on this site should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.
E0202 Pentood	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
MNA0201 Penparc	The site is adjacent to an active sand and gravel quarry. The exploitation of this site would be a continuation of this, there would not be a change in the level of extraction and therefore in the long term there should be no net increase in emissions. The extension of an existing site there will reduce the need to create new quarrying operations elsewhere in the county, which would have a	International	Permanent	0	0	0	Polices DM14 and DM20 will help any mitigate the negative effects on the SA/SEA Objectives by requiring woodlands to be retained as part of a development, or if loss is inevitable, this be adequately compensated for.

	greater effect on the objective. There is vegetation on site which will be lost if the site is developed to its fullest extent.						
03 Aberystwyth							
H0301 Maes Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	International	Permanent	+	+	+	
H0302 Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn. The felling of trees will result in the loss of a carbon sink.	International	Permanent	+	+	+	
H0303 Land adjoining Hafod y Waun	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	International	Permanent	+	+	+	
H0304 Cefnesgair	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	International	Permanent	+	+	+	
H0305 Maesceinion	The site is within moderate walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it	International	Permanent	-	-	-	See mitigation for H0101.

	is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.						
H0306 Land at Southgate	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. It is also within moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn. The felling of trees will result in the loss of a carbon sink.	International	Permanent	+	+	+	
E0301 Glanrafon Industrial Estate Extension	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route and has cycling access to Llanbadarn Fawr. However, it is still too remote for pedestrian access to the normal mode of access.	International	Permanent	-	-	-	See mitigation for E0201.
E0302 Glanrafon Industrial Estate	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route and has cycling access to Llanbadarn Fawr. However, it is still too remote for pedestrian access to the normal mode of access.	International	Permanent	-	-	-	See mitigation for E0201.
E0303 Llanbadarn Industrial Estate	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
E0304 Cefn Llan Science Park	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
E0305 Capel Bangor Business Park	While the site is within easy walking distance of public transport, local facilities and	International	Permanent	-	-	-	See mitigation for E0201.

	housing in Capel Bangor, it is a considerable distance from the areas centres of population, in particular Aberystwyth. While it could be argued that its location on one of the main strategic routes should assist facilitate sustainable means of access to the site, its scale and nature will inevitably lead to extra journeys in the area both in terms of logistics and workforce.						
M0301 Old Post Office	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
M0302 Mill Street Site	Easy walking distance of public transport, local facilities and town centre.	International	Permanent	+	+	+	
M0303 Park Avenue	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
M0304 Swyddfa Sir	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
M0305 Llanbadarn Campus	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn. The felling of trees will result in the loss of a carbon sink.	International	Permanent	+	+	+	
M0306 Penglais Farm	The site is within easy walking distance of university facilities and other university housing. However,	International	Permanent	+	+	+	

	it is some distance from the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn. There are also trees and hedgerows throughout the site, the felling of which will result in the loss of a carbon sink.						
T0301 Rhydyfelin Park and Ride	Since the proposal is for a park and ride, it is unclear whether it will reduce car journey's, both in terms of numbers and in length, or not. The nature of the proposal on climate change is therefore uncertain.	International	Permanent	?	?	?	See mitigation for E0201.
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car. Steep topography and lack of pavement on one potential approach may discourage walking/cycling.	International	Permanent	?	?	?	See mitigation for H0101.
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H0502 Site rear of Ffynnonbedr	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H0503 Sites located on corner Forest Road.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H0504 Site located on Forest Road	The site is within easy walking distance of public transport, other local facilities and housing, which	International	Permanent	+	+	+	

	reduces the need to travel by private motor car.						
H0505 Land adjacent to Maes y Deri	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
E0501 Llambled Business Park	The site is within moderate walking distance of public transport, local facilities and housing, which does not encourage walking and cycling and will not reduce the need to travel by motor car.	International	Permanent	-	-	-	See mitigation for E0201.
E0502 Old Mart Site	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	Although the site is adjacent to the built form, it is some distance from public transport, local facilities and housing, which does not encourage walking and cycling and will not reduce the need to travel by motor car.	International	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	International	Permanent	-	-	-	See mitigation for E0201.
E0602 Horeb Business Park	The site is within easy walking distance of public transport, other local facilities and housing in Horeb. However, Horeb is a small Linked Settlement and the nearest significant centre of population, Llandysul, is not within walking distance, thereby encouraging car journeys.	International	Permanent	-	-	-	See mitigation for E0201.
07 Tregaron							
H0701 Land off Dewi Road	The site is within easy walking distance of public transport, other	International	Permanent	+	+	+	

	local facilities and housing, which reduces the need to travel by private motor car.						
H0702 Land rear to Rhyd-y-Fawnog	Although adjoining the built form, and currently close to the primary school, the site is some distance from the main core of the settlement, which does not encourage walking and cycling and will not reduce the need to travel by motor car.	International	Permanent	-	-	-	See mitigation for H0101.
M0701 Cylch Caron Project, land rear of Talbot Yard	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
MNA0701 Pant	The site is adjacent to an active sand and gravel quarry. The exploitation of this site would be a continuation of this, there would not be a change in the level of extraction and therefore in the long term there should be no net increase in emissions. The extension of an existing site there will reduce the need to create new quarrying operations elsewhere in the county, which would have a greater effect on the objective. There are some trees on site which will be lost if the site is developed to its fullest extent.	International	Permanent	0	0	0	
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H0802 Trenchard Estate west	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by	International	Permanent	+	+	+	

	private motor car.						
H0803 Maeswerdd, Lon Ysgolig	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H0804 Field next to Brynglas Estate	Easy walking distance of public transport, other local facilities and housing.	International	Permanent	+	+	+	
H0805 Land at Plas Newydd South east of Parc y Delyn	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
E0801 Parc Aberporth	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	International	Permanent	-	-	-	The effects of climate change have been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies DM01, DM03, DM04, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, where appropriate development on this site should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.
M0801 West Wales Airport	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Local	Permanent	-	-	-	See mitigation for E0801.
M0802 Aberporth sports and social club	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by	International	Permanent	+	+	+	

	private motor car.						
09 Bow Street							
H0901 Land adjacent to Erw Las	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H0902 Land adjacent to Ysgol Gynradd Rhydypennau	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
T0901 Bow Street Railway Station	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	International	Permanent	-	-	-	The effects of climate change have been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies DM01, DM03, DM04, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, where appropriate development on this site should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	The site is within easy walking distance of public transport, other local facilities and housing, which	International	Permanent	+	+	+	

	reduces the need to travel by private motor car.						
H1102 Land at and to north east of Tegfan	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H1103 North east of Cenarth School	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H1202 Cae'r Bont, Felinfach	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H1203 Site off the B4342	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
E1201 Felinfach Industrial Estate	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route. However, the fact that the allocation is to allow the redevelopment of the existing site means that there should be no significant increase in employees and therefore no significant increase in journeys.	International	Permanent	0	0	0	
13 Llanarth							
H1301 Land rear of Brynawen	The site is within easy walking distance of public transport, other local facilities and housing, which	International	Permanent	+	+	+	

	reduces the need to travel by private motor car.						
H1302 Land adjacent to Vicarage	Although the site is located within the built form, access is along a narrow, steep road which may discourage walking and cycling.	International	Permanent	?	?	?	The effects of climate change have been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies DM01, DM03, DM04, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, where appropriate development on this site should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.
H1303 Field adjoining Allt y Bryn Estate	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H1304 Site off Alma Street	Easy walking distance of public transport, including bus stop, and local facilities. Loss of woodland has a negative impact on greenhouse gas levels.	International	Permanent	+	+	+	
14 Llanilar							
H1401 Land Opposite Y Gorlan	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
15 Llan-non							
H1501 Land rear of Pont Pen-lon	The site is within easy walking distance of public transport, other local facilities and housing, which	International	Permanent	+	+	+	

	reduces the need to travel by private motor car.						
H1502 Stad Craig Ddu	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H1503 Land rear of Cylch Peris	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
16 Llanrhystud							
H1601 Clos Allfach	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H1602 Pentref Uchaf	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	Although currently detached from the main form, the land adjoining and adjacent to it has been granted planning permission for residential units. However, the site is some distance from the main core of the settlement and only has partially good pedestrian access.	International	Permanent	-	-	-	See mitigation for H1302.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H1902 Land adjacent to Pendre	The site is within easy walking	International	Permanent	+	+	+	

	distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car. However, The felling of trees will result in the loss of a carbon sink.						
20 Pontrhydfendigaid							
H2001 Dolwerdd	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H2002 Land Adjacent to Rock House	Although adjoining the built form, the site is some distance from the main core of the settlement but has good pedestrian access. The site does however have a steep approach.	International	Permanent	-	-	-	See mitigation for H1302.
21 Tal-y-bont							
H2101 Y Dderwen	The site is within moderate walking distance of public transport, other local facilities and housing. Additionally, there are currently no pavements connecting the site to the centre of the settlement.	International	Permanent	-	-	-	See mitigation for H1302.
H2102 Maes y Deri	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H2103 Glan Ceulan	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
H2104 Land adjacent to St. David's Church	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car.	International	Permanent	+	+	+	
T2101 Dyfi Junction Access	The nature of the proposal on climate change is uncertain.	International	Permanent	?	?	?	

22 Y Borth							
H2201 Land adjoining Min-y-Graig	The site is within walking distance of public transport and housing; however the steep approach and lack of pavement may discourage walking and cycling.	International	Permanent	?	?	?	See mitigation for H1302.
H2202 Land adjoining Borth County Primary School	Although the site is within easy walking distance of public transport, other local facilities and housing, a steep approach may discourage walking and cycling.	International	Permanent	?	?	?	See mitigation for H1302.

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 1: Climate Change and Flooding							
Objectives: 1b. Adapt to climate change							
Sub Objectives: <ul style="list-style-type: none"> • To reduce the emissions of greenhouse gases with particular focus on emissions from buildings, transport and energy generation and industry (especially CO2). • To minimise the vulnerability of Ceredigion to the effects of climate change through appropriate adaptation including the location and design of new development. • To encourage investment in cleaner technologies. • To support investment in renewable energy sources. • To decouple increase in GDP and greenhouse gas emissions • To encourage all new development to be climate change resilient. • To encourage energy conservation and higher energy efficiency. • Reducing Ceredigion's Ecological footprint. • To encourage local sourcing of food produce. • To encourage all new and existing developments to adapt to climate change. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwynceilyn							
H0101 Cae Rhiwgoch, Aberaeron	The site has a north/east facing aspect.	Local	Permanent	-	-	-	Policies S01 to S04 have been designed to locate development in the most sustainable locations, a key part of which has been the desire to locate development in those areas least susceptible to the effects of climate change. Policies DM01, DM06, DM09, DM10, DM11, DM12 and DM13 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective.
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0101.

H0103 Land behind Ivydene, Llwyncelyn	No site specific effects.	Local	Permanent	0	0	0	
H0104 Land south of Maes y Pentre	No site specific effects.	Local	Permanent	0	0	0	
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site has an east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0101.
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site has an east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0101.
H0203 Pentop Fields, Cardigan	The site has a north facing aspect.	Local	Permanent	-	-	-	See mitigation for H0101.
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0101.
M0201 Pwllhai	The site has a south/west facing aspect, but is partially on the C2 flood zone.	Local	Permanent	-	-	-	Policies S01 to S04 have been designed to locate development in the most sustainable locations, a key part of which has been the desire to locate development in those areas least susceptible to the effects of climate change. Policies DM06, DM09, DM10, DM11, DM12 and DM13 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. In relation to the issue of flooding, development of non-vulnerable uses such those that have been proposed for this site are permissible on the C2 flood zone; however a Flood Consequences Assessment should be submitted alongside a planning application for the site to demonstrate how any potential risks might be managed.
E0201 Parc Teifi	The site has a south/west facing aspect, but is partially on the C2 flood zone.	Local	Permanent	-	-	-	See mitigation for M0201.
E0202 Pentood	The site is partially on the C2 floodplain and the Afon Teifi runs along its northern boundary, Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for M0201.

MNA0201 Penparc	No site specific effects.	Local	Permanent	0	0	0	
03 Aberystwyth							
H0301 Maes Crugiau	The site has a south/west facing aspect.	Local	Permanent	+	+	+	
H0302 Crugiau	The site has a south/west facing aspect.	Local	Permanent	+	+	+	
H0303 Land adjoining Hafod y Waun	No site specific effects.	Local	Permanent	0	0	0	
H0304 Cefnesgair	The site has a south/west facing aspect.	Local	Permanent	+	+	+	
H0305 Maesceinion	The site has a south facing aspect.	Local	Permanent	+	+	+	
H0306 Land at Southgate	The site has a west facing aspect.	Local	Permanent	+	+	+	
E0301 Glanyrafon Industrial Estate Extension	The site has a north facing aspect.	Local	Permanent	-	-	-	Policies S01 to S04 have been designed to locate development in the most sustainable locations, a key part of which has been the desire to locate development in those areas least susceptible to the effects of climate change. Policies, DM06, DM09, DM10, DM11, DM12 and DM13 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective.
E0302 Glanyrafon Industrial Estate	The site is almost entirely on the C1 flood zone.	Local	Permanent	-	-	-	Policies S01 to S04 have been designed to locate development in the most sustainable locations, a key part of which has been the desire to locate development in those areas least susceptible to the effects of climate change. Policies DM06, DM09, DM10, DM11, DM12 and DM13 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. In relation to the issue of flooding, development of non-vulnerable uses such those that have been proposed for this site are permissible on the Zone C1 flood zone; however a Flood Consequences Assessment should be submitted alongside a

							planning application for the site to demonstrate how any potential risks might be managed.
E0303 Llanbadarn Industrial Estate	The Afon Rheidol runs near the southern boundary of the site, and around 100% of it is on the C2 flood zone. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0201.
E0304 Cefn Llan Science Park	No site specific effects.	Local	Permanent	0	0	0	
E0305 Capel Bangor Business Park	There is no flooding risk directly associated with the Afon Rheidol and only the northern boundary of the site, where the new access it proposed to be built is affected by the Afon Melindwr's C2 flood zone.	Local	Permanent	-	-	-	See mitigation for M0201.
M0301 Old Post Office	No site specific effects.	Local	Permanent	0	0	0	
M0302 Mill Street Site	The site is almost entirely on C1 flood zone.	Local	Permanent	-	-	-	See mitigation for M0201.
M0303 Park Avenue	The site is almost entirely on C1 flood zone.	Local	Permanent	-	-	-	See mitigation for M0201.
M0304 Swyddfa Sir	The site is almost entirely on C1 flood zone.	Local	Permanent	-	-	-	See mitigation for M0201.
M0305 Llanbadarn Campus	The site has a south/west facing aspect.	Local	Permanent	+	+	+	
M0306 Penglais Farm	The site has a south/west facing aspect.	Local	Permanent	+	+	+	
T0301 Rhydyfelin Park and Ride	No site specific effects.	Local	Permanent	0	0	0	
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	The site has a south/west facing aspect.	Local	Permanent	+	+	+	
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	The site has a south facing aspect.	Local	Permanent	+	+	+	
H0502 Site rear of Ffynnonbedr	The site has a south facing aspect.	Local	Permanent	+	+	+	
H0503 Sites located on corner Forest Road.	The site has site specific effects.	Local	Permanent	0	0	0	
H0504 Site located on Forest Road	The site has a south facing aspect.	Local	Permanent	+	+	+	
H0505 Land adjacent to Maes y Deri	The site has a north facing aspect.	Local	Permanent	-	-	-	See mitigation for H0101.

E0501 Llambed Business Park	The site is partially on C2 flood zone. However, site is adjacent to stream which could potentially be harnessed for hydroelectricity.	Local	Permanent	-	-	-	See mitigation for M0201.
E0502 Old Mart Site	No site specific effects.	Local	Permanent	0	0	0	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	The site has a south/west facing aspect.	Local	Permanent	+	+	+	
E0602 Horeb Business Park	No site specific effects.	Local	Permanent	0	0	0	
07 Tregaron							
H0701 Land off Dewi Road	The site has a north/west facing aspect.	Local	Permanent	-	-	-	See mitigation for H0101.
H0702 Land rear to Rhyd-y-Fawnog	No site specific effects.	Local	Permanent	0	0	0	
M0701 Cylch Caron Project, land rear of Talbot Yard	The site has a north/west facing aspect.	Local	Permanent	-	-	-	See mitigation for M0201.
MNA0701 Pant	The site has site specific effects.	Local	Permanent	0	0	0	
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	The site has a north/east facing aspect.	Local	Permanent	-	-	-	Policies S01 to S04 have been designed to locate development in the most sustainable locations, a key part of which has been the desire to locate development in those areas least susceptible to the effects of climate change. Policies DM06, DM09, DM10, DM11, DM12 and DM13 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective.
H0802 Trenchard Estate west	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0801.
H0803 Maeswerdd, Lon Ysgolig	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0801.
H0804 Field next to Brynglas Estate	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0801.
H0805 Land at Plas Newydd South east of Parc y Delyn	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0801.
E0801 Parc Aberporth	No site specific effects.	Local	Permanent	0	0	0	
M0801 West Wales Airport	No site specific effects.	Local	Permanent	0	0	0	

M0802 Aberporth sports and social club	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0801.
09 Bow Street							
H0901 Land adjacent to Erw Las	The site has a west facing aspect.	Local	Permanent	+	+	+	
H0902 Land adjacent to Ysgol Gynradd Rhydypennau	No site specific effects.	Local	Permanent	0	0	0	
T0901 Bow Street Railway Station	Around 75% of the site is on the C2 flood zone.	Local	Permanent	-	-	-	Policies S01 to S04 have been designed to locate development in the most sustainable locations, a key part of which has been the desire to locate development in those areas least susceptible to the effects of climate change. Policies DM06, DM09, DM10, DM11, DM12 and DM13 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. In relation to the issue of flooding, development of non-vulnerable uses such those that have been proposed for this site are permissible on the Zone C2 floodplain; however a Flood Consequences Assessment should be submitted alongside a planning application for the site to demonstrate how any potential risks might be managed.
10 Ceinwydd							
H1001 Land to the Rear of Towyn Farm	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0801.
11 Cengarth							
H1101 Land off Spring Meadow Estate, Cengarth	The site has a south/west facing aspect.	Local	Permanent	+	+	+	
H1102 Land at and to north east of Tegfan	The site has site specific effects.	Local	Permanent	0	0	0	
H1103 North east of Cengarth School	The site has site specific effects.	Local	Permanent	0	0	0	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	The site has a north/east facing aspect.	Local	Permanent	-	-	-	See mitigation for H0801.
H1202 Cae'r Bont, Felinfach	Site is partially on C2 flood zone	Local	Permanent	?	?	?	

	and may be susceptible to further flooding in the future.						
H1203 Site off the B4342	Has a south/south west facing aspect.	Local	Permanent	+	+	+	
E1201 Felinfach Industrial Estate	The site has an east facing aspect.	Local	Permanent	-	-	-	Policies S01 to S04 have been designed to locate development in the most sustainable locations, a key part of which has been the desire to locate development in those areas least susceptible to the effects of climate change. Policies DM06, DM09, DM10, DM11, DM12 and DM13 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective.
13 Llanarth							
H1301 Land rear of Brynawen	The site has a west facing aspect.	Local	Permanent	+	+	+	
H1302 Land adjacent to Vicarage	The site has a south/south west facing aspect.	Local	Permanent	+	+	+	
H1303 Field adjoining Allt y Bryn Estate	The site has a south facing aspect.	Local	Permanent	+	+	+	
H1304 Site off Alma Street	The site has a north facing aspect.	Local	Permanent	-	-	-	See mitigation for H0801.
14 Llanilar							
H1401 Land Opposite Y Gorlan	The site is partially on the B flood zone.	Local	Permanent	-	-	-	Policies S01 to S04 have been designed to locate development in the most sustainable locations, a key part of which has been the desire to locate development in those areas least susceptible to the effects of climate change. Policies DM06, DM09, DM10, DM11, DM12 and DM13 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. In relation to the issue of flooding, development is permissible on the Zone B floodplain; however a Flood Consequences Assessment should be submitted alongside a planning application for the site.

15 Llan-non							
H1501 Land rear or Pont Pen-lon	The site has site specific effects.	-	-	0	0	0	
H1502 Stad Craig Ddu	The site is adjacent to stream which could potentially be harnessed for hydroelectricity.	Local	Permanent	?	?	?	
H1503 Land rear of Cylch Peris	The site has a west facing aspect.	Local	Permanent	+	+	+	
16 Llanrhystud							
H1601 Clos Allfach	The site is entirely on the B flood zone and must be accessed via the C2 flood zone.	Local	Permanent	-	-	-	See mitigation for H1401.
H1602 Pentref Uchaf	The site is entirely on the B flood zone.	Local	Permanent	-	-	-	See mitigation for H1401.
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	The site has a south/west facing aspect.	Local	Permanent	+	+	+	
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	The site is partly located upon a peat bog.	Local	Permanent	-	-	-	See mitigation for H0801.
H1902 Land adjacent to Pendre	No site specific effects.	Local	Permanent	0	0	0	
20 Pontrhydfendigaid							
H2001 Dolwerdd	No site specific effects.	Local	Permanent	0	0	0	
H2002 Land Adjacent to Rock House	The site has a south facing aspect.	Local	Permanent	+	+	+	
21 Tal-y-bont							
H2101 Y Dderwen	The site has site specific effects.	-	-	0	0	0	
H2102 Maes y Deri	The site has site specific effects.	-	-	0	0	0	
H2103 Glan Ceulan	The site is partially on the C2 flood zone.	Local	Permanent	-	-	-	Policies S01 to S04 have been designed to locate development in the most sustainable locations, a key part of which has been the desire to locate development in those areas least susceptible to the effects of climate change. Policies DM06, DM09, DM10, DM11, DM12 and DM13 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. In relation to the issue of flooding,

							national guidance requires that housing should not be built on the Zone C2 floodplain, therefore, the component of the site that is at risk of flooding should not be developed and instead provide part of the sites open space requirement. A Flood Consequences Assessment should be submitted alongside a planning application for the site.
H2104 Land adjacent to St. David's Church	No site specific effects.	Local	Permanent	0	0	0	
T2101 Dyfi Junction Access	100% of the site is on the C2 flood zone.	Local	Permanent	-	-	-	See mitigation for T0901.
22 Y Borth							
H2201 Land adjoining Min-y-Graig	The site has a north facing aspect.	Local	Permanent	-	-	-	See mitigation for H0801.
H2202 Land adjoining Borth County Primary School	No site specific effects.	Local	Permanent	0	0	0	

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S) Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 1: Climate Change and Flooding Objectives: 1c. Reduce flood risk Sub Objectives: <ul style="list-style-type: none"> • To minimise flood risk and ensure new development does not increase flood risk on site or elsewhere. • To increase the use of sustainable drainage systems (SUDS) in both new and refurbished developments. • To avoid loss of soils to non-permeable surfaces. • To reduce reliance on flood mitigation and hard engineered solutions. • To increase provision to manage stormwater. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	Policy DM13 requires SUDS to be implemented as part of all developments in order to manage on-site run-off and reduce flood risk in adjacent areas.
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0103 Land behind Ivydene, Llwynceilyn	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0104 Land south of Maes y Pentre	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	Developing on a greenfield site could increase impermeable surfaces and run-off, which could be exacerbated by steep	Local	Permanent	-	-	-	See mitigation for H0101.

	topography.						
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	Developing on a greenfield site could increase impermeable surfaces and run-off, which could be exacerbated by steep topography.	Local	Permanent	-	-	-	See mitigation for H0101.
H0203 Pentop Fields, Cardigan	Developing on a greenfield site could increase impermeable surfaces and run-off, which could be exacerbated by steep topography.	Local	Permanent	-	-	-	See mitigation for H0101.
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	Developing on a greenfield site could increase impermeable surfaces and run-off, which could be exacerbated by steep topography.	Local	Permanent	-	-	-	See mitigation for H0101.
M0201 Pwllhai	The Afon Teifi runs near its southern edge and around 100% of it is on the C2 flood zone. Developing on a brownfield site should not significantly increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	Policy DM13 requires SUDS to be implemented as part of all developments to manage on-site run-off and reduce flood risk in adjacent areas. A flood consequences assessment will be required as part of planning applications to demonstrate how flood risk can be managed.
E0201 Parc Teifi	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
E0202 Pentood	Developing on a brownfield site will not significantly increase impermeable surfaces and run-off. However, a significant proportion of the northern part of the site is on the C2 flood zone.	Local	Permanent	-	-	-	See mitigation for H0101.

MNA0201 Penparc	Minimal flood risk has been identified, and no difficulties are anticipated in the development of these sites providing adequate consideration is given to the management of surface water runoff.	Local	Permanent	0	0	0	
03 Aberystwyth							
H0301 Maes Crugiau	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0302 Crugiau	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0303 Land adjoining Hafod y Waun	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0304 Cefnesgair	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0305 Maesceinion	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0306 Land at Southgate	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
E0301 Glanyrafon Industrial Estate Extension	The Afon Rheidol runs near the northern boundary of the site and around 5% of it is on the C2 flood zone. Developing on this greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for M0201.
E0302 Glanyrafon Industrial Estate	The Afon Rheidol runs near the northern boundary of the site and around 90% of it is on the C1 flood zone. Developing on this brownfield site should not lead to a significant increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for M0201.

E0303 Llanbadarn Industrial Estate	The Afon Rheidol runs near the southern boundary of the site, and around 100% of it is on the C2 flood zone. Developing on a brownfield site will not significantly increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for M0201.
E0304 Cefn Llan Science Park	Developing on a brownfield site will not significantly increase impermeable surfaces and run-off.	Local	Permanent	0	0	0	
E0305 Capel Bangor Business Park	There is no flooding risk directly associated with the Afon Rheidol and only the northern boundary of the site, where the new access it proposed to be built is affected by the Afon Melindwr's C2 flood zone.	Local	Permanent	-	-	-	See mitigation for M0201.
M0301 Old Post Office	Developing on this mostly brownfield site should not lead to a significant increase impermeable surfaces and run-off.	Local	Permanent	0	0	0	
M0302 Mill Street Site	The Afon Rheidol runs near its southern boundary and around 80% of it is on the C2 flood zone. Developing on a brownfield site should not significantly increase impermeable surfaces and run-off. Development of site will need careful consideration.	Local	Permanent	-	-	-	See mitigation for M0201.
M0303 Park Avenue	The Afon Rheidol runs near its southern boundary and around 100% of it is on the C1 flood zone. Developing on a brownfield site should not significantly increase impermeable surfaces and run-off. Development of site will need careful consideration.	Local	Permanent	-	-	-	See mitigation for M0201.
M0304 Swyddfa Sir	Developing on this mostly brownfield site should not lead to a significant increase impermeable surfaces and run-off.	Local	Permanent	0	0	0	
M0305 Llanbadarn Campus	Developing on this mostly brownfield site should not lead to a	Local	Permanent	0	0	0	See mitigation for H0101.

	significant increase impermeable surfaces and run-off.						
M0306 Penglais Farm	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
T0301 Rhydyfelin Park and Ride	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	Developing on a brownfield site will not significantly increase impermeable surfaces and run-off.	Local	Permanent	0	0	0	
H0502 Site rear of Ffynnonbedr	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0503 Sites located on corner Forest Road.	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0504 Site located on Forest Road	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0505 Land adjacent to Maes y Deri	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
E0501 Llambed Business Park	Developing on a mostly brownfield site will not significantly increase impermeable surfaces and run-off.	Local	Permanent	0	0	0	
E0502 Old Mart Site	Developing on a mostly brownfield site will not significantly increase impermeable surfaces and run-off.	Local	Permanent	0	0	0	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.

E0602 Horeb Business Park	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
07 Tregaron							
H0701 Land off Dewi Road	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0702 Land rear to Rhyd-y-Fawnog	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
M0701 Cylch Caron Project, land rear of Talbot Yard	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
MNA0701 Pant	No site specific effects.	Local	Permanent	0	0	0	
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0802 Trenchard Estate west	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0803 Maeswerdd, Lon Ysgolig	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0804 Field next to Brynglas Estate	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H0805 Land at Plas Newydd South east of Parc y Delyn	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
E0801 Parc Aberporth	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
M0801 West Wales Airport	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
M0802 Aberporth sports and social club	Developing on a mostly brownfield site will not significantly increase impermeable surfaces and run-off.	Local	Permanent	0	0	0	
09 Bow Street							
H0901 Land adjacent to Erw Las	Developing on a greenfield site will	Local	Permanent	-	-	-	See mitigation for H0101.

	increase impermeable surfaces and run-off.						
H0902 Land adjacent to Ysgol Gynradd Rhydpennau	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
T0901 Bow Street Railway Station	Around 75% of the site is on the C2 flood zone. Developing on a greenfield site would increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for M0201.
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	Developing on a mostly greenfield site would increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H1102 Land at and to north east of Tegfan	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H1103 North east of Cenarth School	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	Developing on a greenfield site would increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H1202 Cae'r Bont, Felinfach	A significant proportion of the site is on the C2 flood zone. Development on this site may increase flooding in other areas.	Local	Permanent	-	-	-	Policy DM13 requires SUDS to be implemented as part of all developments to manage on-site run-off and reduce flood risk in adjacent areas. In relation to the issue of flooding, national guidance requires that housing should not be located on the C2 flood zone, therefore, the component of the site that is at risk of flooding should not be developed and instead provide part of the sites open space requirement. A Flood Consequences Assessment will be required as part

							of planning applications to demonstrate how flood risk can be managed.
H1203 Site off the B4342	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
E1201 Felinfach Industrial Estate	The Afon Aeron runs near the eastern boundary of the site and around 20% of it is on the C1 flood zone. Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for M0201.
13 Llanarth							
H1301 Land rear of Brynawen	Part of site (less than 5%) in C2 flood zone. Increase in area of non-permeable surfaces due to soil sealing on this greenfield site.	Local	Permanent	-	-	-	See mitigation for H2102.
H1302 Land adjacent to Vicarage	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H1303 Field adjoining Allt y Bryn Estate	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H1304 Site off Alma Street	Developing on a greenfield site will increase impermeable surfaces and run-off. Tree felling on this greenfield site would increase flood risk.	Local	Permanent	-	-	-	
14 Llanilar							
H1401 Land Opposite Y Gorlan	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
15 Llan-non							
H1501 Land rear of Pont Pen-lon	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H1502 Stad Craig Ddu	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H1503 Land rear of Cylch Peris	Developing on a greenfield site will increase impermeable surfaces	Local	Permanent	-	-	-	See mitigation for H0101.

	and run-off.						
16 Llanrhystud							
H1601 Clos Alltfach	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H1602 Pentref Uchaf	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H1902 Land adjacent to Pendre	Developing on a greenfield site will increase impermeable surfaces and run-off. Tree felling on this greenfield site would increase flood risk.	Local	Permanent	-	-	-	
20 Pontrhydfendigaid							
H2001 Dolwerdd	Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H2002 Land Adjacent to Rock House	Part of site (less than 25%) in C2 flood zone. Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H2102.
21 Tal-y-bont							
H2101 Y Dderwen	Developing on a greenfield site would increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H2102 Maes y Deri	Developing on a greenfield site would increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H2103 Glan Ceulan	The Afon Ceulan runs near the eastern boundary of the site, and	Local	Permanent	-	-	-	See mitigation for H2102.

	around 25% of it is on the C2 flood zone. Developing on a greenfield site will increase impermeable surfaces and run-off.						
H2104 Land adjacent to St. David's Church	Developing on a greenfield site would increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
T2101 Dyfi Junction Access	100% of the site is on the C2 flood zone. Owing to the nature of the site, this effect is unlikely to be significant.	Local	Permanent	-	-	-	See mitigation for M0201.
22 Y Borth							
H2201 Land adjoining Min-y-Graig	Developing on a greenfield site would increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H2202 Land adjoining Borth County Primary School	Developing on a greenfield site would increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 2: Soil, Air and Water							
Objectives: 2a. Safeguard soil quality and quantity							
Sub Objectives: <ul style="list-style-type: none"> • To avoid and reduce contamination of soils. • To promote the regeneration and redevelopment of brownfield and contaminated land. • To minimise soil erosion. • To protect and enhance soil quantity (including non-chemical soil functions and processes such as permeability) and quantity, especially of carbon rich soils. • Reduce SO2 and NO2 emissions and nitrate pollution from agriculture. • To minimise soil sealing. • To minimise soil compaction. • To take account of soil function. • To avoid increased diffuse pollution from agriculture and other economic activities 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	Policy DM22 looks to minimise the effects of development on soil and thereby helps mitigate the negative effects of this policy on the SA/SEA Objective.
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0103 Land behind Ivydene, Llwynceilyn	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0104 Land south of Maes y Pentre	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0202 Land at Stepside Farm, Gwbert	This is a greenfield site therefore	Local	Permanent	-	-	-	See mitigation for H0101.

Rd, Aberteifi	there will be some soil sealing.						
H0203 Pentop Fields, Cardigan	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
M0201 Pwllhai	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
E0201 Parc Teifi	This is a mostly greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
E0202 Pentood	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
MNA0201 Penparc	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
03 Aberystwyth							
H0301 Maes Crugiau	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0302 Crugiau	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0303 Land adjoining Hafod y Waun	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0304 Cefnesgair	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0305 Maesceinion	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0306 Land at Southgate	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
E0301 Glanyrafon Industrial Estate Extension	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
E0302 Glanyrafon Industrial Estate	This is a mostly brownfield site therefore there will be very limited some soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	

E0303 Llanbadarn Industrial Estate	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
E0304 Cefn Llan Science Park	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
E0305 Capel Bangor Business Park	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
M0301 Old Post Office	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
M0302 Mill Street Site	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
M0303 Park Avenue	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
M0304 Swyddfa Sir	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
M0305 Llanbadarn Campus	This is a partially greenfield site therefore there will be some soil loss.	Local	Permanent	-	-	-	See mitigation for H0101.
M0306 Penglais Farm	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
T0301 Rhydyfelin Park and Ride	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	Greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.

05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
H0502 Site rear of Ffynnonbedr	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0503 Sites located on corner Forest Road.	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0504 Site located on Forest Road	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0505 Land adjacent to Maes y Deri	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
E0501 Llambed Business Park	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
E0502 Old Mart Site	This is a brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
E0602 Horeb Business Park	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
07 Tregaron							
H0701 Land off Dewi Road	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0702 Land rear to Rhyd-y-Fawnog	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
M0701 Cylch Caron Project, land rear of Talbot Yard	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
MNA0701 Pant	Around 50% of the site is grade 3 agricultural soils, which is the highest grade in Ceredigion.	Local	Permanent	-	-	-	See mitigation for H0101.

08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0802 Trenchard Estate west	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0803 Maeswerdd, Lon Ysgolig	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0804 Field next to Brynglas Estate	This is a greenfield site therefore there will be some soil sealing. Part of the soil is potentially on grade 3 agricultural land.	Local	Permanent	-	-	-	See mitigation for H0101.
H0805 Land at Plas Newydd South east of Parc y Delyn	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
E0801 Parc Aberporth	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
M0801 West Wales Airport	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
M0802 Aberporth sports and social club	This is a mostly brownfield site therefore there will be little soil sealing. Building on brownfield land will also reduce the pressure to develop on greenfield land.	Local	Permanent	+	+	+	
09 Bow Street							
H0901 Land adjacent to Erw Las	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0902 Land adjacent to Ysgol Gynradd Rhydpennau	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
T0901 Bow Street Railway Station	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	This is a mostly greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1102 Land at and to north east of Tegfan	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1103 North east of Cenarth School	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.

12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1202 Cae'r Bont, Felinfach	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1203 Site off the B4342	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
E1201 Felinfach Industrial Estate	The estate is partially greenfield land; therefore there will be some soil sealing. However, since the majority of the site is already constructed, this is likely to be minimal.	Local	Permanent	0	0	0	
13 Llanarth							
H1301 Land rear of Brynawen	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1302 Land adjacent to Vicarage	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1303 Field adjoining Allt y Bryn Estate	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1304 Site off Alma Street	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
14 Llanilar							
H1401 Land Opposite Y Gorlan	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
15 Llan-non							
H1501 Land rear or Pont Pen-lon	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1502 Stad Craig Ddu	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1503 Land rear of Cylch Peris	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
16 Llanrhystud							
H1601 Clos Alltfach	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1602 Pentref Uchaf	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							

18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H1902 Land adjacent to Pendre	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
20 Pontrhydfendigaid							
H2001 Dolwerdd	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H2002 Land Adjacent to Rock House	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
21 Tal-y-bont							
H2101 Y Dderwen	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H2102 Maes y Deri	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H2103 Glan Ceulan	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H2104 Land adjacent to St. David's Church	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
T2101 Dyfi Junction Access	This is a greenfield site therefore there will be some soil sealing. Owing to the nature of the site, this effect is unlikely to be significant.	Local	Permanent	-	-	-	See mitigation for H0101.
22 Y Borth							
H2201 Land adjoining Min-y-Graig	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.
H2202 Land adjoining Borth County Primary School	This is a greenfield site therefore there will be some soil sealing.	Local	Permanent	-	-	-	See mitigation for H0101.

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 2: Soil, Air and Water</p> <p>Objectives: 2b. Maintain and improve air quality</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To reduce negative effects of power generation, heavy industries and transport on local air quality. • To reduce levels of the UK National Air Quality pollutants. • To reduce levels of ground-level ozone; • To avoid siting new developments in areas of poor air quality. • To encourage cleaner technology for power generation, heavy industry and transport. • To reduce the need for travel, through appropriate siting of new developments and provision of public infrastructure. • To reduce levels of acid deposition. • To reduce levels of ammonia deposition. • To reduce levels of stratospheric ozone depletions. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	The site is within moderate walking distance of public transport, local facilities and housing.	Regional	Permanent	-	-	-	The effects of development on air quality have been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies DM03, DM04, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, development on this site should include provision

							for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0103 Land behind Ivydene, Llwynceilyn	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0104 Land south of Maes y Pentre	The site lacks a pavement and is a moderate distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Regional	Permanent	-	-	-	See mitigation for H0101.
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel. However, the steep approach may discourage walking and cycling.	Regional	Permanent	+	+	+	See mitigation for H0101.

H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel. However, the steep approach may discourage walking and cycling.	Regional	Permanent	+	+	+	See mitigation for H0101.
H0203 Pentop Fields, Cardigan	Within moderate walking distance of public transport, local facilities and housing.	Regional	Permanent	-	-	-	See mitigation for H0101.
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	Within moderate walking distance of public transport, local facilities and housing.	Regional	Permanent	-	-	-	See mitigation for H0101.
M0201 Pwllhai	The site is within easy walking distance of public transport, other local facilities, housing and Cardigan town centre, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	

<p>E0201 Parc Teifi</p>	<p>Although the site is within easy walking distance of public transport and local facilities, these are on the opposite side of a dual carriageway, discouraging walking and cycling.</p>	<p>Regional</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>The effects of development on air quality have been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies DM03, DM06, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, development on this site should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.</p>
<p>E0202 Pentood</p>	<p>The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.</p>	<p>Regional</p>	<p>Permanent</p>	<p>+</p>	<p>+</p>	<p>+</p>	
<p>MNA0201 Penparc</p>	<p>Because the site is already operating as a quarry and its expansion would not result in increased expansion, there would be no increase in the amount of dust or emissions created from its continued operation</p>	<p>Regional</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Policies DM14 and DM20 will help any mitigate the negative effects on the SA/SEA Objectives by requiring woodlands to be retained as part of a development, or if loss is inevitable, this be adequately compensated for.</p>
<p>03 Aberystwyth</p>							

H0301 Maes Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Regional	Permanent	+	+	+	
H0302 Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Regional	Permanent	+	+	+	
H0303 Land adjoining Hafod y Waun	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Regional	Permanent	+	+	+	
H0304 Cefnesgair	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Regional	Permanent	+	+	+	
H0305 Maesceinion	The site is within moderate walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Regional	Permanent	-	-	-	See mitigation for H0101.

H0306 Land at Southgate	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Regional	Permanent	+	+	+	See mitigation for MNA0201.
E0301 Glanyrafon Industrial Estate Extension	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route and has cycling access to Llanbadarn Fawr. However, it is still too remote for pedestrian access to the normal mode of access.	Regional	Permanent	-	-	-	See mitigation for MNA0201.
E0302 Glanyrafon Industrial Estate	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Regional	Permanent	-	-	-	See mitigation for E0201.
E0303 Llanbadarn Industrial Estate	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
E0304 Cefn Llan Science Park	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	

<p>E0305 Capel Bangor Business Park</p>	<p>While the site is within easy walking distance of public transport, local facilities and housing in Capel Bangor, it is a considerable distance from the areas centres of population, in particular Aberystwyth. While it could be argued that its location on one of the main strategic routes should assist facilitate sustainable means of access to the site, its scale and nature will inevitably lead to extra journeys in the area both in terms of logistics and workforce.</p> <p>However, the Environmental Impact Assessment for the site predicted that the change in air quality for Nitrogen Dioxide would be benign with no change forecast in either annual mean or hourly mean with or without development. The assessment of particulate matter in the air also indicated that levels would not change as a result of the development therefore there would not be any localised increase in traffic related pollutants as a result of the development. Therefore, the overall the indications are that air quality will not be significantly affected by the proposal.</p>	<p>Regional</p>	<p>Permanent</p>	<p>0</p>	<p>0</p>	<p>0</p>	
<p>M0301 Old Post Office</p>	<p>The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.</p>	<p>Regional</p>	<p>Permanent</p>	<p>+</p>	<p>+</p>	<p>+</p>	

M0302 Mill Street Site	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
M0303 Park Avenue	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
M0304 Swyddfa Sir	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
M0305 Llanbadarn Campus	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Regional	Permanent	+	+	+	See mitigation for MNA0201.
M0306 Penglais Farm	The site is within easy walking distance of university facilities and other university housing. However, it is some distance from the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Regional	Permanent	+	+	+	See mitigation for MNA0201.

T0301 Rhydyfelin Park and Ride	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	The site is within easy walking distance of public transport and local facilities. However, steep topography and the lack of a pavement on one potential approach may discourage walking/cycling.	Regional	Permanent	?	?	?	
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0502 Site rear of Ffynnonbedr	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0503 Sites located on corner Forest Road.	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	

H0504 Site located on Forest Road	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0505 Land adjacent to Maes y Deri	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
E0501 Llambed Business Park	The site is within moderate walking distance of public transport, local facilities and housing.	Regional	Permanent	-	-	-	See mitigation for E0201.
E0502 Old Fart Site	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Regional	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Regional	Permanent	-	-	-	See mitigation for E0201.

E0602 Horeb Business Park	The site is within easy walking distance of public transport, other local facilities and housing in Horeb. However, Horeb is a small Linked Settlement and the nearest significant centre of population, Llandysul, is not within walking distance, which therefore does not reduce the need to travel by private motor car.	Regional	Permanent	-	-	-	See mitigation for E0201.
07 Tregaron							
H0701 Land off Dewi Road	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0702 Land rear to Rhyd-y-Fawnog	Although adjoining the built form, and currently close to the primary school, the site is some distance from the main core of the settlement.	Regional	Permanent	-	-	-	See mitigation for H0101.
M0701 Cylch Caron Project, land rear of Talbot Yard	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
MNA0701 Pant	Because the site is already operating as a quarry and its expansion would not result in increased expansion, there would be no increase in the amount of dust or emissions created from its continued operation	Regional	Permanent	-	-	-	See mitigation for MNA0201.
08 Aberporth/Parcllyn							

H0801 Trenchard Estate south	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0802 Trenchard Estate west	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0803 Maeswerdd, Lon Ysgolig	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0804 Field next to Brynglas Estate	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0805 Land at Plas Newydd South east of Parc y Delyn	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	

E0801 Parc Aberporth	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Regional	Permanent	-	-	-	The effects of development on air quality have been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies DM03, DM04, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, development on this site should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.
M0801 West Wales Airport	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Regional	Permanent	-	-	-	See mitigation for E0201.
M0802 Aberporth sports and social club	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
09 Bow Street							
H0901 Land adjacent to Erw Las	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H0902 Land adjacent to Ysgol Gynradd Rhydpennau	The site is within easy walking distance of public transport, other	Regional	Permanent	+	+	+	

	local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.						
T0901 Bow Street Railway Station	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Regional	Permanent	-	-	-	The effects of development on air quality have been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies, DM03, DM04, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, development on this site should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of	Regional	Permanent	+	+	+	

	air pollutants associated with this kind of travel.						
H1102 Land at and to north east of Tegfan	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H1103 North east of Cenarth School	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H1202 Cae'r Bont, Felinfach	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H1203 Site off the B4342	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this	Regional	Permanent	+	+	+	

	kind of travel.						
E1201 Felinfach Industrial Estate	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route. However, the fact that the allocation is to allow the redevelopment of the existing site means that there should be no significant increase in employees and therefore no significant increase in journeys.	Regional	Permanent	0	0	0	
13 Llanarth							
H1301 Land rear of Brynawen	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H1302 Land adjacent to Vicarage	Although the site is located within the built form, access is along a narrow, steep road which may discourage walking and cycling.	Regional	Permanent	?	?	?	The effects of development on air quality have been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by private motor car. Policies, DM03, DM04, DM09, DM11 and DM12 all have elements that require the delivery of different types of mitigation that will limit the effects of the site on the SA/SEA Objective. Through these policies, development on this site should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access
H1303 Field adjoining Allt y Bryn Estate	The site is within easy walking distance of public transport, other	Regional	Permanent	+	+	+	

	local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.						
H1304 Site off Alma Street	The site is within easy walking distance of public transport, including a bus stop, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	See mitigation for MNA0201.
14 Llanilar							
H1401 Land Opposite Y Gorlan	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
15 Llan-non							
H1501 Land rear of Pont Pen-lon	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H1502 Stad Craig Ddu	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	

H1503 Land rear of Cylch Peris	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
16 Llanrhystud							
H1601 Clos Allfach	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H1602 Pentref Uchaf	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	Although the site is adjoining the built form, the site is some distance from the main core of the settlement and only has partially good pedestrian access.	Regional	Permanent	-	-	-	See mitigation for H1302.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this	Regional	Permanent	+	+	+	

	kind of travel.						
H1902 Land adjacent to Pendre	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	See mitigation for MNA0201.
20 Pontrhydfendigaid							
H2001 Dolwerdd	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H2002 Land Adjacent to Rock House	Although the site is adjoining the built form, the site is some distance from the main core of the settlement but has good pedestrian access. The site does however have a steep approach.	Regional	Permanent	-	-	-	See mitigation for H1302.
21 Tal-y-bont							
H2101 Y Dderwen	The site is within moderate walking distance of public transport, other local facilities and housing. Additionally, there are currently no pavements connecting the site to the centre of the settlement.	Regional	Permanent	-	-	-	See mitigation for H1302.
H2102 Maes y Deri	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	

H2103 Glan Ceulan	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
H2104 Land adjacent to St. David's Church	The site is within easy walking distance of public transport, other local facilities and housing, which reduces the need to travel by private motor car and consequently limits the volume of air pollutants associated with this kind of travel.	Regional	Permanent	+	+	+	
T2101 Dyfi Junction Access	No site specific effects.	Regional	Permanent	0	0	0	
22 Y Borth							
H2201 Land adjoining Min-y-Graig	The site is within walking distance of public transport and housing; however the steep approach and lack of pavement may discourage walking and cycling.	Regional	Permanent	?	?	?	See mitigation for H1302.
H2202 Land adjoining Borth County Primary School	The site is within easy walking distance of public transport and housing; however the potential for a steep approach may discourage walking and cycling.	Regional	Permanent	?	?	?	See mitigation for H1302.

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 2: Soil, Air and Water</p> <p>Objectives: 2c. Protect water resource quantity and quality</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To ensure water quality of rivers, lakes, ground-waters and coastal areas is improved. • To conserve public water supply. • To protect water availability in the natural environment. • To reduce diffuse pollution from urban and rural areas. • To reduce demand for water. • To increase water efficiency e.g. in new, refurbished and existing developments. • To limit land use related pollution (particularly nitrates) of water resources. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	Stream on southern boundary of site. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	Policy DM13 requires SUDS to be implemented as part of all developments in order to manage on-site run-off and reduce flood risk in adjacent areas. Policy DM22 looks to minimise the effects of development on water quality and thereby helps mitigate the negative effects of this policy on the SA/SEA Objective.
H0102 Site adjacent to Llwwyncelyn Primary School, Llwwyncelyn	There is a pond on site. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
H0103 Land behind Ivydene, Llwwyncelyn	There is a pond on site. Potential adverse effects on water quality	Local	Permanent	-	-	-	See mitigation for H0101.

	during construction and the life of the development.						
H0104 Land south of Maes y Pentre	No site specific effects.	Local	Permanent	0	0	0	
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0203 Pentop Fields, Cardigan	No site specific effects.	Local	Permanent	0	0	0	
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	No site specific effects.	Local	Permanent	0	0	0	
M0201 Pwllhai	The Afon Teifi runs near its southern edge and around 100% of it is on the C2 flood zone. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
E0201 Parc Teifi	The site is partially on the C2 flood zone.	Local	Permanent	-	-	-	See mitigation for H0101.
E0202 Pentood	The site is partially on the C2 flood zone and the Afon Teifi runs along its northern boundary, Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
MNA0201 Penparc	No site specific effects.	Local	Permanent	0	0	0	
03 Aberystwyth							
H0301 Maes Crugiau	Ditch on the eastern boundary of the site. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
H0302 Crugiau	Ditch on the western boundary of the site. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
H0303 Land adjoining Hafod y Waun	No site specific effects.	Local	Permanent	0	0	0	
H0304 Cefnesgair	No site specific effects.	Local	Permanent	0	0	0	
H0305 Maesceinion	There is a pond on site. Potential adverse effects on water quality	Local	Permanent	-	-	-	See mitigation for H0101.

	during construction and the life of the development.						
H0306 Land at Southgate	No site specific effects.	-	-	0	0	0	
E0301 Glanrafon Industrial Estate Extension	'The Afon Rheidol runs near the northern boundary of the site and around 5% of it is on the C2 flood zone. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
E0302 Glanrafon Industrial Estate	'The Afon Rheidol runs near the northern boundary of the site and around 80% of it is on the C2 flood zone. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
E0303 Llanbadarn Industrial Estate	The Afon Rheidol runs near the southern boundary of the site, and around 100% of it is on the C2 flood zone. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
E0304 Cefn Llan Science Park	No site specific effects.	Local	Permanent	0	0	0	
E0305 Cape Bangor Business Park	There is no flooding risk directly associated with the Afon Rheidol and only the northern boundary of the site where the new access it proposed to be built is affected by the Afon Melindwr. As part of the site is located on the floodplain a flood consequences assessment is required in accordance with the requirements of TAN 15: Development and Flood Risk (2004).	Local	Permanent	0	0	0	See mitigation for H0101.
M0301 Old Post Office	No site specific effects.	Local	Permanent	0	0	0	
M0302 Mill Street Site	The Afon Rheidol runs near its northern edge and around 80% of it is on the C2 flood zone. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.

M0303 Park Avenue	The Afon Rheidol runs near its northern edge and around 100% of it is on the C2 flood zone. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	The implementation of SUDS could reduce any negative effects on water quality.
M0304 Swyddfa Sir	No site specific effects.	Local	Permanent	0	0	0	
M0305 Llanbadarn Campus	Ditch on the southern boundary of the site. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
M0306 Penglais Farm	Ditches and streams onsite. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
T0301 Rhydyfelin Park and Ride	No site specific effects.	Local	Permanent	0	0	0	
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	No site specific effects.	Local	Permanent	0	0	0	
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	No site specific effects.	Local	Permanent	0	0	0	
H0502 Site rear of Ffynnonbedr	No site specific effects.	Local	Permanent	0	0	0	
H0503 Sites located on corner Forest Road.	No site specific effects.	Local	Permanent	0	0	0	
H0504 Site located on Forest Road	No site specific effects.	Local	Permanent	0	0	0	
H0505 Land adjacent to Maes y Deri	No site specific effects.	Local	Permanent	0	0	0	
E0501 Llambed Business Park	The Afon Dulais runs along the northern edge of the site, while a ditch runs through its centre. There is also a pond to its south. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
E0502 Old Mart Site	There is a tributary of the Afon Teifi along the western edge of the site. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
06 Llandysul							

H0601 Rear of the Beeches, Llandysul	No site specific effects.	Local	Permanent	0	0	0	
E0601 Llandysul Enterprise Park	No site specific effects.	Local	Permanent	0	0	0	
E0602 Horeb Business Park	No site specific effects.	Local	Permanent	0	0	0	
07 Tregaron							
H0701 Land off Dewi Road	The provision of a burial ground on 0.5ha of the site in close proximity to the Afon Teifi has potential negative effects on water quality.	Local	Permanent	-	-	-	Policy DM22 looks to minimise the effects of development on water quality and thereby helps mitigate the negative effects of this policy on the SA/SEA Objective. In addition, any extension of the cemetery could have an effect in terms of groundwater run-off contamination. The requirement to contact the Environment Agency could be added to the Allocated Sites Schedule to ensure that applicants gain the correct information.
H0702 Land rear to Rhyd-y-Fawnog	No site specific effects.	Local	Permanent	0	0	0	
M0701 Cylch Caron Project, land rear of Talbot Yard	No site specific effects.	Local	Permanent	0	0	0	
MNA0701 Pant	There are ditches running adjacent to the site. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	No site specific effects.	Local	Permanent	0	0	0	
H0802 Trenchard Estate west	No site specific effects.	Local	Permanent	0	0	0	
H0803 Maeswerdd, Lon Ysgolig	No site specific effects.	Local	Permanent	0	0	0	
H0804 Field next to Brynglas Estate	No site specific effects.	Local	Permanent	0	0	0	
H0805 Land at Plas Newydd South east of Parc y Delyn	No site specific effects.	Local	Permanent	0	0	0	
E0801 Parc Aberporth	No site specific effects.	Local	Permanent	0	0	0	
M0801 West Wales Airport	No site specific effects.	Local	Permanent	0	0	0	
M0802 Aberporth sports and social club	No site specific effects.	Local	Permanent	0	0	0	
09 Bow Street							
H0901 Land adjacent to Erw Las	No site specific effects.	Local	Permanent	0	0	0	
H0902 Land adjacent to Ysgol Gynradd Rhydpennau	No site specific effects.	Local	Permanent	0	0	0	
T0901 Bow Street Railway Station	Around 75% of the site is on the	Local	Permanent	-	-	-	See mitigation for H0101.

	C2 flood zone. Potential adverse effects on water quality during construction and the life of the development.						
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	No site specific effects.	Local	Permanent	0	0	0	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	No site specific effects.	Local	Permanent	0	0	0	
H1102 Land at and to north east of Tegfan	No site specific effects.	Local	Permanent	0	0	0	
H1103 North east of Cenarth School	No site specific effects.	Local	Permanent	0	0	0	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	No site specific effects.	Local	Permanent	0	0	0	
H1202 Cae'r Bont, Felinfach	A significant proportion of the site is on the C2 flood zone and a stream runs along its eastern boundary. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
H1203 Site off the B4342	No site specific effects.	Local	Permanent	0	0	0	
E1201 Felinfach Industrial Estate	No site specific effects.	Local	Permanent	0	0	0	
13 Llanarth							
H1301 Land rear of Brynawen	Part of site (less than 5%) in C2 flood zone. Potential adverse effects on water quality - stream to the southwest	Local	Permanent	-	-	-	See mitigation for H0101.
H1302 Land adjacent to Vicarage	No site specific effects.	Local	Permanent	0	0	0	
H1303 Field adjoining Allt y Bryn Estate	No site specific effects.	Local	Permanent	0	0	0	
H1304 Site off Alma Street	No site specific effects.	Local	Permanent	0	0	0	
14 Llanilar							
H1401 Land Opposite Y Gorlan	No site specific effects.	Local	Permanent	0	0	0	
15 Llan-non							
H1501 Land rear or Pont Pen-lon	No site specific effects.	Local	Permanent	0	0	0	
H1502 Stad Craig Ddu	The north-eastern boundary of the site is adjacent to the river. Potential adverse effects on water	Local	Permanent	-	-	-	See mitigation for H0101.

	quality during construction and the life of the development.						
H1503 Land rear of Cylch Peris	No site specific effects.	Local	Permanent	0	0	0	
16 Llanrhystud							
H1601 Clos Alltfach	No site specific effects.	Local	Permanent	0	0	0	
H1602 Pentref Uchaf	No site specific effects.	Local	Permanent	0	0	0	
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	There a stream running close to the southern boundary. Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	No site specific effects.	Local	Permanent	0	0	0	
H1902 Land adjacent to Pendre	No site specific effects.	Local	Permanent	0	0	0	
20 Pontrhydfendigaid							
H2001 Dolwerdd	No site specific effects.	Local	Permanent	0	0	0	
H2002 Land Adjacent to Rock House	The site is partially on the C2 flood zone and there a stream running down its eastern side, Potential adverse effects on water quality during construction and the life of the development.	Local	Permanent	-	-	-	See mitigation for H0101.
21 Tal-y-bont							
H2101 Y Dderwen	No site specific effects.	Local	Permanent	0	0	0	
H2102 Maes y Deri	No site specific effects.	Local	Permanent	0	0	0	
H2103 Glan Ceulan	The Afon Ceulan runs near the eastern boundary of the site, and around 25% of it is on the C2 floodplain. Developing on a greenfield site will increase impermeable surfaces and run-off.	Local	Permanent	-	-	-	See mitigation for H0101.
H2104 Land adjacent to St. David's Church	No site specific effects.	Local	Permanent	0	0	0	

T2101 Dyfi Junction Access	Around 100% of the site is on the C2 flood zone. Potential adverse effects on water quality during construction and the life of the development. Owing to the nature of the site, this effect is unlikely to be significant.	Local	Permanent	-	-	-	See mitigation for H0101.
22 Y Borth							
H2201 Land adjoining Min-y-Graig	No site specific effects.	Local	Permanent	0	0	0	
H2202 Land adjoining Borth County Primary School	No site specific effects.	Local	Permanent	0	0	0	

Assessor: Dan Harris, Graham Dorrington, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 3: Material Assets							
Objectives: 3a. Make sustainable use of natural resources							
Sub Objectives:							
<ul style="list-style-type: none"> • Promote decoupling of resource use from economic prosperity. • Encourage sustainable use of natural resources e.g. water. • Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials. • Minimise energy consumption and promote renewable energy sources. • Promote the waste hierarchy of reduce, reuse and recycle. • Promote the principles of sustainable development through all new services and infrastructure. • Promote the use of more sustainable resources. • Promote delivery of robust ICT Broadband infrastructure. • To value, conserve and enhance geodiversity. • To ensure adequate sewage capacity is provided for new development. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0102 Site adjacent to Llwynycelyn Primary School, Llwynycelyn	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0103 Land behind Ivydene, Llwynycelyn	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0104 Land south of Maes y Pentre	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert	The site is not located on any	Regional	Permanent	0	0	0	

Rd, Aberteifi	bedrock or deposits classed as mineral resources.						
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0203 Pentop Fields, Cardigan	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
M0201 Pwllhai	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
E0201 Parc Teifi	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
E0202 Pentood	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource. However, owing to the fact that the site is already developed, the effect on the SA/SEA Objective is negligible.	Regional	Permanent	0	0	0	
MNA0201 Penparc	Because the site is an extension rather than a new operation, it is intrinsically more sustainable than a new one, particularly light of the fact that there is a large shortfall in secondary resources.	Local	Permanent	+	+	+	Site can be used for the storage of aggregates once the resource is exhausted.
03 Aberystwyth							
H0301 Maes Crugiau	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	Policy LU30 states that where practicable and appropriate pre-extraction should be implemented to prevent or reduce the sterilisation of mineral resources.
H0302 Crugiau	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H0303 Land adjoining Hafod y Waun	The site is not located on any bedrock or deposits classed as	Regional	Permanent	0	0	0	

	mineral resources.						
H0304 Cefnesgair	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0305 Maesceinion	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0306 Land at Southgate	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
E0301 Glanyrafon Industrial Estate Extension	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
E0302 Glanyrafon Industrial Estate	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
E0303 Llanbadarn Industrial Estate	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
E0304 Cefn Llan Science Park	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
E0305 Capel Bangor Business Park	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
M0301 Old Post Office	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
M0302 Mill Street Site	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource. However, owing to the fact that the site is already developed, the effect on the SA/SEA Objective is negligible.	Regional	Permanent	0	0	0	

M0303 Park Avenue	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource. However, owing to the fact that the site is already developed, the effect on the SA/SEA Objective is negligible.	Regional	Permanent	0	0	0	
M0304 Swyddfa Sir	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource. However, owing to the fact that the site is already developed, the effect on the SA/SEA Objective is negligible.	Regional	Permanent	0	0	0	
M0305 Llanbadarn Campus	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
M0306 Penglais Farm	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
T0301 Rhydyfelin Park and Ride	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource. However, owing to the fact that the site is already developed, the effect on the SA/SEA Objective is negligible.	Regional	Permanent	0	0	0	
H0502 Site rear of Ffynnonbedr	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.

H0503 Sites located on corner Forest Road.	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H0504 Site located on Forest Road	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H0505 Land adjacent to Maes y Deri	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
E0501 Llambed Business Park	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource. However, owing to the fact that the site is already developed, the effect on the SA/SEA Objective is negligible.	Regional	Permanent	0	0	0	
E0502 Old Mart Site	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource. However, owing to the fact that the site is brownfield and already largely developed, the effect on the SA/SEA Objective is negligible.	Regional	Permanent	0	0	0	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
E0601 Llandysul Enterprise Park	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
E0602 Horeb Business Park	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
07 Tregaron							
H0701 Land off Dewi Road	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.

H0702 Land rear to Rhyd-y-Fawnog	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
M0701 Cylch Caron Project, land rear of Talbot Yard	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
MNA0701 Pant	Because the site is an extension rather than a new operation, it is intrinsically more sustainable than a new one, particularly light of the fact that there is a large shortfall in secondary resources.	Local	Permanent	+	+	+	Site can be used for the storage of aggregates once the resource is exhausted.
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0802 Trenchard Estate west	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0803 Maeswerdd, Lon Ysgolig	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0804 Field next to Brynglas Estate	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H0805 Land at Plas Newydd South east of Parc y Delyn	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
E0801 Parc Aberporth	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
M0801 West Wales Airport	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
M0802 Aberporth sports and social club	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
09 Bow Street							

H0901 Land adjacent to Erw Las	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H0902 Land adjacent to Ysgol Gynradd Rhydypennau	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
T0901 Bow Street Railway Station	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
11 Cengarth							
H1101 Land off Spring Meadow Estate, Cengarth	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H1102 Land at and to north east of Tegfan	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H1103 North east of Cengarth School	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H1202 Cae'r Bont, Felinfach	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H1203 Site off the B4342	The site may impinge on superficial sand and gravel deposits, which are classed as a	Regional	Permanent	-	-	-	See mitigation for H0301.

	mineral resource.						
E1201 Felinfach Industrial Estate	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource. However, owing to the fact that the site is already developed, the effect on the SA/SEA Objective is negligible.	Regional	Permanent	0	0	0	
13 Llanarth							
H1301 Land rear of Brynawen	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H1302 Land adjacent to Vicarage	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H1303 Field adjoining Allt y Bryn Estate	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H1304 Site off Alma Street	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
14 Llanilar							
H1401 Land Opposite Y Gorlan	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
15 Llan-non							
H1501 Land rear of Pont Pen-lon	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H1502 Stad Craig Ddu	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H1503 Land rear of Cylch Peris	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.

16 Llanrhystud							
H1601 Clos Alltfach	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H1602 Pentref Uchaf	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H1902 Land adjacent to Pendre	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
20 Pontrhydfendigaid							
H2001 Dolwerdd	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H2002 Land Adjacent to Rock House	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
21 Tal-y-bont							
H2101 Y Dderwen	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H2102 Maes y Deri	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.

H2103 Glan Ceulan	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
H2104 Land adjacent to St. David's Church	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
T2101 Dyfi Junction Access	The site may impinge on superficial sand and gravel deposits, which are classed as a mineral resource.	Regional	Permanent	-	-	-	See mitigation for H0301.
22 Y Borth							
H2201 Land adjoining Min-y-Graig	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	
H2202 Land adjoining Borth County Primary School	The site is not located on any bedrock or deposits classed as mineral resources.	Regional	Permanent	0	0	0	

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 3: Material Assets							
Objectives: 3b. High quality services and infrastructure							
Sub Objectives:							
<ul style="list-style-type: none"> • Promote decoupling of resource use from economic prosperity. • Encourage sustainable use of natural resources e.g. water. • Minimise the use of finite resources and promote higher resource efficiency and the use of secondary and recycled materials. • Minimise energy consumption and promote renewable energy sources. • Promote the waste hierarchy of reduce, reuse and recycle. • Promote the principles of sustainable development through all new services and infrastructure. • Promote the use of more sustainable resources. • Promote delivery of robust ICT Broadband infrastructure. • To value, conserve and enhance geodiversity. • To ensure adequate sewage capacity is provided for new development. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	No site specific effects.	Local	Permanent	0	0	0	
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0103 Land behind Ivydene, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0104 Land south of Maes y Pentre	No site specific effects.	Local	Permanent	0	0	0	
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0203 Pentop Fields, Cardigan	No site specific effects.	Local	Permanent	0	0	0	
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	No site specific effects.	Local	Permanent	0	0	0	

M0201 Pwllhai	No site specific effects.	Local	Permanent	0	0	0
E0201 Parc Teifi	No site specific effects.	Local	Permanent	0	0	0
E0202 Pentood	No site specific effects.	Local	Permanent	0	0	0
MNA0201 Penparc	No site specific effects.	Local	Permanent	0	0	0
03 Aberystwyth						
H0301 Maes Crugiau	No site specific effects.	Local	Permanent	0	0	0
H0302 Crugiau	No site specific effects.	Local	Permanent	0	0	0
H0303 Land adjoining Hafod y Waun	No site specific effects.	Local	Permanent	0	0	0
H0304 Cefnesgair	No site specific effects.	Local	Permanent	0	0	0
H0305 Maesceinion	No site specific effects.	Local	Permanent	0	0	0
H0306 Land at Southgate	No site specific effects.	Local	Permanent	0	0	0
E0301 Glanyrafon Industrial Estate Extension	No site specific effects.	Local	Permanent	0	0	0
E0302 Glanyrafon Industrial Estate	No site specific effects.	Local	Permanent	0	0	0
E0303 Llanbadarn Industrial Estate	No site specific effects.	Local	Permanent	0	0	0
E0304 Cefn Llan Science Park	No site specific effects.	Local	Permanent	0	0	0
E0305 Capel Bangor Business Park	As part of the development, it is proposed that the local sewage infrastructure be improved.	Local	Permanent	+	+	+
M0301 Old Post Office	No site specific effects.	Local	Permanent	0	0	0
M0302 Mill Street Site	No site specific effects.	Local	Permanent	0	0	0
M0303 Park Avenue	No site specific effects.	Local	Permanent	0	0	0
M0304 Swyddfa Sir	No site specific effects.	Local	Permanent	0	0	0
M0305 Llanbadarn Campus	No site specific effects.	Local	Permanent	0	0	0
M0306 Penglais Farm	No site specific effects.	Local	Permanent	0	0	0
T0301 Rhydyfelin Park and Ride	No site specific effects.	Local	Permanent	0	0	0
04 Adpar/Newcastle Emlyn						
H0401 Land opposite Parc y Trap Adpar	No site specific effects.	Local	Permanent	0	0	0
05 Llanbedr Pont Steffan						
H0501 Former Lampeter Primary School	No site specific effects.	Local	Permanent	0	0	0
H0502 Site rear of Ffynnonbedr	No site specific effects.	Local	Permanent	0	0	0
H0503 Sites located on corner Forest Road.	No site specific effects.	Local	Permanent	0	0	0
H0504 Site located on Forest Road	No site specific effects.	Local	Permanent	0	0	0
H0505 Land adjacent to Maes y Deri	No site specific effects.	Local	Permanent	0	0	0
E0501 Llambed Business Park	No site specific effects.	Local	Permanent	0	0	0
E0502 Old Mart Site	No site specific effects.	Local	Permanent	0	0	0

06 Llandysul							
H0601 Rear of the Beeches, Llandysul	No site specific effects.	Local	Permanent	0	0	0	
E0601 Llandysul Enterprise Park	No site specific effects.	Local	Permanent	0	0	0	
E0602 Horeb Business Park	No site specific effects.	Local	Permanent	0	0	0	
07 Tregaron							
H0701 Land off Dewi Road	No site specific effects.	Local	Permanent	0	0	0	
H0702 Land rear to Rhyd-y-Fawnog	No site specific effects.	Local	Permanent	0	0	0	
M0701 Cylch Caron Project, land rear of Talbot Yard	No site specific effects.	Local	Permanent	0	0	0	
MNA0701 Pant	No site specific effects.	Local	Permanent	0	0	0	
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	No site specific effects.	Local	Permanent	0	0	0	
H0802 Trenchard Estate west	No site specific effects.	Local	Permanent	0	0	0	
H0803 Maeswerdd, Lon Ysgolig	No site specific effects.	Local	Permanent	0	0	0	
H0804 Field next to Brynglas Estate	No site specific effects.	Local	Permanent	0	0	0	
H0805 Land at Plas Newydd South east of Parc y Delyn	No site specific effects.	Local	Permanent	0	0	0	
E0801 Parc Aberporth	No site specific effects.	Local	Permanent	0	0	0	
M0801 West Wales Airport	No site specific effects.	Local	Permanent	0	0	0	
M0802 Aberporth sports and social club	No site specific effects.	Local	Permanent	0	0	0	
09 Bow Street							
H0901 Land adjacent to Erw Las	No site specific effects.	Local	Permanent	0	0	0	
H0902 Land adjacent to Ysgol Gynradd Rhydpennau	No site specific effects.	Local	Permanent	0	0	0	
T0901 Bow Street Railway Station	No site specific effects.	Local	Permanent	0	0	0	
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	No site specific effects.	Local	Permanent	0	0	0	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	No site specific effects.	Local	Permanent	0	0	0	
H1102 Land at and to north east of Tegfan	No site specific effects.	Local	Permanent	0	0	0	
H1103 North east of Cenarth School	No site specific effects.	Local	Permanent	0	0	0	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	No site specific effects.	Local	Permanent	0	0	0	
H1202 Cae'r Bont, Felinfach	No site specific effects.	Local	Permanent	0	0	0	
H1203 Site off the B4342	No site specific effects.	Local	Permanent	0	0	0	

E1201 Felinfach Industrial Estate	No site specific effects.	Local	Permanent	0	0	0
13 Llanarth						
H1301 Land rear of Brynawen	No site specific effects.	Local	Permanent	0	0	0
H1302 Land adjacent to Vicarage	No site specific effects.	Local	Permanent	0	0	0
H1303 Field adjoining Allt y Bryn Estate	No site specific effects.	Local	Permanent	0	0	0
H1304 Site off Alma Street	No site specific effects.	Local	Permanent	0	0	0
14 Llanilar						
H1401 Land Opposite Y Gorlan	No site specific effects.	Local	Permanent	0	0	0
15 Llan-non						
H1501 Land rear of Pont Pen-lon	No site specific effects.	Local	Permanent	0	0	0
H1502 Stad Craig Ddu	No site specific effects.	Local	Permanent	0	0	0
H1503 Land rear of Cylch Peris	No site specific effects.	Local	Permanent	0	0	0
16 Llanrhystud						
H1601 Clos Alltfach	No site specific effects.	Local	Permanent	0	0	0
H1602 Pentref Uchaf	No site specific effects.	Local	Permanent	0	0	0
17 Llanybydder						
Not Applicable - Service Centre in Carmarthenshire						
18 Penrhyn-coch						
H1801 Land adjacent to Y Gelli	No site specific effects.	Local	Permanent	0	0	0
19 Pontarfynach						
H1901 Land adjacent to Heol Elennydd	No site specific effects.	Local	Permanent	0	0	0
H1902 Land adjacent to Pendre	No site specific effects.	Local	Permanent	0	0	0
20 Pontrhydfendigaid						
H2001 Dolwerdd	No site specific effects.	Local	Permanent	0	0	0
H2002 Land Adjacent to Rock House	No site specific effects.	Local	Permanent	0	0	0
21 Tal-y-bont						
H2101 Y Dderwen	No site specific effects.	Local	Permanent	0	0	0
H2102 Maes y Deri	No site specific effects.	Local	Permanent	0	0	0
H2103 Glan Ceulan	No site specific effects.	Local	Permanent	0	0	0
H2104 Land adjacent to St. David's Church	No site specific effects.	Local	Permanent	0	0	0
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0
22 Y Borth						
H2201 Land adjoining Min-y-Graig	No site specific effects.	Local	Permanent	0	0	0
H2202 Land adjoining Borth County Primary School	No site specific effects.	Local	Permanent	0	0	0

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 4: Biodiversity</p> <p>Objectives: 4a. Value, conserve and enhance biodiversity</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To protect the integrity of European, proposed European and listed Ramsar sites, and to conserve or, where not at a favourable conservation status, enhance their interest features. • To avoid damage or fragmentation of designated sites, habitats and protected species and encourage their enhancement and connection. • To conserve, enhance and create appropriate wildlife habitats and wider biodiversity in urban and rural areas. • To encourage innovative methods of producing biodiversity gain in urban and rural areas for both new and existing developments. • To enable people to access and appreciate Ceredigion’s natural heritage. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	Trees and hedgerows on greenfield site. B2.1 Unimproved grassland. A stream runs down the south side of the site, and it is adjacent to woodland. Within 500 metres of an otter siting. Highest biodiversity assessment score 12 (medium). The majority of the site scored 7 (low/medium). Hedgerows scored 1's (high and a 2 (medium). Ditch scored 1 (high).	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Any loss of UK BAP priority habitat will need to be compensated. Ensure that woodland and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.

<p>H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn</p>	<p>Trees and hedgerows around this greenfield site. B4 Improved grassland on around 80% of site. Woodland with a pond (potential UKBAP priority habitat) on 20% of site. There is a stream that runs to the north of the site</p>	<p>Local/National</p>	<p>Permanent</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>Mitigation is applied through Policy DM14. Trees and hedgerows need to be protected or reinstated. Ensure that woodland, stream and stream side habitats are protected. Any loss of UKBAP habitat would need to be compensated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>
<p>H0103 Land behind Ivydene, Llwynceilyn</p>	<p>Mature trees and hedgerows surround this greenfield site. The majority of the site is B.4 Improved Grassland. The centre of the site contains a large pond (UK BAP priority habitat) (G.1 Standing Water). Adjacent to B2.2 semi-improved neutral grassland</p>	<p>National</p>	<p>Permanent</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that pond and grassland habitat are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>
<p>H0104 Land south of Maes y Pentre</p>	<p>Mature trees and hedgerows surround this greenfield site. B.4 Improved Grassland. Areas of longer grass at verges. Near to a pond and semi-improved neutral grassland. Has a small portion of buildings present (J.3.6 Buildings)</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Mitigation is applied through Policies DM14 and DM15. Hedgerows need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>

02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	Trees and hedgerows on greenfield site, and around 10% is semi natural broadleaved woodland (which is a UKBAP priority habitat) to the south. Majority biodiversity assessment score 7 (low-med). Hedgerows scored high and med (1 and 2). Ditch scored med and low (2 and 3).	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of priority habitat will need to be compensated. Ensure that woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	Trees and hedgerows on greenfield site. Majority biodiversity assessment score 7 (low-med). Hedgerows scored high and med (1 and 2). Ditch scored med (2).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Ensure that woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0203 Pentop Fields, Cardigan	Trees and hedgerows on greenfield site. It is within 2km of a marsh fritillary and pearl bordered fritillary sighting. Majority biodiversity assessment score 5 (low). Hedgerows scored high (1). Ditch scored med (2).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.

<p>H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels</p>	<p>Trees and hedgerows on greenfield site. It is adjacent to the Afon Teifi SAC and SSSI. Majority biodiversity assessment score 7 (low-med). Hedgerows scored high (1) and not scored.</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Mitigation is applied through Policy DM14. Trees and hedgerows need to be protected or reinstated. Ensure that river and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>
<p>M0201 Pwllhai</p>	<p>There are several mature trees on site. Siting of hoary mullien and white mullien have been recorded nearby. Highest biodiversity assessment score 8 (low-medium). Whole of the site lies within zone C2 and flood zones 2 & 4.</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Ensure that wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>
<p>E0201 Parc Teifi</p>	<p>Mature trees and hedgerows run around and through this site. Around 10% of the site is A1.1.1 semi-natural broadleaved woodland (UKBAP priority habitat) and less than 5% is A2.1. dense scrub. Several ditches run through and on the boundary of the site. Site has a mixture of biodiversity assessment scores of 7 (low-med), 10 (med), 13, 14 and 15 (med-high), 16 (high) and 21 and 24 (high). Hedgerows scored high and med (1 and 2) and not scored. Ditch scored high (1). Thought to be area of rich biodiversity. Large</p>	<p>National</p>	<p>Permanent</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that woodland, ditch and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>

	part of the site Zone C2 and flood zones 2 & 3.						
E0202 Pentood	Trees run around and through the site in various places, some of which have TPOs. Within 2 km of marsh fritillary and pearl bordered fritillary sightings. Adjacent to Afon Teifi SAC and SSSI and Teifi Marshes SSSI and NNR. Highest biodiversity assessment score 13 (medium high). The majority of the site scored 8 (low/medium). Hedgerows scored 2 (medium). Part of the site lies within zone C2 and flood zones 2 & 3. Could have a significant negative effect but also opportunity to improve the current site and reclaim so habitat for conservation.	Local/National	Permanent	?	?	?	Mitigation is applied through Policies DM14 and DM15. Trees need to be protected or reinstated. Protect SAC and SSSI. Ensure that river and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
MNA0201 Penparc	Trees and hedgerows around and through this greenfield site. Arable land. Adjacent to Banc Y Mwldan SSSI. Various records of category 1 and 2 species nearby. Part of the site is scrub and tall ruderal herb.	Local/National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Retain proportion of scrub. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
03 Aberystwyth							

<p>H0301 Maes Crugiau</p>	<p>Mature trees and hedgerows surround site and there are trees in the middle. A.1.3.2 mixed plantation woodland to the south and woodland to the north east. Ditch (2) on the north west corner. Majority biodiversity assessment score 7 (low-medium), Hedgerow value high (1) or not scored and ditch value 2 (med). Thought to be an area rich in biodiversity.</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Mitigation is applied through Policy DM14. Trees and hedgerows need to be protected or reinstated. Ensure that ditch and woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>
<p>H0302 Crugiau</p>	<p>Trees on the margins and in the centre of this greenfield site. Around 10% of the site is semi natural broadleaf woodland, which is a UKBAP priority habitat. The site is also around 5% scrub. A ditch runs along its western boundary. Site has a mixture of biodiversity assessment scores of 7 (low-med), 10 and 12 (med), 13 and 14 (med-high). Hedgerow high and med (1 and 2). Ditch scored high (1). Thought to be an area rich in biodiversity (ditch and tree area). Hedgerows and areas of scrub important for bats and possibly other mammals (Badgers). Development of this field should aim at retaining existing field boundaries (hedgerows and tree lines). Habitat survey recommended prior to determining any applications.</p>	<p>National</p>	<p>Permanent</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that ditch and woodland habitats are protected. Appropriate surveys, including bat and badger surveys, will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>
<p>H0303 Land adjoining Hafod y Waun</p>	<p>Mature trees and hedgerows around site. Part of site is B2.2 semi-improved neutral grassland and part is B.4 Improved grasslands. Adjacent to a wooded area. Marshy plants on northern part of site. Part of site is within 2</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat must be compensated. Ensure that woodland and wetland habitats are protected. Appropriate</p>

	km of a marsh fritillary sighting. Site has a mix of the following biodiversity assessment scores; 7 and 8 (med-low), 10 (med) and 15 (med-high). Hedgerows high value (1), ditch med (2). Ordinary watercourse runs along boundary.						surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0304 Cefnesgair	Mature trees and hedgerows around and through site. Species rich B2.2 Semi-improved neutral grassland verging on B2.1 Unimproved grassland (UKBAP priority habitat). Adjacent to B1.1 unimproved acid grassland and A.1.1.1 semi-natural broadleaved woodland. A ditch runs down the western edge of the site. Majority of site has a biodiversity assessment score of 7 (low-med). Hedgerows high and med (1 and 2) and not scored. Ditch med (2). West side thought to be rich in biodiversity.	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that woodland, ditch and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0305 Maesceinion	Mature trees and hedgerows around this site. Species rich B2.2 Semi-improved neutral grassland verging on B2.1 Unimproved grassland (UKBAP priority habitat). Pond in north western part of site. Adjacent to quarry and semi-natural broadleaved woodland, which has a large group TPO. Within 2 km of a marsh fritillary sighting. Majority of site has a biodiversity assessment score of 7 (low-med). Hedgerows scored high and low (1 and 3).	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat must be compensated. Ensure that woodland and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved.. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0306 Land at Southgate	Trees on the margins and in the centre of this greenfield site. B4	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and

	Improved grassland. Around 10% of the site is semi natural broadleaf woodland, which is a UKBAP priority habitat. Sitings of polecat, brown hare, weasel, bank vole have been made in adjacent fields. Majority biodiversity assessment score 7 (low-medium), small woodland strip 13 (med-high). Hedgerow value high (1) or not scored.						hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
E0301 Glanyrafon Industrial Estate Extension	There is a strip of trees to the north of this mainly brownfield site. A ditch with a pond runs along its northern boundary. Around 20% is semi-natural broadleaved woodland, which is a UKBAP priority habitat. The rest is long grass. It is also close to woodland and dense scrub along its southern boundary. The site is close to the Rheidol Shingle and Backwater SSSI. Sitings of water voles have been made nearby. Majority of the site has a biodiversity assessment score of 7 (low-med) with 14 (med-high). Hedgerows not scored. Ditches scored high (1). Thought to be area of rich biodiversity. This site has notable species recorded in the vicinity (plants: <i>Carex riparia</i>).	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that ditch, wetland and woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
E0302 Glanyrafon Industrial Estate	The site has trees and hedgerows throughout, and contains a number of UKBAP priority habitats, UKBAP species and protected species. There's a network of ditches throughout the site, which remain a stronghold for water voles. The site is close to the Rheidol Shingle	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that ditch, wetland and woodland habitats are protected.. Potential mitigation

	and Backwater SSSI. Site has biodiversity assessment scores from 7 (low-med) up to 18 (high). Thought to be an area of rich biodiversity (south and northern boundary and southern ditch).						measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
E0303 Llanbadarn Industrial Estate	Mature trees and hedgerows run around and through this site. Highest biodiversity assessment score 7 (low-medium). Hedgerows low, med and high (3, 2 and 1).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
E0304 Cefn Llan Science Park	Mature trees and hedgerows and scrub run around and through this site. TPOs to the south and east. Pond to the south east. Sitings of wall butterfly on site. Highest biodiversity assessment score 7 (low-medium). Hedgerows low, med and high (3, 2 and 1).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
E0305 Capel Bangor Business Park	Mature trees and hedgerows around and through this site. From previous surveys it was found that a small part of the site is semi-improved neutral grassland and most of the hedgerows are a conservation priority. Pipestrelle bat roosts and brown-long eared bat roosts were found and badger sets. The following bird species	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that grassland, river and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for

	were found in casual sightings; buzzard, magpie, blackbird, carrion crow, dunnock, blue tit, thrush and red kite. Barn Owl, sand martin and kingfisher have also been recorded here. The Afon Melindwr runs adjacent to the northern edge of the site. No reptile surveys were carried out. Adjacent to Afon Rheidol ger Capel Bangor SSSI.						allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
M0301 Old Post Office	Brownfield site. Site would need to be surveyed for bats. Highest biodiversity assessment score 8 (low-medium).	Local	Permanent	?	?	?	Mitigation is applied through Policies DM14 and DM15. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
M0302 Mill Street Site	There are a few trees on this brownfield site. Siting of northern goshawk have been made on site. Highest biodiversity assessment score 8 (low-medium).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
M0303 Park Avenue	The Afon Rheidol is on its south-western and south-eastern boundaries, and around 5% of the site is semi natural woodland, which is a UKBAP priority habitat. Highest biodiversity assessment score 8 (low-medium).	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that river/wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made

							before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
M0304 Swyddfa Sir	Brownfield site with a small amount of greenfield. May need bat survey. Highest biodiversity assessment score 8 (low-medium).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
M0305 Llanbadarn Campus	Mature trees throughout this brownfield site. Around 5% of it consists of mixed woodland plantation. There is a ditch on the southern boundary. Less than 5% is dense scrub and less than 5% semi natural broadleaved woodland, which is a UKBAP priority habitat. Part of site is B.4 Improved grassland. Site has a mixture of biodiversity assessment scores of 8 and 9 (low-med), 10, 11 and 12 (med) and 14 (med-high). Hedgerows not scored. Ditch scored high (1) Thought to be area of rich biodiversity (south and western perimeter).	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
M0306 Penglais Farm	Mature trees and hedgerows around site and through site. 5% of site is A1.1.1 semi-natural broadleaved woodland (UKBAP). Adjacent to A1.1.1 semi-natural broadleaved woodland. Stoat and common kestrel records adjacent to site. Ditch run through site. Within 2 km of Marsh fritillary	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that water, wetland and woodland habitats are protected. Appropriate surveys will need to be carried out and

	record. Ditch not scored. Majority biodiversity assessment score 7 (low-med) with some 14 (med-high), 16 (high) and 21 (outstanding). Thought to be an area rich in biodiversity.						appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
T0301 Rhydyfelin Park and Ride	Trees and hedgerows around and through this greenfield site. B2.2 semi-improved neutral grassland. Stream to the north of the site.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	Trees and hedgerows on and through this greenfield site. B2.2 semi-improved neutral grassland. Site is within 2000 metres of a Marsh Fritillary record.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	A few mature trees and hedgerows on and around this mainly brownfield site. The highest biodiversity assessment score was 8 (low-medium). The majority of the site scored 8 (low-medium).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in

							the Allocated Sites Schedule, the implementation of which is a requirement of S01.
H0502 Site rear of Ffynnonbedr	Trees and hedgerows on this greenfield site. B2.2 semi-improved neutral grassland. TPO to north east. Sitings of heath false broom, barn swallow, Manx shearwater and common kingfisher have been seen nearby. The highest biodiversity assessment score was 10 (medium). The majority of the site scored 7 (low-medium). Hedgerows scored 2 (medium).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0503 Sites located on corner Forest Road.	Mature trees and hedgerows around this greenfield site. B4 Improved grassland. Hedgerow is of an 'important hedgerow'. Ditch runs down the south part of this site. The highest biodiversity assessment score was 10 (medium). The majority of the site scored 7 (low-medium).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Ensure that ditch and wetland habitats are protected. . Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0504 Site located on Forest Road	Mature trees and hedgerows surround this greenfield site. Part of site is B4 Improved grassland and the other is B2.2 semi-improved neutral grassland. Adjacent to A1.2.2. woodland plantation to the east. TPOs surround the site. Outstanding habitat value. The highest biodiversity assessment score was 10 (medium). The majority of the site scored 7 (low-medium). Hedgerows scored 2 (medium).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.

<p>H0505 Land adjacent to Maes y Deri</p>	<p>Mature trees and hedgerows go through and surround this greenfield site. Adjacent to B.5 marshy grassland. The highest biodiversity assessment score was 13 (medium-high). The majority of the site scored 7 (low-medium). Hedgerows scored 1 (high) and 2's (medium).</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>
<p>E0501 Llambed Business Park</p>	<p>Mature trees and hedgerows on perimeter and through site. Some parts of scrubby areas with some longer grass. River to the east of the site which is part of the Afon Teifi SAC and SSSI. Includes small patches of woodland with TPOs. Adjacent to dense scrub and a large pond and wetland area.</p>	<p>Local</p>	<p>Permanent</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Protect SAC and SSSI. Ensure that river and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.</p>
<p>E0502 Old Mart Site</p>	<p>Trees and hedgerows on this greenfield site. Around 5% of the site is woodland, which is a UKBAP priority habitat. A tributary of the Afon Teifi, which is an SAC, runs along the western boundary of the site. The highest biodiversity score was 20 (outstanding). The majority of the site scored 15 (medium-high). Hedgerows scored 1 (high).</p>	<p>Local</p>	<p>Permanent</p>	<p>--</p>	<p>--</p>	<p>--</p>	<p>Mitigation will be applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Protected or reinstated. Ensure that river, wetland and woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a</p>

				requirement of Policy S01.			
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	Mature trees and hedgerows surround this greenfield site. B2.2 semi-improved neutral grassland and B4 Improved grassland. Highest biodiversity assessment score 7 (low-medium). Hedgerows high, med and low value (1, 2 and 3).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
E0601 Llandysul Enterprise Park	Greenfield site with small patches of A2.1 dense scrub (around 10%). Adjacent to A2.1 dense scrub, A1.1.1 semi-natural broadleaved woodland and B2.1. Unimproved neutral grassland. Highest biodiversity assessment score 10 (medium). Hedgerows med value (2).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Ensure that woodland, scrub and grassland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
E0602 Horeb Business Park	Mature trees and hedgerows around this mixed brownfield and greenfield site. Outstanding habitats value.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Ensure that woodland, scrub and grassland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a

							requirement of Policy S01.
07 Tregaron							
H0701 Land off Dewi Road	Trees and hedgerows on the margins and up the centre of the site this greenfield site. B2.2 semi-improved neutral grassland. It is adjacent to dense scrub. Brown hare have been sited adjacent to site, which is a UKBAP species. Highest biodiversity assessment score was 17 (high). The majority of the site scored 7 (low-medium). Hedgerows scored 1 (high), 2's (medium) and 3's (low). The provision of a burial ground on 0.5ha of the site in close proximity to the Afon Teifi SAC has potential negative effects on water quality of the SAC.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0702 Land rear to Rhyd-y-Fawnog	Trees and hedgerows this greenfield site. B2.2 semi-improved neutral grassland. The highest biodiversity assessment score was 10 (medium). The majority of the site scored 7 (low-medium). Hedgerows scored 2 (medium).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
M0701 Cylch Caron Project, land rear of Talbot Yard	Trees and hedgerows this greenfield site. Site is species rich B2.2 semi-improved neutral grassland. There is a patch of scrub and trees in/adjacent the/to site. Brown hare have been sighted in an adjacent field, which is a UKBAP species. Highest biodiversity assessment score was 12 (medium). The majority of the site scored 7 (low-medium).	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the

	Hedgerows scored 1 (high), 2 (medium) and 3 (low).						implementation of which is a requirement of S01.
MNA0701 Pant	Trees and hedgerows round this greenfield site. Adjacent to large ponds and scrub. Part of it is arable land.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that ponds are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	Mature trees (planted conifers) on perimeter and some on this greenfield site. Rest of site is B2.2. semi-improved neutral grassland.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0802 Trenchard Estate west	Mature trees on perimeter and some on this greenfield site. Whole site is B2.2. semi-improved neutral grassland. Small area of rough pasture at north. This area is under-grazed but relatively unimproved and species rich. Rest heavily over-grazed and although apparently less species rich, might potentially be as diverse as the undergrazed part. Would describe as good semi-improved pasture, near NVC (MG5), could be B2.1	Local/National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a

	but needs assessing in summer.						requirement of Policy S01.
H0803 Maeswerdd, Lon Ysgolig	Trees and hedgerows on greenfield site. B.4 Improved grassland. Around 15% of the site is A1.1.1 semi-natural broadleaved woodland (UKBAP priority habitat). Records of protected species on site. Adjacent to woodland and dense scrub on north and south sides.	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that woodland habitats are protected. Appropriate surveys, including bat surveys, will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0804 Field next to Brynglas Estate	Currently used for arable farming. B.4 Improved grassland. Trees and hedgerows on greenfield site. Adjacent to woodland and stream on western side. There is also an ordinary watercourse on southern boundary. TPOs to the west	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that woodland, stream and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0805 Land at Plas Newydd South east of Parc y Delyn	Mature trees and hedgerows surround this greenfield site. B.4 Improved grassland	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.

E0801 Parc Aberporth	Trees and hedgerows on this part brownfield part greenfield site	Local	Permanent	-	-	-	Mitigation is applied through Policy DM14. Trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
M0801 West Wales Airport	Mainly greenfield site with small patches of A2.1 dense scrub (around 10%). Adjacent to A2.1 dense scrub, A1.1.1 semi-natural broadleaved woodland and B2.1. Unimproved neutral grassland. Highest biodiversity assessment score 10 (medium). Hedgerows med value(2)	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
M0802 Aberporth sports and social club	Mature trees and hedgerows surround part of this part greenfield part brownfield site. B2.2 Semi-improved neutral grassland. A couple of trees are on site. Part of site is 2km from a marsh fritillary sighting. Site has a rare plant Hypericum humifusum/linarfolium hybrid (a type of St John's Wort) growing in the boundary fence, so development would need to avoid impacting this species	Local	Permanent	-	-	-	Mitigation is applied Policies DM14 and DM15. Trees need to be protected or reinstated. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
09 Bow Street							
H0901 Land adjacent to Erw Las	Mature trees and hedgerows around and through this greenfield site. B.4 Improved grassland.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Mitigation is applied through Policy DM14. Hedgerows and trees need to be protected or reinstated. Ensure that

							woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H0902 Land adjacent to Ysgol Gynradd Rhydypennau	Mature trees and hedgerows around this greenfield site. B.4 Improved grassland	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
T0901 Bow Street Railway Station	There are a few trees and hedgerows on this mainly brownfield site	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	Mature trees and hedgerows run round this mainly greenfield site. Around 15% of the site is B2.2 semi-improved neutral grassland, 10% is A2.1 dense scrub and around 5% is A1.1.1 semi-natural broadleaved woodland. The rest is	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Ensure that woodland, stream and streamside habitats are protected. Any loss of UKBAP habitat would need to be

	B4 Improved grassland. There is a stream that runs down the eastern edge of the site along with a large TPO group.						compensated. Retain a proportion of grassland and scrub. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	Mature trees and hedgerows around this greenfield site. The site is classified as J.1.3 Ephemeral/short perennial. Adjacent to A1.1.1 semi-natural broadleaved woodland.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that wetland and ditch habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1102 Land at and to north east of Tegfan	Mature trees and hedgerows around this greenfield site. This site is classified as B.2.2 Semi-improved neutral grassland. Around 10% of the site is mature trees	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1103 North east of Cenarth School	Mature trees and hedgerows around this greenfield site. This site consists of B.4 Improved grassland. Adjacent to A1.1.1	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Appropriate surveys will

	semi-natural woodland.	broadleaved						need to be carried out and appropriate mitigation/compensation made before planning is approved.. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
12 Felinfach/Ystrad Aeron								
H1201 Site rear to Bryn Salem	Trees around greenfield site. Long overgrown grass. Lesser spotted woodpecker sighting nearby. J1.2 cultivated/disturbed land - amenity.		Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees need to be protected or reinstated. Buffer of long grass around perimeter of site. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1202 Cae'r Bont, Felinfach	Trees and hedgerows around and through this greenfield site. Around 45% of the site is J1.1 cultivated/disturbed land - arable. The rest is B4 Improved grassland. Ordinary watercourse runs through the site (Afon Gwilli).		Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that stream and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved.. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1203 Site off the B4342	Greenfield with trees and hedgerows around edge and up centre. Improved grassland.		Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation

							made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
E1201 Felinfach Industrial Estate	Mature trees and hedgerows around and through this site. Around 10% of the site is A1.1.1 semi-natural broadleaved woodland. Ditches run through the site and the site is near the Afon Aeron	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Any loss of UKBAP habitat would need to be compensated. Ensure that ditch, wetland and woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
13 Llanarth							
H1301 Land rear of Brynawen	Trees and hedgerows on greenfield site. Potential impact of water run off on stream and stream side habitats. Western edge of site A1.1.1 semi-natural broadleaved woodland. B2.2 semi-improved neutral grassland. Adjacent to Zone C2, flood zones 2 & 3. Minor aquifer. Skewered. Ordinary watercourse along site boundary.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that woodland, stream and stream side habitats are protected. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1302 Land adjacent to Vicarage	Trees and hedgerows around this mainly greenfield site. B2.2 Semi-improved neutral grassland - rush pasture.	Local	Permanent	-	-	-	Mitigation is applied through Policy DM14. Hedgerows and trees need to be protected or reinstated. Retain proportion of grassland. Appropriate

							surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1303 Field adjoining Allt y Bryn Estate	Trees and hedgerows on a greenfield site. Overgrown with herbs, grass and flowers. species rich B2.2 semi-improved neutral grassland on southern part of site, B2.1 unimproved grassland (UKBAP priority habitat) on northern. Slowly reverting to scrub, therefore recommend low density development with large area of grassland retained and managed. Well in NW corner.	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. 'Hedgerows and trees need to be protected or reinstated. Any loss of UKBAP priority habitat will need to be compensated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1304 Site off Alma Street	Trees and hedgerows around this greenfield site. B2.2 Semi-improved neutral grassland on around 80% of site. A1.1.1 Semi-natural broadleaved woodland on 10% of site. The site is near to A1.1.1 to the east along with a stream. The eastern hedgerow is an 'important hedgerow' which also has a large veteran oak.	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that woodland, stream and stream side habitats are protected. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
14 Llanilar							
H1401 Land Opposite Y Gorlan	Mature trees and hedgerows surround this greenfield site. B.4 Improved grassland. Adjacent to	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or

	A1.1.1 semi natural broadleaved woodland and stream to the east. Adjacent to ditch with records of water vole to the west and marshy grassland.						reinstated. Ensure that woodland, wetland and ditch/stream habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
15 Llan-non							
H1501 Land rear or Pont Pen-lon	Trees and hedgerows are on this greenfield site. B4 Improved grassland on majority of site. Part of site is B2.2 semi-improved grassland .	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1502 Stad Craig Ddu	Mature trees and hedgerows run around this greenfield site. B.4 Improved grassland.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1503 Land rear of Cylch Peris	Trees and hedgerows are on this greenfield site. A river runs along its north and east edge and it is adjacent to woodland, on the north and east. Mostly developed on/has planning permission.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that river and wetland and woodland habitats are protected. Appropriate surveys will

							need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
16 Llanrhystud							
H1601 Clos Alltfach	Mature trees and hedgerow on at least two edges of this greenfield site. Improved grassland. South side of site is adjacent to A.1.1.1. semi natural broadleaved woodland.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that woodland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved.. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1602 Pentref Uchaf	Mature trees and hedgerows run around this greenfield site. B.4 Improved grassland.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	Trees and hedgerows run around and through this greenfield site. Around 75% of site is B.4 Improved grassland, the rest is	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Ensure that woodland

	J1.2 amenity grassland (used as a football pitch). Adjacent to woodland on its southern border which is a UKBAP priority habitat. Its southern boundary also close to a stream. The site is within 1000 metres of a Marsh Fritillary record. are near bat roosts, so connectivity of hedgerows should be retained.						and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	Trees and hedgerows around part of perimeter. B2.2 Semi-improved neutral grassland. Includes a small amount of A1.1.1 semi-natural broadleaved woodland. Adjacent to B2.2. semi-improved neutral grassland to the north, north west and west, as well as C3.1 tall ruderal herb and dense scrub to the west.	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Any loss of UKBAP habitat will need to be compensated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H1902 Land adjacent to Pendre	A few mature trees are on this greenfield site. B2.2 semi-improved neutral grassland. Although does not meet UKBAP criteria some of the less species rich areas form an important mosaic with the marshy grassland, therefore proportion should be retained. A stream runs along the northern edge. Brown hare record in adjacent field.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. Ensure that woodland and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
20 Pontrhydfendigaid							

H2001 Dolwerdd	Trees and hedgerows run around and through this greenfield site. B.4 Improved grassland. Site is covered in marshy plants. It is understood that there may be disused mine workings from the old Bendigaid mine running under this field.	local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. 'Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H2002 Land Adjacent to Rock House	Trees and hedgerows on the margins and up the centre of this greenfield site. Improved grassland. There is a stream running along its eastern boundary. The site is adjacent to wet modified bog, semi improved grassland and unimproved grassland (UKBAP priority habitat). Adjacent to Afon Teifi SAC and SSSI. Ensure development phasing accounts for water/wastewater capacities and consents.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. 'Ensure that river and wetland habitats are protected. Any loss of UKBAP habitat would need to be compensated. Any development would need a HRA if taken forward. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
21 Tal-y-bont							
H2101 Y Dderwen	Mature trees and hedgerow surround this greenfield site. B2.2 semi-improved neutral grassland. Near to A.1.1.1. semi-natural broadleaved woodland along western edge, with stream. Within 1.5km of Lesser Horseshoe Bat and Greater Horseshoe Bat.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that semi-improved grassland, woodland and stream habitats are protected. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for

							allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H2102 Maes y Deri	Greenfield site surrounded in part by hedgerow. B2.2. semi-improved neutral grassland. Part of site is recreation land Site is adjacent to A1.1.1 semi-natural broadleaved woodland. Hairy dragonfly sighting nearby. Within 1km of Daubentons bat record and 1.5km of Lesser Horseshoe Bat and Greater Horseshoe Bat.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that woodland habitats are protected. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H2103 Glan Ceulan	Some mature trees around this greenfield site. B2.2 Semi-improved neutral grassland. Stream surround by trees adjacent to the east of the site. Within 1.5km of Lesser Horseshoe Bat and Greater Horseshoe Bat.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Trees need to be protected or reinstated. Ensure that stream and wetland habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H2104 Land adjacent to St. David's Church	Greenfield site with a few mature trees and short hedgerows. B.4 Improved grassland.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a

							requirement of Policy S01.
T2101 Dyfi Junction Access	Mature trees and hedgerows along this site. Also, site runs right to the border of Pen Llyn a'r Sarnau SAC and Dyfi SSSI. Not too far from Cors Fochno and Dyfi Ramsar either.	Local/National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Trees and hedgerows need to be protected or reinstated. SSSI, SAC and Ramsar should be protected. Ensure that woodland, stream and streamside habitats are protected. Any loss of UKBAP habitat would need to be compensated. Retain a proportion of grassland and scrub. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
22 Y Borth							
H2201 Land adjoining Min-y-Graig	Trees and hedgerows on greenfield site. Part B.4 Improved grassland and part semi-improved neutral grassland. Site is heavily used by badgers. The site is adjacent to dense scrub on its western side.	National	Permanent	--	--	--	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Ensure that scrub habitats are protected. Appropriate surveys will need to be carried out and appropriate mitigation/compensation made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
H2202 Land adjoining Borth County Primary School	Trees and hedgerows are on this greenfield site. Around 10% of site is semi-improved neutral grassland. Sittings of Double Dart, White Ermine and a Herring Gull have been made onsite.	Local	Permanent	-	-	-	Mitigation is applied through Policies DM14 and DM15. Hedgerows and trees need to be protected or reinstated. Retain proportion of grassland. Appropriate surveys will need to be carried out and appropriate mitigation/compensation

								made before planning is approved. Potential mitigation measures for allocated sites have been included in the Allocated Sites Schedule, the implementation of which is a requirement of Policy S01.
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<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 5: Landscape and Historic Environment</p> <p>Objectives: 5a. Value, conserve and enhance the holistic landscape heritage</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • To protect and enhance landscape special qualities, character, seascape and townscape from negative effects of land and sea use change. • To minimise loss of tranquillity and reduce light pollution. • Development in sensitive locations should be avoided and high quality design should be promoted. • To encourage appropriate future use of derelict land. • To understand and value historic and cultural assets and local distinctiveness, protect them from negative effects of spatial planning and support their enhancement. • To promote high quality design based on a proper understanding of local character and distinctiveness. • To ensure areas valued for cultural heritage, including the historic environment, are easily accessible and promoted through eco-tourism (providing adequate safe guards are in place to protect these sites). 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	<p>The site slopes gently to the west and is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of High • Visual and Sensory 	Local	Permanent	-	-	-	<p>While the un-mitigated effects of the policy may be potentially negative, the implementation of Policies DM06, DM07, DM08, DM09, DM10, DM17, DM19, DM20 and where appropriate DM18, will ensure that the impact of development on landscape will be limited and where possible contribute to its enhancement. Additionally Policies DM14 and DM15 may have some positive synergistic effects that will aid in this mitigation.</p> <p>Potential mitigation measures, as well as the requirement to consult CCW's LANDMAP system, have been included in the Allocated Sites Schedule, the implementation of which is a requirement of S08.</p>

	Landscape with an overall evaluation of Moderate						
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	<p>The site is adjacent to the built form but constitutes an incursion into open countryside; however, it is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of High • Visual and Sensory Landscape with an overall evaluation of High 	Local	Permanent	-	-	-	See mitigation for H0101.
H0103 Land behind Ivydene, Llwynceilyn	<p>The site is adjacent to the built form but constitutes an incursion into open countryside; however, it is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of 	Local	Permanent	-	-	-	See mitigation for H0101.

	<ul style="list-style-type: none"> Moderate Landscape Habitat with an overall evaluation of Moderate Visual and Sensory Landscape with an overall evaluation of Moderate 						
H0104 Land south of Maes y Pentre	<p>The site is detached from the main built form and would result in an incursion into open countryside, however it is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> Cultural Landscape with an overall evaluation of High Geological Landscape with an overall evaluation of Moderate Historic Landscape with an overall evaluation of Moderate Landscape Habitat with an overall evaluation of Moderate Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	-	-	-	See mitigation for H0101.
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	<p>The site is adjacent to the built form and would constitute an incursion westwards into open countryside. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> Cultural Landscape with 	Regional	Permanent	-	-	-	See mitigation for H0101.

	<p>an overall evaluation of High</p> <ul style="list-style-type: none"> • 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 Moderate 						
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	<p>The site is adjacent to the built form and would constitute an incursion westwards into open countryside. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Moderate 	Regional	Permanent	-	-	-	See mitigation for H0101.
H0203 Pentop Fields, Cardigan	<p>The site constitutes a small incursion southwards into open countryside, although it relates well to the built form. It is well</p>	Regional	Permanent	-	-	-	See mitigation for H0101.

	<p>shielded from the surrounding area and is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • 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 High 						
<p>H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels</p>	<p>The site is located on the south western corner of Aberteifi, on steeply sloping and visible site. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of Low • Visual and Sensory Landscape with an overall 	<p>Regional</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	evaluation of High						
M0201 Pwllhai	<p>The site is well located within the centre of town, and is within the Aberteifi conservation area. The built form of the site is of a somewhat disparate nature and its redevelopment could lead to improvements in its appearance.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Low • 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 Moderate 	Regional	Permanent	?	?	?	See mitigation for H0101.
E0201 Parc Teifi	<p>Much of the site is currently used as an employment site, and consists of several large units. However there are portions which are yet to be developed, which if done, would have a negative visual impact on the area. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape 	Regional	Permanent	-	-	-	See mitigation for H0101.

	<p>with an overall evaluation of Moderate</p> <ul style="list-style-type: none"> • 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 						
E0202 Pentood	<p>The area is an existing employment site and its redevelopment or reconsolidation could lead to landscape improvements.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Moderate 	Regional	Permanent	?	?	?	See mitigation for H0101.
MNA0201 Penparc	<p>The site is currently well hidden; however an extension of the site will lead to a slightly greater impact on landscape. The removal of vegetation may have a negative impact on landscape value.</p> <p>According to CCW's LANDMAP,</p>	Regional	Temporary	-	-	-	See mitigation for H0101.

	<p>the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Outstanding • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
03 Aberystwyth							
<p>H0301 Maes Crugiau</p>	<p>The site is on a westward sloping hillside and is visible from the sea. From all other directions it is only visible locally. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Low • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall 	<p>Regional</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	evaluation of High						
H0302 Crugiau	<p>The site is on a westward sloping hillside and is visible from the sea and the housing estate to the north. It relates well to the built form, and would constitute a rounding off of the settlement. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Low • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall evaluation of Moderate 	Regional	Permanent	-	-	-	See mitigation for H0101.
H0303 Land adjoining Hafod y Waun	<p>Although the site is within the built form, it is highly visible from the surrounding area. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of 	Regional	Permanent	-	-	-	See mitigation for H0101.

	<ul style="list-style-type: none"> Outstanding Geological Landscape with an overall evaluation of High 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 Moderate 						
H0304 Cefnesgair	<p>Although the site is within the built form, it is highly visible from the surrounding area. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> Cultural Landscape with an overall evaluation of Outstanding Geological Landscape with an overall evaluation of High 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 Moderate 	Regional	Permanent	-	-	-	See mitigation for H0101.
H0305 Maesceinion	<p>The site would be a significant incursion eastward into open countryside. Could increase level of light pollution around the</p>	Regional	Permanent	-	-	-	See mitigation for H0101.

	<p>settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of High • 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 Moderate 						
<p>H0306 Land at Southgate</p>	<p>The site is on the crown of a hillside and is visible from the north and east. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 	<p>Regional</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<p>Moderate</p> <ul style="list-style-type: none"> • Visual and Sensory Landscape with an overall evaluation of Moderate 						
E0301 Glanrafon Industrial Estate Extension	<p>Most of the site is currently developed on part of an employment site. The site would extend the developed area into open countryside. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Moderate 	Regional	Permanent	-	-	-	See mitigation for H0101.
E0302 Glanrafon Industrial Estate	<p>The area is an existing employment site and its redevelopment or reconsolidation could lead to landscape improvements. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding 	Local	Permanent	?	?	?	See mitigation for H0101.

	<ul style="list-style-type: none"> • Geological Landscape with an overall evaluation of Moderate • 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 						
E0303 Llanbadarn Industrial Estate	<p>The area is an existing employment site and its redevelopment or reconsolidation could lead to landscape improvements. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	?	?	?	See mitigation for H0101.
E0304 Cefn Llan Science Park	<p>The area is an existing employment site and its redevelopment or reconsolidation could lead to landscape improvements. The general landscape is included in the Dyfi</p>	Local	Permanent	?	?	?	See mitigation for H0101.

	<p>Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
<p>E0305 Capel Bangor Business Park</p>	<p>The general area of the site is included in the Register of Landscapes of Outstanding Interest Compiled by Cadw. The proposal includes a range of mitigation measures to avoid or reduce the impact of the development. A landscape and visual assessment on the site concludes that the impact of the development will vary. The northern slopes of the Melindwr/Rheidol Valley and settlement of Capel Bangor would not be directly affected by the development, however the access modifications to the A44 road and the landscape bunding on the northern boundary of the site would have an effect, although neither would be significant.</p> <p>According to CCW's LANDMAP, the site is part of a:</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • 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 						
M0301 Old Post Office	<p>The proposal is for the redevelopment of the Post Office which is a Grade 2 listed building. Any proposals would need to be sympathetic with this. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	?	?	?	See mitigation for H0101.
M0302 Mill Street Site	<p>The site is well located within the built form, and should lead to an</p>	Local	Permanent	+	+	+	

	<p>improvement in the local townscape. Care will be required to avoid harm to the historic environment. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
<p>M0303 Park Avenue</p>	<p>The site is well located within the built form, and should lead to an improvement in the local townscape. Care will be required to avoid harm to the historic environment. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Low • Historic Landscape with 	<p>Local</p>	<p>Permanent</p>	<p>+</p>	<p>+</p>	<p>+</p>	

	<p>an overall evaluation of Outstanding</p> <ul style="list-style-type: none"> • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
M0304 Swyddfa Sir	<p>The proposal is for the redevelopment of the former County Council Offices and surrounding land. It is well shielded by surrounding area, and outside a visually important part of the town. The integrity of Swyddfa Sir, which is a Grade II listed building, will need to be considered. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	0	0	0	See mitigation for H0101.
M0305 Llanbadarn Campus	<p>The current use of the site is as a university and college campus. Most of the site is level, and is well shielded by surrounding buildings</p>	Local	Permanent	0	0	0	See mitigation for H0101.

	<p>and vegetation. The remainder of the site is greenfield, though owing to the topography of the locality, not too visible. Could increase level of light pollution around the settlement. The site is partially occupied by a registered park/garden, which will need to be protected. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of High • 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 Moderate 						
<p>M0306 Penglais Farm</p>	<p>The current use of the site is as a university research farm, and is only visible locally. Most of the site is level, and is well shielded by surrounding buildings and vegetation. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of High • 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>T0301 Rhydyfelin Park and Ride</p>	<p>The site is located adjacent to the built form and is only visible locally. Most of the site is level, and is well shielded by surrounding buildings and vegetation. Could increase level of light pollution around the settlement. No effect on historic environment. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	Landscape with an overall evaluation of High						
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	<p>Although, the site is located within the built form it is visible from the surrounding area. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of High • 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 High 	Local	Permanent	-	-	-	See mitigation for H0101.
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	<p>The site is occupied by the old school building. Development would need to be of a high quality for there to be no adverse impact on the townscape.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of 	Local	Permanent	?	?	?	See mitigation for H0101.

	<p>Moderate</p> <ul style="list-style-type: none"> • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
H0502 Site rear of Ffynnonbedr	<p>The site is within the main built form, but forms a green wedge between different parts of the town. The development of the site, could potentially affect the setting of the church, which is a listed building within the town's conservation area. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of High • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	-	-	-	See mitigation for H0101.
H0503 Sites located on corner Forest Road.	<p>The site is within the main built form, but is visible locally from the surrounding area. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP,</p>	Local	Permanent	-	-	-	See mitigation for H0101.

	<p>the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of High • 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 						
	<p>The site is adjacent to the existing built form, and would result in a northward extension into open countryside. Would be visible from the surrounding area. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall evaluation of Moderate 						
H0504 Site located on Forest Road		Local	Permanent	-	-	-	See mitigation for H0101.
H0505 Land adjacent to Maes y Deri	The site is within the existing built form, and would result in a	Local	Permanent	-	-	-	See mitigation for H0101.

	<p>northward extension into open countryside Would be visible from the surrounding area. Could increase level of light pollution around the settlement.</p> <p>According to CCW’s LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of High • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall evaluation of High 						
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<p>E0501 Llambed Business Park</p>	<p>Most of the site is currently used as an employment site, and the proposal seeks to retain this. Therefore, there should be no significant change in landscape value.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of High • 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 	<p>Local</p>	<p>Permanent</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>See mitigation for H0101.</p>
<p>E0502 Old Mart Site</p>	<p>Most of the site is currently occupied by office buildings while the rest is brownfield land. Therefore, there should be no significant change in landscape value.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of High • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an 	<p>Local</p>	<p>Permanent</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>See mitigation for H0101.</p>

	overall evaluation of Low Visual and Sensory Landscape with an overall evaluation of Moderate						
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	<p>Although the site is located on the edge of the built form, it can clearly be seen from the surrounding area. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 	Local	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	<p>Site is currently used as an employment site, and consists of several large units. Whatever the development of the remainder of the site could have a negative effect on landscape quality. Given the size of the site, this is not thought to be significant.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High 	Local	Permanent	0	0	0	See mitigation for H0101.

	<ul style="list-style-type: none"> • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
E0602 Horeb Business Park	<p>Site is currently used as an employment site, and consists of several large units. Whatever the development of the remainder of the site could have a negative effect on landscape quality. Given the size of the site, this is not thought to be significant.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Low • Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	0	0	0	See mitigation for H0101.
07 Tregaron							
H0701 Land off Dewi Road	The site is adjacent to the main built from and would result in an incursion into open countryside, particularly at its southern end. It is	Local	Permanent	-	-	-	See mitigation for H0101.

	<p>visible from the surrounding area. The site is adjacent to a cemetery, and would affect the tranquillity of the setting. Could increase level of light pollution around the settlement. The general area sits within a Registered Landscape of Historic Interest.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Outstanding • Visual and Sensory Landscape with an overall evaluation of High 						
<p>H0702 Land rear to Rhyd-y-Fawnog</p>	<p>The site is adjacent to the existing built form, but relates well to it, even though it would result in a northward extension into open countryside. Could increase level of light pollution around the settlement. The general area sits within a Registered Landscape of Historic Interest. The general area sits within a Registered Landscape of Historic Interest.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<ul style="list-style-type: none"> Outstanding Geological Landscape with an overall evaluation of Outstanding Historic Landscape with an overall evaluation of High Landscape Habitat with an overall evaluation of Outstanding Visual and Sensory Landscape with an overall evaluation of High 						
M0701 Cylch Caron Project, land rear of Talbot Yard	<p>The site is adjacent to the main built form and would result in an incursion eastwards into open countryside. Its eastern side is visible from the surrounding area. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> Cultural Landscape with an overall evaluation of Outstanding Geological Landscape with an overall evaluation of Moderate Historic Landscape with an overall evaluation of Outstanding Landscape Habitat with an overall evaluation of Outstanding Visual and Sensory Landscape with an overall evaluation of High 	Local	Permanent	-	-	-	See mitigation for H0101.
MNA0701 Pant	<p>The site is currently well hidden, however an extension of the site will lead to a slightly greater impact on landscape. The general area</p>	Local	Permanent	-	+	+	See mitigation for H0101.

	<p>sits within a Registered Landscape of Historic Interest.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall evaluation of High 						
08 Aberporth/Parcllyn							
<p>H0801 Trenchard Estate south</p>	<p>The site is adjacent to the built form and is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of High • Visual and Sensory Landscape with an overall evaluation of Low 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

<p>H0802 Trenchard Estate west</p>	<p>The site is adjacent to the built form and only constitutes a small incursion into open countryside. It is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of High • Visual and Sensory Landscape with an overall evaluation of Low 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>
<p>H0803 Maeswerdd, Lon Ysgolig</p>	<p>Would extend the built form in a southerly direction into open countryside. Although the site is well screened from the surrounding area, it could alter the character of this part of the settlement. It is visible from the sea. Could increase level of light pollution around the settlement.</p> <p>Cultural Landscape with an overall evaluation of High</p> <ul style="list-style-type: none"> • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<p>overall evaluation of Moderate</p> <ul style="list-style-type: none"> • Visual and Sensory Landscape with an overall evaluation of Moderate 						
H0804 Field next to Brynglas Estate	<p>Site is located within an area of high visual and sensory value but is only visible locally. The site would round off the built form. Could increase level of light pollution around the settlement</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 High • Visual and Sensory Landscape with an overall evaluation of High 	Local	Permanent	0	0	0	Sympathetic landscaping could help screen some of the negative effects.
H0805 Land at Plas Newydd South east of Parc y Delyn	<p>The site is adjacent to the built form but constitutes an incursion into open countryside, however, it is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation 	Local	Permanent	-	-	-	See mitigation for H0101.

	<ul style="list-style-type: none"> of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
E0801 Parc Aberporth	<p>The site is currently occupied by West Wales Airport and the proposed use is to continue with this operation. Additional buildings and infrastructure may, cumulatively, have a negative effect on landscape value, however, given that the use is already established, the effect is unlikely to be a significant one.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	0	0	0	See mitigation for H0101.
M0801 West Wales Airport	<p>The site is within the main built form, but is visible locally from the surrounding area. Could increase level of light pollution around the</p>	Local	Permanent	-	-	-	See mitigation for H0101.

	<p>settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
<p>M0802 Aberporth sports and social club</p>	<p>The site is currently occupied by a social club, car park, storage unit and play area. Development of the site could lead to an improvement in landscape quality.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 High • Visual and Sensory Landscape with an overall evaluation of High 	<p>Local</p>	<p>Permanent</p>	<p>?</p>	<p>?</p>	<p>?</p>	<p>See mitigation for H0101.</p>
<p>09 Bow Street</p>							

<p>H0901 Land adjacent to Erw Las</p>	<p>The site is located adjacent to the main built form, and would result in an eastward incursion into open countryside. Despite this, it is mostly level and well shielded by the buildings along the trunk road. Only the easternmost parts of the site would be visible from the surrounding area. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of High • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>
<p>H0902 Land adjacent to Ysgol Gynradd Rhydpennau</p>	<p>The site is located adjacent to the main built form, and would result in a northward incursion into open countryside. The site is level and only visible locally. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of High • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
<p>T0901 Bow Street Railway Station</p>	<p>The site is located on the edge of the built form and is clearly visible on the approach into Bow Street. Could increase level of light pollution around the settlement. No effect on historic environment. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>
<p>10 Ceinwydd</p>							

<p>H1001 Land to the Rear of Towyn Farm</p>	<p>The site is adjacent to the built form and is located on a steep, north east facing hillside, which is clearly visible from the settlement of New Quay. The site may also have a detrimental impact on seascapes. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>
<p>11 Cenarth</p>							
<p>H1101 Land off Spring Meadow Estate, Cenarth</p>	<p>The site is adjacent to the built form but constitutes an incursion into open countryside, however, it is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<ul style="list-style-type: none"> of High • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall evaluation of High 						
H1102 Land at and to north east of Tegfan	<p>The site is adjacent to the built form but constitutes an incursion into open countryside, however, it is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of High • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall evaluation of High 	Local	Permanent	-	-	-	See mitigation for H0101.
H1103 North east of Cenarth School	<p>The site is adjacent to the built form but constitutes an incursion into open countryside, however, it is only visible locally. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP,</p>	Local	Permanent	-	-	-	See mitigation for H0101.

	<p>the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of High • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall evaluation of High 						
12 Felinfach/Ystrad Aeron							
	<p>The site is immediately adjacent to the built form but encroaching upon open countryside. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 High • Visual and Sensory Landscape with an overall evaluation of High 						
H1201 Site rear to Bryn Salem		Local	Permanent	-	-	-	See mitigation for H0101.
H1202 Cae'r Bont, Felinfach	<p>The site is immediately adjacent to the built form between Felinfach and Ystrad Aeron. It's a significant</p>	Local	Permanent	-	-	-	See mitigation for H0101.

	<p>green space and is important to in denoting the individual identities of the settlements. Could increase level of light pollution around the settlement</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 High • Visual and Sensory Landscape with an overall evaluation of High 						
<p>H1203 Site off the B4342</p>	<p>The site is well screened from receptors in the surrounding area. Could increase level of light pollution in the settlement. No effect on historic environment.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 High • Visual and Sensory 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	Landscape with an overall evaluation of High						
E1201 Felinfach Industrial Estate	<p>The area is an existing employment site and its redevelopment or reconsolidation could lead to landscape improvements.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 High • Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	?	?	?	See mitigation for H0101.
13 Llanarth							
H1301 Land rear of Brynawen	<p>The site is adjoining the built form but would extend it in a southerly direction into open countryside. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate 	Local	Permanent	-	-	-	

	<ul style="list-style-type: none"> • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
H1302 Land adjacent to Vicarage	<p>Site is adjacent to the built form and would round it off. Site is visible from the surrounding area. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	-	-	-	See mitigation for H0101.
H1303 Field adjoining Allt y Bryn Estate	<p>The site is adjoining the built form but would extend it in a north-westerly direction into open countryside. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape 	Local	Permanent	-	-	-	See mitigation for H0101.

	<p>with an overall evaluation of Moderate</p> <ul style="list-style-type: none"> • 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 Moderate 						
H1304 Site off Alma Street	<p>The site is adjoining the built form but would extend it in a southerly direction into open countryside. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 	Local	Permanent	-	-	-	See mitigation for H0101.
14 Llanilar							
H1401 Land Opposite Y Gorlan	<p>Although the site is located adjacent to the built form, it would result in an incursion northwards into open countryside, and would be highly visible from the western part of the settlement. Could increase level of light pollution</p>	Local	Permanent	-	-	-	See mitigation for H0101.

	<p>around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Outstanding • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of High • Visual and Sensory Landscape with an overall evaluation of High 						
15 Llan-non							
<p>H1501 Land rear of Pont Pen-lon</p>	<p>The site is located within the built form. It is only visible locally. Could increase level of light pollution around the settlement. The site is also on one of the settlement's slangs.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 High • Visual and Sensory Landscape with an overall evaluation of High 	<p>Local</p>	<p>Permanent</p>	<p>0</p>	<p>0</p>	<p>0</p>	<p>See mitigation for H0101.</p>

<p>H1502 Stad Craig Ddu</p>	<p>The site is adjacent to the south-western edge of the main built form and is visible on the approach into the settlement. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of High • Visual and Sensory Landscape with an overall evaluation of High 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>
<p>H1503 Land rear of Cylch Peris</p>	<p>Although the site is adjacent to the main built form, it would constitute an encroachment into the open countryside and ribboning. It is visible from the north and west.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of High • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<ul style="list-style-type: none"> Moderate Visual and Sensory Landscape with an overall evaluation of High 						
16 Llanrhystud							
H1601 Clos Alltfach	<p>The site is located within the main built form, is level, and well shielded by existing properties. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> Cultural Landscape with an overall evaluation of Moderate Geological Landscape with an overall evaluation of Moderate Historic Landscape with an overall evaluation of High Landscape Habitat with an overall evaluation of Moderate Visual and Sensory Landscape with an overall evaluation of High 	-	-	0	0	0	
H1602 Pentref Uchaf	<p>The site is adjacent to the main built form and would result in its extension south-westwards into open countryside. The site is mostly flat but is highly visible from the approach along the Trunk road. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> Cultural Landscape with an overall evaluation of High 	Local	Permanent	-	-	-	See mitigation for H0101.

	<ul style="list-style-type: none"> • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of High 						
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	<p>Although currently detached from the main built form, the land adjoining and adjacent to it has been granted planning permission for residential units. It is on the side of a hill and is visible from the south and west. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • 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 Moderate 	Local	Permanent	-	-	-	See mitigation for H0101.

19 Pontarfynach							
<p>H1901 Land adjacent to Heol Elennydd</p>	<p>The site occupies the land to the south of the main built core, and if taken forward in its entirety, would constitute a major incursion into open countryside. It is visible from much of the surrounding area. Could increase level of light pollution around the settlement. The general area sits within a Registered Landscape of Historic Interest.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of High • Visual and Sensory Landscape with an overall evaluation of High 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>
<p>H1902 Land adjacent to Pendre</p>	<p>The site occupies the land to the south of the main built core, and if taken forward in its entirety, would constitute a major incursion into open countryside. It is visible from much of the surrounding area. Could increase level of light pollution around the settlement. The general area sits within a Registered Landscape of Historic Interest.</p> <p>According to CCW's LANDMAP,</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<p>the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Outstanding • Landscape Habitat with an overall evaluation of High • Visual and Sensory Landscape with an overall evaluation of High 						
20 Ponrhydfendigaid							
<p>H2001 Dolwerdd</p>	<p>The site is adjacent to the main built form but extends it in a south-easterly direction into the open countryside. Opportunity for in depth development would limit this encroachment. The site is only visible locally. Could increase level of light pollution around the settlement. The general area sits within a Registered Landscape of Historic Interest.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Outstanding 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	

	<ul style="list-style-type: none"> • Visual and Sensory Landscape with an overall evaluation of Outstanding 						
H2002 Land Adjacent to Rock House	<p>The site would link the school with the main built form. It is only visible from its northern end. Could increase level of light pollution around the settlement. The general area sits within a Registered Landscape of Historic Interest.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of High • Landscape Habitat with an overall evaluation of Outstanding • Visual and Sensory Landscape with an overall evaluation of Outstanding 	Local	Permanent	-	-	-	See mitigation for H0101.
21 Tal-y-bont							
H2101 Y Dderwen	<p>Although the site relates well to the built form, it is within a visually important part of the settlement that feels detached from the main core. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p>	Local	Permanent	-	-	-	See mitigation for H0101.

	<ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • 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>H2102 Maes y Deri</p>	<p>The site is located adjacent to the main built form and would result in a small incursion into open countryside. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 Low • Visual and Sensory Landscape with an overall evaluation of Outstanding 	<p>Regional</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>
<p>H2103 Glan Ceulan</p>	<p>Although the site relates well to the built form, it is within a visually</p>	<p>Regional</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<p>important part of the settlement. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Outstanding • Geological Landscape with an overall evaluation of Moderate • 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 Outstanding 						
<p>H2104 Land adjacent to St. David's Church</p>	<p>The site is located on the northern edge of the settlement between two branches of the settlement. Could increase level of light pollution around the settlement.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 	<p>Regional</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

	<p>Moderate</p> <ul style="list-style-type: none"> • Visual and Sensory Landscape with an overall evaluation of Outstanding 						
T2101 Dyfi Junction Access	<p>By the nature of the site, it is unlikely to have a significant impact on the surrounding landscape. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • 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 	Regional	Permanent	0	0	0	See mitigation for H0101.
22 Y Borth							
H2201 Land adjoining Min-y-Graig	<p>The site is within the built form, but is steep at its northern end and highly visible from the north. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Moderate 	Local	Permanent	-	-	-	See mitigation for H0101.

	<ul style="list-style-type: none"> • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 						
<p>H2202 Land adjoining Borth County Primary School</p>	<p>The site is located adjacent to the built form. The site is visible from the south and west. Could increase level of light pollution around the settlement. The general landscape is included in the Dyfi Biosphere Transition Area.</p> <p>According to CCW's LANDMAP, the site is part of a:</p> <ul style="list-style-type: none"> • Cultural Landscape with an overall evaluation of Moderate • Geological Landscape with an overall evaluation of Moderate • Historic Landscape with an overall evaluation of Moderate • Landscape Habitat with an overall evaluation of Moderate • Visual and Sensory Landscape with an overall evaluation of Moderate 	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H0101.</p>

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 6: Population and Housing							
Objectives: 6a. Maintain distinctive cultural identity							
Sub Objectives: <ul style="list-style-type: none"> • Ensure the population trends are considered in decision making processes, especially age. • Ensure suitable, affordable housing stock with access to education and employment facilities. • Promote the retention of younger people. • Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions. • Improve safety and security for people and property. • Promote community interactions that will improve social cohesion. • Promote inclusion of disadvantaged and minority groups into society. • Redress past imbalances of inequality, deprivation and exclusion. • Improve the County's housing stock. • Ensure the quality of the built environment complements the high quality natural environment. • To provide all Ceredigion communities with a sustainable future. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0102 Site adjacent to Llwwyncelyn Primary School, Llwwyncelyn	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0103 Land behind Ivydene, Llwwyncelyn	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0104 Land south of Maes y Pentre	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	Site size would trigger the need for lifetime homes and a moderate	Local	Permanent	+	+	+	

	number of affordable homes.						
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0203 Pentop Fields, Cardigan	Site size would trigger the need for lifetime homes and a small number of affordable homes.	Local	Permanent	+	+	+	
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	Site size would trigger the need for lifetime homes and a small number of affordable homes.	Local	Permanent	+	+	+	
M0201 Pwllhai	The new employment element of the site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0201 Parc Teifi	The expansion of the employment site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0202 Pentood	The retention of the employment site will support the existing role of the settlement and the surrounding area, which will ensure the local community have access to jobs and services.	Local	Permanent	+	+	+	
MNA0201 Penparc	No site specific effects.	Local	Permanent	0	0	0	
03 Aberystwyth							
H0301 Maes Crugiau	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++	
H0302 Crugiau	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++	
H0303 Land adjoining Hafod y Waun	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0304 Cefnesgair	Site size would trigger the need for	Local	Permanent	+	+	+	

	lifetime homes and a moderate number of affordable homes.					
H0305 Maesceinion	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++
H0306 Land at Southgate	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++
E0301 Glanyrafon Industrial Estate Extension	The expansion of the employment site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+
E0302 Glanyrafon Industrial Estate	The retention of the employment site will support the existing role of the settlement and the surrounding area, which will ensure the local community have access to jobs and services.	Local	Permanent	+	+	+
E0303 Llanbadarn Industrial Estate	The retention of the employment site will support the existing role of the settlement and the surrounding area, which will ensure the local community have access to jobs and services.	Local	Permanent	+	+	+
E0304 Cefn Llan Science Park	The retention of the employment site will support the existing role of the settlement and the surrounding area, which will ensure the local community have access to jobs and services.	Local	Permanent	+	+	+
E0305 Capel Bangor Business Park	The new employment site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+
M0301 Old Post Office	Owing to the nature of the site, it is uncertain how many affordable homes a development would be	Local	Permanent	?	?	?

	able to yield.					
M0302 Mill Street Site	Owing to the nature of the site, it is uncertain how many affordable homes a development would be able to yield.	Local	Permanent	?	?	?
M0303 Park Avenue	Owing to the nature of the site, it is uncertain how many affordable homes a development would be able to yield.	Local	Permanent	?	?	?
M0304 Swyddfa Sir	Owing to the nature of the site, it is uncertain how many affordable homes a development would be able to yield.	Local	Permanent	?	?	?
M0305 Llanbadarn Campus	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++
M0306 Penglais Farm	No site specific effects.	Local	Permanent	0	0	0
T0301 Rhydyfelin Park and Ride	No site specific effects.	Local	Permanent	0	0	0
04 Adpar/Newcastle Emlyn						
H0401 Land opposite Parc y Trap Adpar	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+
05 Llanbedr Pont Steffan						
H0501 Former Lampeter Primary School	Owing to the nature of the site, it is uncertain how many affordable homes a development would be able to yield.	Local	Permanent	?	?	?
H0502 Site rear of Ffynnonbedr	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+
H0503 Sites located on corner Forest Road.	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+
H0504 Site located on Forest Road	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+
H0505 Land adjacent to Maes y Deri	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+

E0501 Llambed Business Park	The expansion of the employment site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0502 Old Mart Site	The expansion of the employment offering will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++	
E0601 Llandysul Enterprise Park	The expansion of the employment site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0602 Horeb Business Park	The expansion of the employment site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
07 Tregaron							
H0701 Land off Dewi Road	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0702 Land rear to Rhyd-y-Fawnog	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
M0701 Cylch Caron Project, land rear of Talbot Yard	No site specific effects.	Local	Permanent	0	0	0	
MNA0701 Pant	No site specific effects.	Local	Permanent	0	0	0	

08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	Site size would trigger the need for lifetime homes and a small number of affordable homes.	Local	Permanent	+	+	+	
H0802 Trenchard Estate west	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0803 Maeswerdd, Lon Ysgolig	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0804 Field next to Brynglas Estate	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0805 Land at Plas Newydd South east of Parc y Delyn	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
E0801 Parc Aberporth	The expansion of the employment site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
M0801 West Wales Airport	No predicted effects.	Local	Permanent	0	0	0	
M0802 Aberporth sports and social club	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
09 Bow Street							
H0901 Land adjacent to Erw Las	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H0902 Land adjacent to Ysgol Gynradd Rhydyppennau	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
T0901 Bow Street Railway Station	No predicted effects.	-	-	0	0	0	
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	Site size would trigger the need for lifetime homes and a small number	Local	Permanent	+	+	+	

	of affordable homes.						
H1102 Land at and to north east of Tegfan	Site size would trigger the need for lifetime homes and a small number of affordable homes.	Local	Permanent	+	+	+	
H1103 North east of Cenarth School	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H1202 Cae'r Bont, Felinfach	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++	
H1203 Site off the B4342	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
E1201 Felinfach Industrial Estate	The retention of the employment site will support the existing role of the settlement and the surrounding area, which will ensure the local community have access to jobs and services.	Local	Permanent	+	+	+	
13 Llanarth							
H1301 Land rear of Brynawen	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H1302 Land adjacent to Vicarage	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H1303 Field adjoining Allt y Bryn Estate	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H1304 Site off Alma Street	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
14 Llanilar							
H1401 Land Opposite Y Gorlan	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++	
15 Llan-non							
H1501 Land rear or Pont Pen-lon	Site size and constrains would	Local	Permanent	+	+	+	

	trigger the need for lifetime homes and a moderate number of affordable homes.						
H1502 Stad Craig Ddu	Site size and constrains would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H1503 Land rear of Cylch Peris	Site size and constrains would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
16 Llanrhystud							
H1601 Clos Alltfach	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++	
H1602 Pentref Uchaf	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++	
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H1902 Land adjacent to Pendre	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
20 Pontrhydfendigaid							
H2001 Dolwerdd	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H2002 Land Adjacent to Rock House	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
21 Tal-y-bont							
H2101 Y Dderwen	Site size would trigger the need for lifetime homes and a small number	Local	Permanent	+	+	+	

	of affordable homes.						
H2102 Maes y Deri	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H2103 Glan Ceulan	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
H2104 Land adjacent to St. David's Church	Site size would trigger the need for lifetime homes and a moderate number of affordable homes.	Local	Permanent	+	+	+	
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0	
22 Y Borth							
H2201 Land adjoining Min-y-Graig	Site size and topography would trigger the need for a small number of affordable homes.	Local	Permanent	+	+	+	
H2202 Land adjoining Borth County Primary School	Site size would trigger the need for lifetime homes and a large number of affordable homes.	Local	Permanent	++	++	++	

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 6: Population and Housing</p> <p>Objectives: 6b. Build vibrant, safe and cohesive communities</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • Ensure the population trends are considered in decision making processes, especially age. • Ensure suitable, affordable housing stock with access to education and employment facilities. • Promote the retention of younger people. • Promote the design of settlements that improve social fabric by removing barriers and creating opportunities for positive interactions. • Improve safety and security for people and property. • Promote community interactions that will improve social cohesion. • Promote inclusion of disadvantaged and minority groups into society. • Redress past imbalances of inequality, deprivation and exclusion. • Improve the County’s housing stock. • Ensure the quality of the built environment complements the high quality natural environment. • To provide all Ceredigion communities with a sustainable future. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Liwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	The site is within moderate walking distance of public transport, local facilities and housing which may not encourages community interactions and cohesion.	Local	Permanent	-	-	-	The desire to co-locate housing with other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM012, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective. Policies LU22 and LU24 also help mitigate through the provision and enhancement of

							community facilities.
							The additional provision of open space will be sought on the site in line with Policy LU24, the details of which are provided in the Allocated Sites Schedule. The implementation of the Allocated Sites Schedule is a requirement of S01.
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0103 Land behind Ivydene, Llwynceilyn	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0104 Land south of Maes y Pentre	The site lacks a pavement and is a moderate distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Local	Permanent	-	-	-	See mitigation for H0101.
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, community and local facilities, housing and the town centre, which may encourage community interaction and cohesion.	Local	Permanent	+	+	+	See mitigation for H0101.
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, community and other local facilities, housing and the town centre, which may encourage community interactions and cohesion. However, the steep approach may discourage walking	Local	Permanent	+	+	+	See mitigation for H0101.

	and cycling.						
H0203 Pentop Fields, Cardigan	The site is within moderate walking distance of public transport, local facilities and housing which may not encourages community interactions and cohesion.	International	Permanent	-	-	-	See mitigation for H0101.
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	The site is within moderate walking distance of public transport, local facilities and housing which may not encourages community interactions and cohesion.	International	Permanent	-	-	-	See mitigation for H0101.
M0201 Pwllhai	The new employment element of the site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0201 Parc Teifi	Although the site is within easy walking distance of public transport and local facilities, these are on the opposite side of a dual carriageway discouraging walking and cycling, limiting the opportunities for community interactions.	International	Permanent	-	-	-	The desire to co-locate employment with housing and other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM012, DM03, DM04, DM05, DM06 and DM01 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective.
E0202 Pentood	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	International	Permanent	+	+	+	
MNA0201 Penparc	No site specific effects.	Local	Permanent	0	0	0	
03 Aberystwyth							
H0301 Maes Crugiau	The site is within easy walking	Local	Permanent	+	+	+	

	distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn, which may encourage community interactions and cohesion.						
H0302 Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0303 Land adjoining Hafod y Waun	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0304 Cefnesgair	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0305 Maesceinion	The site is within moderate walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it	International	Permanent	-	-	-	See mitigation for H0101.

	is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn, which may discourage community interactions.						
H0306 Land at Southgate	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
E0301 Glanrafon Industrial Estate Extension	The extension of the existing employment site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0302 Glanrafon Industrial Estate	The retention of the existing employment site will support and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0303 Llanbadarn Industrial Estate	The retention of the existing employment site will support and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0304 Cefn Llan Science Park	The retention of the existing employment site will support and enhance the existing role of the settlement and the surrounding area, which will provide the local	Local	Permanent	+	+	+	

	community with better access to jobs and services.						
E0305 Capel Bangor Business Park	The new employment site will strengthen and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
M0301 Old Post Office	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
M0302 Mill Street Site	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
M0303 Park Avenue	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
M0304 Swyddfa Sir	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
M0305 Llanbadarn Campus	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn, which may encourage community cohesion.	Local	Permanent	+	+	+	
M0306 Penglais Farm	The site is within easy walking	Local	Permanent	+	+	+	

	distance of university facilities and other university housing. However, it is some distance from the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn, which may encourage community cohesion.						
T0301 Rhydyfelin Park and Ride	No site specific effects.	Local	Permanent	0	0	0	
04 Adpar/Newcastle Emllyn							
H0401 Land opposite Parc y Trap Adpar	Site is located close to community facilities, has safe walking/cycling links and relates well to the current built form encouraging overall community cohesion. However, steep topography and lack of pavement on one potential approach may facilitate this.	Local	Permanent	?	?	?	See mitigation for H0101.
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0502 Site rear of Ffynnonbedr	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0503 Sites located on corner Forest Road.	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0504 Site located on Forest Road	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	

H0505 Land adjacent to Maes y Deri	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
E0501 Llambed Business Park	The retention of the existing employment site will support and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0502 Old Mart Site	The further development of the existing employment offering will support and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling and may discourage community interactions and cohesion.	Local	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	The retention of the existing employment site will support and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
E0602 Horeb Business Park	The retention of the existing employment site will support and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to	Local	Permanent	+	+	+	

	jobs and services.						
07 Tregaron							
H0701 Land off Dewi Road	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0702 Land rear to Rhyd-y-Fawnog	Although adjoining the built form, and currently close to the primary school, the site is some distance from the main core of the settlement which may discourage community interactions and cohesion.	Local	Permanent	-	-	-	See mitigation for H0101.
M0701 Cylch Caron Project, land rear of Talbot Yard	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
MNA0701 Pant	No site specific effects.	Local	Permanent	0	0	0	
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0802 Trenchard Estate west	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0803 Maeswerdd, Lon Ysgolig	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0804 Field next to Brynglas Estate	The site is within easy walking	Local	Permanent	+	+	+	

	distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.						
H0805 Land at Plas Newydd South east of Parc y Delyn	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
E0801 Parc Aberporth	The retention of the existing employment site will support and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
M0801 West Wales Airport	No site specific effects.	Local	Permanent	0	0	0	
M0802 Aberporth sports and social club	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
09 Bow Street							
H0901 Land adjacent to Erw Las	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H0902 Land adjacent to Ysgol Gynradd Rhydpennau	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
T0901 Bow Street Railway Station	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities,	Local	Permanent	-	-	-	The desire to co-locate transport infrastructure with housing and other community facilities has been a key consideration in the formation of the

	which does not encourage walking and cycling, the use of the facility and its associated community interactions.						LDP's overall Strategy. Policies S01, to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM012, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective.
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H1102 Land at and to north east of Tegfan	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H1103 North east of Cenarth School	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions	Local	Permanent	+	+	+	

	and cohesion.						
H1202 Cae'r Bont, Felinfach	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H1203 Site off the B4342	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
E1201 Felinfach Industrial Estate	The retention of the existing employment site will support and enhance the existing role of the settlement and the surrounding area, which will provide the local community with better access to jobs and services.	Local	Permanent	+	+	+	
13 Llanarth							
H1301 Land rear of Brynawen	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H1302 Land adjacent to Vicarage	Although the site is located within the built form, access is along a narrow, steep road which may discourage walking and cycling and therefore, discourage community interactions and cohesion.	Local	Permanent	?	?	?	The desire to co-locate housing with other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM012, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective. Policy LU22 will also help mitigate through the

							provision and enhancement of community facilities. The additional provision of open space will be sought on the site in line with Policy LU24, the details of which are provided in the Allocated Sites Schedule. The implementation of the Allocated Sites Schedule is a requirement of S01.
H1303 Field adjoining Allt y Bryn Estate	Although the site is located adjacent to the built form, it is within easy distance of public transport and local facilities which would encourage overall community interactions and cohesion. Access to the site may adversely affect existing residents as access may go through existing estate.	Local	Permanent	?	?	?	See mitigation for H1303.
H1304 Site off Alma Street	The site is located adjacent to the built form and is within easy walking distance of public transport, including a bus stop, and local facilities.	Local	Permanent	+	+	+	
14 Llanilar							
H1401 Land Opposite Y Gorlan	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
15 Llan-non							
H1501 Land rear of Pont Pen-lon	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H1502 Stad Craig Ddu	The site is within easy walking distance of public transport, community and other local facilities	Local	Permanent	+	+	+	

	and housing, which may encourage community interactions and cohesion.						
H1503 Land rear of Cylch Peris	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
16 Llanrhystud							
H1601 Clos Allfach	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H1602 Pentref Uchaf	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	The site is within easy walking distance of local facilities such as the primary school and sports pitches, which may encourage overall community cohesion.	Local	Permanent	+	+	+	
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H1902 Land adjacent to Pendre	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions	Local	Permanent	+	+	+	

	and cohesion.						
20 Pontrhydfendigaid							
H2001 Dolwerdd	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H2002 Land Adjacent to Rock House	The site adjoins both the primary school and the built form, and developing it would help link the two, which should encourage overall community cohesion.	Local	Permanent	+	+	+	
21 Tal-y-bont							
H2101 Y Dderwen	Moderate walking distance of public transport, other local facilities and housing. Additionally, there are currently no pavements connecting the site to the centre of the settlement, which may not encourage community interactions and cohesion.	Local	Permanent	-	-	-	See mitigation for H1303.
H2102 Maes y Deri	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H2103 Glan Ceulan	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
H2104 Land adjacent to St. David's Church	The site is within easy walking distance of public transport, community and other local facilities and housing, which may encourage community interactions and cohesion.	Local	Permanent	+	+	+	
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0	
22 Y Borth							

<p>H2201 Land adjoining Min-y-Graig</p>	<p>The site is within moderate walking distance of public transport and housing; however the steep approach and lack of pavement may discourage walking and cycling, which may not encourage community interactions and cohesion.</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H1303.</p>
<p>H2202 Land adjoining Borth County Primary School</p>	<p>The site is within moderate walking distance of public transport, other local facilities and housing, a steep approach may discourage walking and cycling, which may not encourage community interactions and cohesion.</p>	<p>Local</p>	<p>Permanent</p>	<p>-</p>	<p>-</p>	<p>-</p>	<p>See mitigation for H1303.</p>

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 7: Human Health and Well Being</p> <p>Objectives: 7a. Maintain healthy communities</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • Promote active and healthy lifestyles. • Remove barriers and create opportunities for people to live healthier lives. • Reduce inequality and provide access to all facilities and services. • Reduce burden of ill-health in the population. • Encourage walking or cycling as an alternative means of transportation. • Empower people to access and appreciate Ceredigion’s natural heritage. • Reduce the causes of accidents. • Encourage integration of health issues into planning activities. • Promote development for the improvement and maintenance of social and physical environments/ facilities that provide opportunities to enhance health and wellbeing through physical or mental activities. • Ensure that adequate healthcare premises are provided throughout the County. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Liwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	The site is within moderate walking distance of public transport, local facilities and housing, which discourages walking and cycling and does not limit the need to travel by private motor car.	Local	Permanent	-	-	-	The desire to co-locate housing with other community facilities has been a key consideration in the formation of the LDP's overall Strategy as it promotes walking and cycling and provides easy access to health facilities. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM12, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective.

							Policy LU22 will also help mitigate through the provision and enhancement of community facilities. The additional provision of open space will be sought on the site in line with Policy LU24, the details of which are provided in the Allocated Sites Schedule. The implementation of the Allocated Sites Schedule is a requirement of S01.
H0102 Site adjacent to Llwyncelyn Primary School, Llwyncelyn	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0103 Land behind Ivydene, Llwyncelyn	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0104 Land south of Maes y Pentre	The site lacks a pavement and is a moderate distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Local	Permanent	-	-	-	See mitigation for H0101.
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	Easy walking distance of public transport, local facilities, housing and the town centre. However, the steep approach may discourage walking and cycling.	Local	Permanent	+	+	+	
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	Easy walking distance of public transport, local facilities, housing and the town centre. However, the steep approach may discourage walking and cycling.	Local	Permanent	+	+	+	
H0203 Pentop Fields, Cardigan	The site is within moderate walking distance of public transport, local	Local	Permanent	-	-	-	See mitigation for H0101.

	facilities and housing, which discourages walking and cycling and does not limit the need to travel by private motor car.						
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	The site is within moderate walking distance of public transport, local facilities and housing, which discourages walking and cycling and does not limit the need to travel by private motor car.	Local	Permanent	-	-	-	See mitigation for H0101.
M0201 Pwllhai	The provision of extra employment land in Cardigan will increase the cumulative mass of the settlement thereby increasing the viability of the settlement to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
E0201 Parc Teifi	The retention of existing employment uses in the settlement will help maintain its cumulative mass thereby increasing its viability t to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
E0202 Pentood	The retention of existing employment uses in the settlement will help maintain its cumulative mass thereby increasing its viability t to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
MNA0201 Penparc	The proximity of the quarry to sensitive develop could have a negative effect on health and wellbeing.	Local	Temporary	-	-	0	National guidance in the form of MPPW and MTAN1 outline the requirements for mitigating the negative effects of mineral extraction.
03 Aberystwyth							
H0301 Maes Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities	Local	Permanent	+	+	+	

	offered by Aberystwyth town centre and sites such as Parc y Llyn.						
H0302 Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
H0303 Land adjoining Hafod y Waun	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
H0304 Cefnesgair	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
H0305 Maesceinion	The site is within moderate walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	International	Permanent	-	-	-	See mitigation for H0101.
H0306 Land at Southgate	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y	Local	Permanent	+	+	+	

	Llyn.						
E0301 Glanrafon Industrial Estate Extension	The provision of extra employment in Aberystwyth will increase the cumulative mass of the settlement thereby increasing the viability of the settlement to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
E0302 Glanrafon Industrial Estate	The retention of existing employment uses in the settlement will help maintain its cumulative mass thereby increasing its viability t to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
E0303 Llanbadarn Industrial Estate	The retention of existing employment uses in the settlement will help maintain its cumulative mass thereby increasing its viability t to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
E0304 Cefn Llan Science Park	The retention of existing employment uses in the settlement will help maintain its cumulative mass thereby increasing its viability t to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
E0305 Capel Bangor Business Park	The provision of extra employment in Capel Bangor will increase the cumulative mass of the settlement thereby increasing the viability of the settlement to support facilities associated with health and wellbeing. Furthermore, an amenity area is a requirement of the application, providing the area with immediate benefits.	Regional	Permanent	+	+	+	
M0301 Old Post Office	The site is within easy walking distance of public transport, other local facilities and housing, limiting	Local	Permanent	+	+	+	

	the need to travel by motor car and consequently promotes active and healthy lifestyles.						
M0302 Mill Street Site	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
M0303 Park Avenue	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
M0304 Swyddfa Sir	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
M0305 Llanbadarn Campus	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
M0306 Penglais Farm	The site is within easy walking distance of university facilities and other university housing. However, it is some distance from the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
T0301 Rhydyfelin Park and Ride	Easy walking distance of public transport, local facilities and housing. There is a public footpath along the riverside.	Local	Permanent	+	+	+	
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap	Easy walking distance of public	Local	Permanent	?	?	?	See mitigation for H0101.

Adpar	transport and local facilities. Steep topography and lack of pavement on one potential approach may discourage walking/cycling.						
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0502 Site rear of Ffynnonbedr	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0503 Sites located on corner Forest Road.	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0504 Site located on Forest Road	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0505 Land adjacent to Maes y Deri	Within easy walking distance of public transport, local facilities and housing which may encourage overall community cohesion.	Local	Permanent	+	+	+	
E0501 Llambled Business Park	The provision of extra employment in Lampeter will increase the cumulative mass of the settlement thereby increasing the viability of the settlement to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	

E0502 Old Mart Site	The provision of extra employment in Lampeter will increase the cumulative mass of the settlement thereby increasing the viability of the settlement to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Regional	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	The provision of extra employment in Llandysul will increase the cumulative mass of the settlement thereby increasing the viability of the settlement to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
E0602 Horeb Business Park	The provision of extra employment in Llandysul will increase the cumulative mass of the settlement thereby increasing the viability of the settlement to support facilities associated with health and wellbeing.	Regional	Permanent	+	+	+	
07 Tregaron							
H0701 Land off Dewi Road	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0702 Land rear to Rhyd-y-Fawnog	Although adjoining the built form, and currently close to the primary school, the site is some distance from the main core of the settlement.	Local	Permanent	-	-	-	See mitigation for H0101.
M0701 Cylch Caron Project, land rear of Talbot Yard	The site is within easy walking distance of public transport, other	Local	Permanent	+	+	+	

	local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.						
MNA0701 Pant	The proximity of the quarry to sensitive develop could have a negative effect on health and wellbeing.	Local	Temporary	-	-	0	National guidance in the form of MPPW and MTAN1 outline the requirements for mitigating the negative effects of mineral extraction.
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0802 Trenchard Estate west	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0803 Maeswerdd, Lon Ysgolig	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0804 Field next to Brynglas Estate	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0805 Land at Plas Newydd South east of Parc y Delyn	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
E0801 Parc Aberporth	The provision of extra employment in the Aberporth area will increase	Local	Permanent	+	+	+	

	the cumulative mass of the settlement thereby increasing the viability of the settlement to support facilities associated with health and wellbeing.						
M0801 West Wales Airport	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Local	Permanent	-	-	-	The desire to co-locate employment with housing and other community facilities and employment opportunities has been a key consideration in the formation of the LDP's overall Strategy as it promotes walking and cycling. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM012, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective.
M0802 Aberporth sports and social club	The site is located close to community facilities, and is within easy walking distance encouraging walking and cycling. The redevelopment of the existing community provision will also lead to improved facilities for the whole community,	Local	Permanent	++	++	++	
09 Bow Street							
H0901 Land adjacent to Erw Las	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H0902 Land adjacent to Ysgol Gynradd Rhydyppennau	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	

T0901 Bow Street Railway Station	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Local	Permanent	-	-	-	See mitigation for M0801.
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	Easy walking distance of public transport, other local facilities and housing.	Local	Permanent	+	+	+	
H1102 Land at and to north east of Tegfan	Easy walking distance of public transport, other local facilities and housing.	Local	Permanent	+	+	+	
H1103 North east of Cenarth School	Easy walking distance of public transport, other local facilities and housing.	Local	Permanent	+	+	+	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	Good public transport links, lots of local services and facilities and good public footpath system. Encourages walking and cycling.	International	Permanent	+	+	+	
H1202 Cae'r Bont, Felinfach	Good public transport links, lots of local services and facilities and good public footpath system. Encourages walking and cycling.	International	Permanent	+	+	+	
H1203 Site off the B4342	Good public transport links, lots of local services and facilities and good public footpath system. Encourages walking and cycling.	International	Permanent	+	+	+	
E1201 Felinfach Industrial Estate	The retention of existing employment uses in the settlement will help maintain its cumulative mass thereby increasing its viability to support facilities associated with health and	Regional	Permanent	+	+	+	

wellbeing.							
13 Llanarth							
H1301 Land rear of Brynawen	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H1302 Land adjacent to Vicarage	Although the site is located within the built form, access is along a narrow, steep road which may discourage walking and cycling.	Local	Permanent	?	?	?	<p>The desire to co-locate housing with other community facilities has been a key consideration in the formation of the LDP's overall Strategy it promotes walking and cycling and provides easy access to health facilities. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM012, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective. Policy LU22 will also help mitigate through the provision and enhancement of community facilities.</p> <p>The additional provision of open space will be sought on the site in line with Policy LU24, the details of which are provided in the Allocated Sites Schedule. The implementation of the Allocated Sites Schedule is a requirement of S08.</p>
H1303 Field adjoining Allt y Bryn Estate	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	See mitigation for H1302.
H1304 Site off Alma Street	The site is within easy walking	Local	Permanent	+	+	+	

	distance of public transport, including a bus stop, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.						
14 Llanilar							
H1401 Land Opposite Y Gorlan	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
15 Llan-non							
H1501 Land rear of Pont Pen-lon	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H1502 Stad Craig Ddu	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H1503 Land rear of Cylch Peris	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
16 Llanrhystud							
H1601 Clos Allfach	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H1602 Pentref Uchaf	The site is within easy walking distance of public transport, other local facilities and housing, limiting	Local	Permanent	+	+	+	

	the need to travel by motor car and consequently promotes active and healthy lifestyles.						
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	Although the site is adjoining the built form, it is some distance from the main core of the settlement and only has partially good pedestrian access.	Local	Permanent	-	-	-	See mitigation for H1302.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H1902 Land adjacent to Pendre	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
20 Pontrhydfendigaid							
H2001 Dolwerdd	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	Local	Permanent	+	+	+	
H2002 Land Adjacent to Rock House	Although the site is adjoining the built form, it is some distance from the main core of the settlement but has good pedestrian access. The site does however have a steep approach.	Local	Permanent	-	-	-	See mitigation for H1302.
21 Tal-y-bont							
H2101 Y Dderwen	The site is within moderate walking distance of public transport, other local facilities and housing. Additionally, there are currently no	International	Permanent	-	-	-	See mitigation for H1302.

	pavements connecting the site to the centre of the settlement,						
H2102 Maes y Deri	The site is within easy walking distance of public transport, other local facilities and housing. Furthermore, the site incorporates part an existing field. Developer contributions to improve this facility will be required.	International	Permanent	+	+	+	
H2103 Glan Ceulan	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	International	Permanent	+	+	+	
H2104 Land adjacent to St. David's Church	The site is within easy walking distance of public transport, other local facilities and housing, limiting the need to travel by motor car and consequently promotes active and healthy lifestyles.	International	Permanent	+	+	+	
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0	
22 Y Borth							
H2201 Land adjoining Min-y-Graig	The site is within walking distance of public transport and housing, however the steep approach and lack of pavement may discourage walking, cycling and healthy lifestyles	International	Permanent	?	?	?	See mitigation for H1302.
H2202 Land adjoining Borth County Primary School	Although the site is within easy walking distance of public transport, other local facilities and housing, a steep approach may discourage walking, cycling and healthy lifestyles..	International	Permanent	?	?	?	See mitigation for H1302.

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 8: Leisure, Recreation and Tourism							
Objectives: 8a. Sustainable tourism and leisure and recreation facilities							
Sub Objectives:							
<ul style="list-style-type: none"> • To ensure areas valued for cultural heritage, including the historic environment are easily accessible and promoted through eco-tourism • Ensure that the tourism sector and attractions provide access by a choice of travel other than private means • To promote and encourage 'green tourism' within Ceredigion • Promote and encourage community access to Ceredigion's natural assets • To develop and protect leisure and recreation opportunities that allows for and nurtures community involvement and cohesion and to improve health and wellbeing. • Support locally-based cultural resources and activities • Improve the quantity and quality of publicly accessible open space. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	No site specific effects.	Local	Permanent	0	0	0	
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0103 Land behind Ivydene, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0104 Land south of Maes y Pentre	No site specific effects.	Local	Permanent	0	0	0	
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0203 Pentop Fields, Cardigan	No site specific effects.	Local	Permanent	0	0	0	
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	No site specific effects.	Local	Permanent	0	0	0	
M0201 Pwllhai	No site specific effects.	Local	Permanent	0	0	0	
E0201 Parc Teifi	No site specific effects.	Local	Permanent	0	0	0	
E0202 Pentood	No site specific effects.	Local	Permanent	0	0	0	
MNA0201 Penparc	Extracting from the site would	Local	Temporary	-	-	-	The right of way could be diverted in

	cause the loss of a right of way. The remediated site could be designed to promote recreational uses.						line with the requirements of Policies DM03 and DM04.
03 Aberystwyth							
H0301 Maes Crugiau	No site specific effects.	Local	Permanent	0	0	0	
H0302 Crugiau	No site specific effects.	Local	Permanent	0	0	0	
H0303 Land adjoining Hafod y Waun	The site incorporates existing playing fields which will help provide part of the sites green space requirements. Developers will be required to contribute towards improvements to this existing provision.	Local	Permanent	+	+	+	
H0304 Cefnesgair	No site specific effects.	Local	Permanent	0	0	0	
H0305 Maesceinion	The site's large size would trigger the need for a significant area of new green space accessible to the general public.	Local	Permanent	+	+	+	
H0306 Land at Southgate	No site specific effects.	Local	Permanent	0	0	0	
E0301 Glanyrafon Industrial Estate Extension	No site specific effects.	Local	Permanent	0	0	0	
E0302 Glanyrafon Industrial Estate	No site specific effects.	Local	Permanent	0	0	0	
E0303 Llanbadarn Industrial Estate	No site specific effects.	Local	Permanent	0	0	0	
E0304 Cefn Llan Science Park	No site specific effects.	Local	Permanent	0	0	0	
E0305 Capel Bangor Business Park	No site specific effects.	Local	Permanent	0	0	0	
M0301 Old Post Office	No site specific effects.	Local	Permanent	0	0	0	
M0302 Mill Street Site	No site specific effects.	Local	Permanent	0	0	0	
M0303 Park Avenue	No site specific effects.	Local	Permanent	0	0	0	
M0304 Swyddfa Sir	No site specific effects.	Local	Permanent	0	0	0	
M0305 Llanbadarn Campus	The site is large enough for its green space requirement to warrant the inclusion of a multi-use games area as part of the development.	Local	Permanent	++	++	++	
M0306 Penglais Farm	No site specific effects.	Local	Permanent	0	0	0	
T0301 Rhydyfelin Park and Ride	No site specific effects.	Local	Permanent	0	0	0	
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	Development of the site requires the relocation of existing playing fields, which may be improved for	Local	Permanent	+	+	+	

	the benefit of the community.						
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	No site specific effects.	Local	Permanent	0	0	0	
H0502 Site rear of Ffynnonbedr	No site specific effects.	Local	Permanent	0	0	0	
H0503 Sites located on corner Forest Road.	No site specific effects.	Local	Permanent	0	0	0	
H0504 Site located on Forest Road	No site specific effects.	Local	Permanent	0	0	0	
H0505 Land adjacent to Maes y Deri	No site specific effects.	Local	Permanent	0	0	0	
E0501 Llambed Business Park	No site specific effects.	Local	Permanent	0	0	0	
E0502 Old Mart Site	No site specific effects.	Local	Permanent	0	0	0	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	No site specific effects.	Local	Permanent	0	0	0	
E0601 Llandysul Enterprise Park	No site specific effects.	Local	Permanent	0	0	0	
E0602 Horeb Business Park	No site specific effects.	Local	Permanent	0	0	0	
07 Tregaron							
H0701 Land off Dewi Road	No site specific effects.	Local	Permanent	0	0	0	
H0702 Land rear to Rhyd-y-Fawnog	No site specific effects.	Local	Permanent	0	0	0	
M0701 Cylch Caron Project, land rear of Talbot Yard	No site specific effects.	Local	Permanent	0	0	0	
MNA0701 Pant	The remediated site could be designed to promote recreational uses.	Local	Temporary	0	0	+	
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	No site specific effects.	Local	Permanent	0	0	0	
H0802 Trenchard Estate west	No site specific effects.	Local	Permanent	0	0	0	
H0803 Maeswerdd, Lon Ysgolig	No site specific effects.	Local	Permanent	0	0	0	
H0804 Field next to Brynglas Estate	No site specific effects.	Local	Permanent	0	0	0	
H0805 Land at Plas Newydd South east of Parc y Delyn	No site specific effects.	Local	Permanent	0	0	0	
E0801 Parc Aberporth	No site specific effects.	Local	Permanent	0	0	0	
M0801 West Wales Airport	No site specific effects.	Local	Permanent	0	0	0	
M0802 Aberporth sports and social club	Development of the site will require the relocation of the existing community facilities. The new facilities will be of an improved nature and of benefit to the whole community,	Local	Permanent	+	+	+	
09 Bow Street							
H0901 Land adjacent to Erw Las	No site specific effects.	Local	Permanent	0	0	0	

H0902 Land adjacent to Ysgol Gynradd Rhydyppennau	No site specific effects.	Local	Permanent	0	0	0
T0901 Bow Street Railway Station	No site specific effects.	Local	Permanent	0	0	0
10 Ceinewydd						
H1001 Land to the Rear of Towyn Farm	No site specific effects.	Local	Permanent	0	0	0
11 Cenarth						
H1101 Land off Spring Meadow Estate, Cenarth	No site specific effects.	Local	Permanent	0	0	0
H1102 Land at and to north east of Tegfan	No site specific effects.	Local	Permanent	0	0	0
H1103 North east of Cenarth School	No site specific effects.	Local	Permanent	0	0	0
12 Felinfach/Ystrad Aeron						
H1201 Site rear to Bryn Salem	No site specific effects.	Local	Permanent	0	0	0
H1202 Cae'r Bont, Felinfach	Potential for extra amenity and leisure space along floodplain for the benefit of the community.	Local	Permanent	+	+	+
H1203 Site off the B4342	No site specific effects.	Local	Permanent	0	0	0
E1201 Felinfach Industrial Estate	No site specific effects.	Local	Permanent	0	0	0
13 Llanarth						
H1301 Land rear of Brynawen	No site specific effects.	Local	Permanent	0	0	0
H1302 Land adjacent to Vicarage	No site specific effects.	Local	Permanent	0	0	0
H1303 Field adjoining Allt y Bryn Estate	No site specific effects.	Local	Permanent	0	0	0
H1304 Site off Alma Street	No site specific effects.	Local	Permanent	0	0	0
14 Llanilar						
H1401 Land Opposite Y Gorlan	No site specific effects.	Local	Permanent	0	0	0
15 Llan-non						
H1501 Land rear of Pont Pen-lon	No site specific effects.	Local	Permanent	0	0	0
H1502 Stad Craig Ddu	No site specific effects.	Local	Permanent	0	0	0
H1503 Land rear of Cylch Peris	No site specific effects.	Local	Permanent	0	0	0
16 Llanrhystud						
H1601 Clos Alltfach	No site specific effects.	Local	Permanent	0	0	0
H1602 Pentref Uchaf	No site specific effects.	Local	Permanent	0	0	0
17 Llanybydder						
Not Applicable - Service Centre in Carmarthenshire						
18 Penrhyn-coch						
H1801 Land adjacent to Y Gelli	No site specific effects.	Local	Permanent	0	0	0
19 Pontarfynach						
H1901 Land adjacent to Heol	No site specific effects.	Local	Permanent	0	0	0

Elennydd							
H1902 Land adjacent to Pendre	No site specific effects.	Local	Permanent	0	0	0	
20 Pontrhydfendigaid							
H2001 Dolwerdd	No site specific effects.	Local	Permanent	0	0	0	
H2002 Land Adjacent to Rock House	No site specific effects.	Local	Permanent	0	0	0	
21 Tal-y-bont							
H2101 Y Dderwen	No site specific effects.	Local	Permanent	0	0	0	
H2102 Maes y Deri	The site incorporates an existing playing field, which will help provide part of the site's green space requirements. Developers will be required to contribute towards improvements to this existing provision.	Local	Permanent	+	+	+	
H2103 Glan Ceulan	Potential for extra amenity and leisure space along floodplain for the benefit of the community.	Local	Permanent	+	+	+	
H2104 Land adjacent to St. David's Church	No site specific effects.	Local	Permanent	0	0	0	
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0	
22 Y Borth							
H2201 Land adjoining Min-y-Graig	No site specific effects.	Local	Permanent	0	0	0	
H2202 Land adjoining Borth County Primary School	No site specific effects.	Local	Permanent	0	0	0	

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 9: Education and Skills							
Objectives: 9. Build the education and skills base							
Sub Objectives:							
<ul style="list-style-type: none"> • Promote providing the best start in life for children. • Promote appropriate education provision for supporting 16-19 year olds. • Promote enrolment in further and higher education institutions. • Increase levels of literacy (in English and Welsh) and numeracy. • Promote lifelong learning; • Promote the retention of skills in Ceredigion. • Provide accessible educational and training facilities which meet the future needs of the area. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	No site specific effects.	Local	Permanent	0	0	0	
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0103 Land behind Ivydene, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0104 Land south of Maes y Pentre	No site specific effects.	Local	Permanent	0	0	0	
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0203 Pentop Fields, Cardigan	No site specific effects.	Local	Permanent	0	0	0	
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	No site specific effects.	Local	Permanent	0	0	0	
M0201 Pwllhai	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	

E0201 Parc Teifi	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	
E0202 Pentood	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	
MNA0201 Penparc	The site could become a RIGS site, which could have educational benefits.	Local	Permanent	?	?	?	
03 Aberystwyth							
H0301 Maes Crugiau	No site specific effects.	Local	Permanent	0	0	0	
H0302 Crugiau	No site specific effects.	Local	Permanent	0	0	0	
H0303 Land adjoining Hafod y Waun	No site specific effects.	Local	Permanent	0	0	0	
H0304 Cefnesgair	No site specific effects.	Local	Permanent	0	0	0	
H0305 Maesceinion	No site specific effects.	Local	Permanent	0	0	0	
H0306 Land at Southgate	No site specific effects.	Local	Permanent	0	0	0	
E0301 Glanyrafon Industrial Estate Extension	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	
E0302 Glanyrafon Industrial Estate	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	
E0303 Llanbadarn Industrial Estate	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	
E0304 Cefn Llan Science Park	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	
E0305 Capel Bangor Business Park	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	
M0301 Old Post Office	No site specific effects.	Local	Permanent	0	0	0	
M0302 Mill Street Site	No site specific effects.	Local	Permanent	0	0	0	
M0303 Park Avenue	No site specific effects.	Local	Permanent	0	0	0	
M0304 Swyddfa Sir	No site specific effects.	Local	Permanent	0	0	0	

M0305 Llanbadarn Campus	The site is partially occupied by Ceredigion, a component which will be retained as part of the site. Additional land has also been provided to allow the expansion of the educational element of the site, which could be used by the college or the LA's education authority. While the educational benefits are not generally site specific, the ability to coalesce different aspects of the education service on one site has benefits such as the ability to share facilities and promote sustainable travel.	Local	Permanent	+	+	+
M0306 Penglais Farm	No site specific effects.	Local	Permanent	0	0	0
T0301 Rhydyfelin Park and Ride	No site specific effects.	Local	Permanent	0	0	0
04 Adpar/Newcastle Emlyn						
H0401 Land opposite Parc y Trap Adpar	No site specific effects.	Local	Permanent	0	0	0
05 Llanbedr Pont Steffan						
H0501 Former Lampeter Primary School	No site specific effects.	Local	Permanent	0	0	0
H0502 Site rear of Ffynnonbedr	No site specific effects.	Local	Permanent	0	0	0
H0503 Sites located on corner Forest Road.	No site specific effects.	Local	Permanent	0	0	0
H0504 Site located on Forest Road	No site specific effects.	Local	Permanent	0	0	0
H0505 Land adjacent to Maes y Deri	No site specific effects.	Local	Permanent	0	0	0
E0501 Llambed Business Park	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+
E0502 Old Mart Site	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+
06 Llandysul						
H0601 Rear of the Beeches, Llandysul	No site specific effects.	Local	Permanent	0	0	0
E0601 Llandysul Enterprise Park	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+
E0602 Horeb Business Park	By allowing economic growth, the opportunity to retain and broaden	Local	Permanent	+	+	+

	skills in the local area is facilitated.						
07 Tregaron							
H0701 Land off Dewi Road	No site specific effects.	Local	Permanent	0	0	0	
H0702 Land rear to Rhyd-y-Fawnog	No site specific effects.	Local	Permanent	0	0	0	
M0701 Cylch Caron Project, land rear of Talbot Yard	No site specific effects.	Local	Permanent	0	0	0	
MNA0701 Pant	The site could become a RIGS site, which could have educational benefits.	Local	Permanent	?	?	?	
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	No site specific effects.	Local	Permanent	0	0	0	
H0802 Trenchard Estate west	No site specific effects.	Local	Permanent	0	0	0	
H0803 Maeswerdd, Lon Ysgolig	No site specific effects.	Local	Permanent	0	0	0	
H0804 Field next to Brynglas Estate	No site specific effects.	Local	Permanent	0	0	0	
H0805 Land at Plas Newydd South east of Parc y Delyn	No site specific effects.	Local	Permanent	0	0	0	
E0801 Parc Aberporth	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	
M0801 West Wales Airport	No site specific effects.	Local	Permanent	0	0	0	
M0802 Aberporth sports and social club	No site specific effects.	Local	Permanent	0	0	0	
09 Bow Street							
H0901 Land adjacent to Erw Las	No site specific effects.	Local	Permanent	0	0	0	
H0902 Land adjacent to Ysgol Gynradd Rhydyppennau	No site specific effects.	Local	Permanent	0	0	0	
T0901 Bow Street Railway Station	No site specific effects.	Local	Permanent	0	0	0	
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	No site specific effects.	Local	Permanent	0	0	0	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	No site specific effects.	Local	Permanent	0	0	0	
H1102 Land at and to north east of Tegfan	No site specific effects.	Local	Permanent	0	0	0	
H1103 North east of Cenarth School	No site specific effects.	Local	Permanent	0	0	0	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	No site specific effects.	Local	Permanent	0	0	0	
H1202 Cae'r Bont, Felinfach	No site specific effects.	Local	Permanent	0	0	0	

H1203 Site off the B4342	No site specific effects.	Local	Permanent	0	0	0	
E1201 Felinfach Industrial Estate	By allowing economic growth, the opportunity to retain and broaden skills in the local area is facilitated.	Local	Permanent	+	+	+	
13 Llanarth							
H1301 Land rear of Brynawen	No site specific effects.	Local	Permanent	0	0	0	
H1302 Land adjacent to Vicarage	No site specific effects.	Local	Permanent	0	0	0	
H1303 Field adjoining Allt y Bryn Estate	No site specific effects.	Local	Permanent	0	0	0	
H1304 Site off Alma Street	No site specific effects.	Local	Permanent	0	0	0	
14 Llanilar							
H1401 Land Opposite Y Gorlan	No site specific effects.	Local	Permanent	0	0	0	
15 Llan-non							
H1501 Land rear or Pont Pen-lon	No site specific effects.	Local	Permanent	0	0	0	
H1502 Stad Craig Ddu	No site specific effects.	Local	Permanent	0	0	0	
H1503 Land rear of Cylch Peris	No site specific effects.	Local	Permanent	0	0	0	
16 Llanrhystud							
H1601 Clos Alltfach	No site specific effects.	Local	Permanent	0	0	0	
H1602 Pentref Uchaf	No site specific effects.	Local	Permanent	0	0	0	
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	No site specific effects.	Local	Permanent	0	0	0	
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	No site specific effects.	Local	Permanent	0	0	0	
H1902 Land adjacent to Pendre	No site specific effects.	Local	Permanent	0	0	0	
20 Pontrhydfendigaid							
H2001 Dolwerdd	No site specific effects.	Local	Permanent	0	0	0	
H2002 Land Adjacent to Rock House	No site specific effects.	Local	Permanent	0	0	0	
21 Tal-y-bont							
H2101 Y Dderwen	No site specific effects.	Local	Permanent	0	0	0	
H2102 Maes y Deri	No site specific effects.	Local	Permanent	0	0	0	
H2103 Glan Ceulan	No site specific effects.	Local	Permanent	0	0	0	
H2104 Land adjacent to St. David's Church	No site specific effects.	Local	Permanent	0	0	0	
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0	
22 Y Borth							

H2201 Land adjoining Min-y-Graig	No site specific effects.	Local	Permanent	0	0	0	
H2202 Land adjoining Borth County Primary School	No site specific effects.	Local	Permanent	0	0	0	

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 10: Welsh Language							
Objectives: 10a. Promote the use of the Welsh language.							
Sub Objectives:							
<ul style="list-style-type: none"> • Promote use of bilingual signs where appropriate. • To sustain and, if possible, increase the percentage of Welsh Speakers in Ceredigion. • To promote the use of the Welsh language in Ceredigion, in both the public and private sectors. • Promote the improvement of reading and writing skills amongst Welsh speakers. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	No site specific effects.	Local	Permanent	0	0	0	
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0103 Land behind Ivydene, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0104 Land south of Maes y Pentre	No site specific effects.	Local	Permanent	0	0	0	
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0203 Pentop Fields, Cardigan	No site specific effects.	Local	Permanent	0	0	0	
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	No site specific effects.	Local	Permanent	0	0	0	
M0201 Pwllhai	No site specific effects.	Local	Permanent	0	0	0	
E0201 Parc Teifi	No site specific effects.	Local	Permanent	0	0	0	
E0202 Pentood	No site specific effects.	Local	Permanent	0	0	0	
MNA0201 Penparc	No site specific effects.	Local	Permanent	0	0	0	
03 Aberystwyth							

H0301 Maes Crugiau	No site specific effects.	Local	Permanent	0	0	0	
H0302 Crugiau	No site specific effects.	Local	Permanent	0	0	0	
H0303 Land adjoining Hafod y Waun	No site specific effects.	Local	Permanent	0	0	0	
H0304 Cefnesgair	No site specific effects.	Local	Permanent	0	0	0	
H0305 Maesceinion	No site specific effects.	Local	Permanent	0	0	0	
H0306 Land at Southgate	No site specific effects.	Local	Permanent	0	0	0	
E0301 Glanyrafon Industrial Estate Extension	No site specific effects.	Local	Permanent	0	0	0	
E0302 Glanyrafon Industrial Estate	No site specific effects.	Local	Permanent	0	0	0	
E0303 Llanbadarn Industrial Estate	No site specific effects.	Local	Permanent	0	0	0	
E0304 Cefn Llan Science Park	No site specific effects.	Local	Permanent	0	0	0	
E0305 Capel Bangor Business Park	No site specific effects.	Local	Permanent	0	0	0	
M0301 Old Post Office	No site specific effects.	Local	Permanent	0	0	0	
M0302 Mill Street Site	No site specific effects.	Local	Permanent	0	0	0	
M0303 Park Avenue	No site specific effects.	Local	Permanent	0	0	0	
M0304 Swyddfa Sir	No site specific effects.	Local	Permanent	0	0	0	
M0305 Llanbadarn Campus	No site specific effects.	Local	Permanent	0	0	0	
M0306 Penglais Farm	No site specific effects.	Local	Permanent	0	0	0	
T0301 Rhydyfelin Park and Ride	No site specific effects.	Local	Permanent	0	0	0	
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	No site specific effects.	Local	Permanent	0	0	0	
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	No site specific effects.	Local	Permanent	0	0	0	
H0502 Site rear of Ffynnonbedr	No site specific effects.	Local	Permanent	0	0	0	
H0503 Sites located on corner Forest Road.	No site specific effects.	Local	Permanent	0	0	0	
H0504 Site located on Forest Road	No site specific effects.	Local	Permanent	0	0	0	
H0505 Land adjacent to Maes y Deri	No site specific effects.	Local	Permanent	0	0	0	
E0501 Llambed Business Park	No site specific effects.	Local	Permanent	0	0	0	
E0502 Old Mart Site	No site specific effects.	Local	Permanent	0	0	0	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	No site specific effects.	Local	Permanent	0	0	0	
E0601 Llandysul Enterprise Park	No site specific effects.	Local	Permanent	0	0	0	
E0602 Horeb Business Park	No site specific effects.	Local	Permanent	0	0	0	
07 Tregaron							
H0701 Land off Dewi Road	No site specific effects.	Local	Permanent	0	0	0	
H0702 Land rear to Rhyd-y-Fawnog	No site specific effects.	Local	Permanent	0	0	0	

M0701 Cylch Caron Project, land rear of Talbot Yard	No site specific effects.	Local	Permanent	0	0	0
MNA0701 Pant	No site specific effects.	Local	Permanent	0	0	0
08 Aberporth/Parcllyn						
H0801 Trenchard Estate south	No site specific effects.	Local	Permanent	0	0	0
H0802 Trenchard Estate west	No site specific effects.	Local	Permanent	0	0	0
H0803 Maeswerdd, Lon Ysgolig	No site specific effects.	Local	Permanent	0	0	0
H0804 Field next to Brynglas Estate	No site specific effects.	Local	Permanent	0	0	0
H0805 Land at Plas Newydd South east of Parc y Delyn	No site specific effects.	Local	Permanent	0	0	0
E0801 Parc Aberporth	No site specific effects.	Local	Permanent	0	0	0
M0801 West Wales Airport	No site specific effects.	Local	Permanent	0	0	0
M0802 Aberporth sports and social club	No site specific effects.	Local	Permanent	0	0	0
09 Bow Street						
H0901 Land adjacent to Erw Las	No site specific effects.	Local	Permanent	0	0	0
H0902 Land adjacent to Ysgol Gynradd Rhydyppennau	No site specific effects.	Local	Permanent	0	0	0
T0901 Bow Street Railway Station	No site specific effects.	Local	Permanent	0	0	0
10 Ceinewydd						
H1001 Land to the Rear of Towyn Farm	No site specific effects.	Local	Permanent	0	0	0
11 Cenarth						
H1101 Land off Spring Meadow Estate, Cenarth	No site specific effects.	Local	Permanent	0	0	0
H1102 Land at and to north east of Tegfan	No site specific effects.	Local	Permanent	0	0	0
H1103 North east of Cenarth School	No site specific effects.	Local	Permanent	0	0	0
12 Felinfach/Ystrad Aeron						
H1201 Site rear to Bryn Salem	No site specific effects.	Local	Permanent	0	0	0
H1202 Cae'r Bont, Felinfach	No site specific effects.	Local	Permanent	0	0	0
H1203 Site off the B4342	No site specific effects.	Local	Permanent	0	0	0
E1201 Felinfach Industrial Estate	No site specific effects.	Local	Permanent	0	0	0
13 Llanarth						
H1301 Land rear of Brynawen	No site specific effects.	Local	Permanent	0	0	0
H1302 Land adjacent to Vicarage	No site specific effects.	Local	Permanent	0	0	0
H1303 Field adjoining Allt y Bryn Estate	No site specific effects.	Local	Permanent	0	0	0
H1304 Site off Alma Street	No site specific effects.	Local	Permanent	0	0	0

14 Llanilar						
H1401 Land Opposite Y Gorlan	No site specific effects.	Local	Permanent	0	0	0
15 Llan-non						
H1501 Land rear or Pont Pen-lon	No site specific effects.	Local	Permanent	0	0	0
H1502 Stad Craig Ddu	No site specific effects.	Local	Permanent	0	0	0
H1503 Land rear of Cylch Peris	No site specific effects.	Local	Permanent	0	0	0
16 Llanrhystud						
H1601 Clos Alltfach	No site specific effects.	Local	Permanent	0	0	0
H1602 Pentref Uchaf	No site specific effects.	Local	Permanent	0	0	0
17 Llanybydder						
Not Applicable - Service Centre in Carmarthenshire						
18 Penrhyn-coch						
H1801 Land adjacent to Y Gelli	No site specific effects.	Local	Permanent	0	0	0
19 Pontarfynach						
H1901 Land adjacent to Heol Elennydd	No site specific effects.	Local	Permanent	0	0	0
H1902 Land adjacent to Pendre	No site specific effects.	Local	Permanent	0	0	0
20 Pontrhydfendigaid						
H2001 Dolwerdd	No site specific effects.	Local	Permanent	0	0	0
H2002 Land Adjacent to Rock House	No site specific effects.	Local	Permanent	0	0	0
21 Tal-y-bont						
H2101 Y Dderwen	No site specific effects.	Local	Permanent	0	0	0
H2102 Maes y Deri	No site specific effects.	Local	Permanent	0	0	0
H2103 Glan Ceulan	No site specific effects.	Local	Permanent	0	0	0
H2104 Land adjacent to St. David's Church	No site specific effects.	Local	Permanent	0	0	0
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0
22 Y Borth						
H2201 Land adjoining Min-y-Graig	No site specific effects.	Local	Permanent	0	0	0
H2202 Land adjoining Borth County Primary School	No site specific effects.	Local	Permanent	0	0	0

<p>Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)</p> <p>Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013</p>							
<p>SEA Topic: Topic Paper 11: Transport</p> <p>Objectives: 11a. Promote sustainable modes of travel</p> <p>Sub Objectives:</p> <ul style="list-style-type: none"> • Promote a sustainable settlement strategy and appropriate location of services and facilities • Promote transport management and travel planning • Promote health and well-being by increasing opportunities for walking, cycling and public transport. • Improve the integration of non-car transport modes and services. • Promote the use of more sustainable modes of transport including community transport. • Improve accessibility to services, particularly for disadvantaged sections of society. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	The site is within moderate walking distance of public transport, local facilities and housing.	Local	Permanent	-	-	-	<p>The desire to co-locate housing with other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM12, DM03, DM04, DM05, DM06 and DM08, all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective. Policy LU22 will also help mitigate through the provision and enhancement of community facilities.</p> <p>Through these policies, where appropriate development on this site should include provision for improved pedestrian access. This may include</p>

							the provision of pavements, public footpaths, cycle tracks and improved on-site access.
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H0103 Land behind Ivydene, Llwynceilyn	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H0104 Land south of Maes y Pentre	The site lacks a pavement and is a moderate distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Local	Permanent	-	-	-	See mitigation for H0101.
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling. However, the steep approach may discourage walking and cycling.	Local	Permanent	+	+	+	
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling. However, the steep approach may discourage walking and cycling.	Local	Permanent	+	+	+	
H0203 Pentop Fields, Cardigan	Within moderate walking distance of public transport, local facilities and housing.	Local	Permanent	-	-	-	See mitigation for H0101.
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	Within moderate walking distance of public transport, local facilities and housing.	Local	Permanent	-	-	-	See mitigation for H0101.
M0201 Pwllhai	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
E0201 Parc Teifi	Although the site is within easy walking distance of public	Local	Permanent	-	-	-	The desire to co-locate employment with housing and other community

	transport and local facilities, these are on the opposite side of a dual carriageway discouraging walking and cycling.						facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM012, DM03, DM04, DM05, DM06 and DM08, all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective.
E0202 Pentood	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
MNA0201 Penparc	Extracting from the site would cause the loss of a right of way.	Local	Permanent	-	-	-	
03 Aberystwyth							
H0301 Maes Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
H0302 Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
H0303 Land adjoining Hafod y Waun	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites	Local	Permanent	+	+	+	

	such as Parc y Llyn.						
H0304 Cefnesgair	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
H0305 Maesceinion	The site is within moderate walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	International	Permanent	-	-	-	See mitigation for H0101.
H0306 Land at Southgate	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
E0301 Glanyrafon Industrial Estate Extension	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route and has cycling access to Llanbadarn Fawr. However, it is still too remote for pedestrian access to the normal mode of access.	Local	Permanent	-	-	-	See mitigation for E0201.
E0302 Glanyrafon Industrial Estate	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Local	Permanent	-	-	-	See mitigation for E0201.
E0303 Llanbadarn Industrial Estate	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
E0304 Cefn Llan Science Park	The site is within easy walking	Local	Permanent	+	+	+	

	distance of public transport, which should encourage its use as well as walking and cycling.					
E0305 Capel Bangor Business Park	The evidence would suggest that the site would generate extra journeys in the area both in terms of delivery and workforce. A Transportation Assessment for the proposal forecasted that the site would cause a 15.5% increase in traffic by 2021. However, its location on one of Mid Wales' main strategic roads, its location of National Cycle Network Route 81 which also doubles as a footpath, its close proximity to Aberystwyth should assist facilitate sustainable means of access for the workforce. The assessment also found that existing bus provision would be sufficient to cater for the site but that as the site matures in may be appropriate to divert services onto the site, and for later phases of the development to provide for by stops and bus turning facilities.	Local	Permanent	0	0	0
M0301 Old Post Office	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+
M0302 Mill Street Site	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+
M0303 Park Avenue	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+
M0304 Swyddfa Sir	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+

M0305 Llanbadarn Campus	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
M0306 Penglais Farm	The site is within easy walking distance of university facilities and other university housing. However, it is some distance from the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
T0301 Rhydyfelin Park and Ride	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	Easy walking distance of public transport and local facilities. Steep topography and lack of pavement on one potential approach may discourage walking/cycling.	Local	Permanent	?	?	?	See mitigation for H0101.
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H0502 Site rear of Ffynnonbedr	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H0503 Sites located on corner Forest Road.	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H0504 Site located on Forest Road	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	

H0505 Land adjacent to Maes y Deri	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
E0501 Llambled Business Park	The site is within moderate walking distance of public transport, which may not encourage its use as well as walking and cycling.	Local	Permanent	-	-	-	See mitigation for E0201.
E0502 Old Mart Site	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Local	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Local	Permanent	-	-	-	See mitigation for E0201.
E0602 Horeb Business Park	The site is within easy walking distance of public transport, other local facilities and housing in Horeb. However, Horeb is a small Linked Settlement and the nearest significant centre of population, Llandysul, is not within walking distance, thereby encouraging car journeys.	Local	Permanent	-	-	-	See mitigation for E0201.
07 Tregaron							
H0701 Land off Dewi Road	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	International	Permanent	+	+	+	
H0702 Land rear to Rhyd-y-Fawnog	Although adjoining the built form, and currently close to the primary school, the site is some distance from the main core of the settlement.	Local	Permanent	-	-	-	See mitigation for E0201.

M0701 Cylch Caron Project, land rear of Talbot Yard	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
MNA0701 Pant	No site specific effects.	Local	Permanent	0	0	0	
08 Aberporth/Parcillyn							
H0801 Trenchard Estate south	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H0802 Trenchard Estate west	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H0803 Maeswerdd, Lon Ysgolig	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H0804 Field next to Brynglas Estate	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H0805 Land at Plas Newydd South east of Parc y Delyn	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
E0801 Parc Aberporth	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Local	Permanent	-	-	-	See mitigation for E0201.
M0801 West Wales Airport	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Local	Permanent	-	-	-	See mitigation for E0201.
M0802 Aberporth sports and social club	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
09 Bow Street							
H0901 Land adjacent to Erw Las	The site is within easy walking distance of public transport, which should encourage its use as well	Local	Permanent	+	+	+	

	as walking and cycling.						
H0902 Land adjacent to Ysgol Gynradd Rhydyppennau	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
T0901 Bow Street Railway Station	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Local	Permanent	-	-	-	The desire to co-locate transport infrastructure with housing and other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM12, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective.
10 Ceinwydd							
H1001 Land to the Rear of Towyn Farm	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H1102 Land at and to north east of Tegfan	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H1103 North east of Cenarth School	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	

H1202 Cae'r Bont, Felinfach	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H1203 Site off the B4342	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
E1201 Felinfach Industrial Estate	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route. However, the fact that the allocation is to allow the redevelopment of the existing site means that there should be no significant increase in employees and therefore no significant increase in journeys.	Local	Permanent	0	0	0	
13 Llanarth							
H1301 Land rear of Brynawen	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H1302 Land adjacent to Vicarage	Although the site is located within the built form, access is along a narrow, steep road which may discourage walking and cycling.	Local	Permanent	?	?	?	The desire to co-locate housing with other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM12, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective. Policy LU22 will also help mitigate through the provision and enhancement of community facilities. Through these policies, where appropriate development on this site

							should include provision for improved pedestrian access. This may include the provision of pavements, public footpaths, cycle tracks and improved on-site access.
H1303 Field adjoining Allt y Bryn Estate	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	See mitigation for H1302.
H1304 Site off Alma Street	The site is within easy walking distance of public transport, including a bus stop, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
14 Llanilar							
H1401 Land Opposite Y Gorlan	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
15 Llan-non							
H1501 Land rear of Pont Pen-lon	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H1502 Stad Craig Ddu	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H1503 Land rear of Cylch Peris	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
16 Llanrhystud							
H1601 Clos Alltfach	The site is within easy walking distance of public transport, services, other local facilities and housing.	Local	Permanent	+	+	+	
H1602 Pentref Uchaf	The site is within easy walking distance of public transport, services, other local facilities and housing.	Local	Permanent	+	+	+	
17 Llanybydder							

Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	Although adjoining the built form, the site is some distance from the main core of the settlement and only has partially good pedestrian access.	Local	Permanent	-	-	-	See mitigation for H1302.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H1902 Land adjacent to Pendre	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
20 Pontrhydfendigaid							
H2001 Dolwerdd	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H2002 Land Adjacent to Rock House	Although adjoining the built form, the site is some distance from the main core of the settlement but has good pedestrian access. The site does however have a steep approach.	Local	Permanent	-	-	-	See mitigation for H1302.
21 Tal-y-bont							
H2101 Y Dderwen	Moderate walking distance of public transport, other local facilities and housing. Additionally, there are currently no pavements connecting the site to the centre of the settlement.	Local	Permanent	-	-	-	See mitigation for H1302.
H2102 Maes y Deri	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
H2103 Glan Ceulan	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	

H2104 Land adjacent to St. David's Church	The site is within easy walking distance of public transport, which should encourage its use as well as walking and cycling.	Local	Permanent	+	+	+	
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0	
22 Y Borth							
H2201 Land adjoining Min-y-Graig	The site is within walking distance of public transport and housing, however the steep approach and lack of pavement may discourage walking and cycling.	Local	Permanent	?	?	?	See mitigation for H1302.
H2202 Land adjoining Borth County Primary School	Although the site is within easy walking distance of public transport, other local facilities and housing, a steep approach may discourage walking and cycling.	Local	Permanent	?	?	?	See mitigation for H1302.

Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 11: Transport							
Objectives: 11b. Improve accessibility to services							
Sub Objectives:							
<ul style="list-style-type: none"> • Promote a sustainable settlement strategy and appropriate location of services and facilities • Promote transport management and travel planning • Promote health and well-being by increasing opportunities for walking, cycling and public transport. • Improve the integration of non-car transport modes and services. • Promote the use of more sustainable modes of transport including community transport. • Improve accessibility to services, particularly for disadvantaged sections of society. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	The site is within moderate walking distance of public transport, local facilities and housing, which does not help improve accessibility to services.	Local	Permanent	-	-	-	<p>The desire to co-locate housing with other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM12, DM03, DM04, DM05, DM06 and DM08, all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective. Policy LU22 will also help mitigate through the provision and enhancement of community facilities.</p> <p>Through these policies, where appropriate development on this site should include provision for improved pedestrian access. This may include</p>

							the provision of pavements, public footpaths, cycle tracks and improved on-site access.
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0103 Land behind Ivydene, Llwynceilyn	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0104 Land south of Maes y Pentre	The site is within moderate walking distance of public transport, local facilities and housing, which does not help improve accessibility to services.	Local	Permanent	-	-	-	See mitigation for H0101.
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, services, other local facilities and housing. However, the steep approach may discourage walking and cycling.	Local	Permanent	+	+	+	
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	The site is within easy walking distance of public transport, services, other local facilities and housing. However, the steep approach may discourage walking and cycling.	Local	Permanent	+	+	+	
H0203 Pentop Fields, Cardigan	The site is within moderate walking distance of public transport, local facilities and housing, which does not help improve accessibility to services.	Local	Permanent	-	-	-	See mitigation for H0101.
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	The site is within moderate walking distance of public transport, local facilities and housing, which does not help improve accessibility to	Local	Permanent	-	-	-	See mitigation for H0101.

	services.						
M0201 Pwllhai	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
E0201 Parc Teifi	Although the site is within easy walking distance of public transport and local facilities, these are on the opposite side of a dual carriageway discouraging walking and cycling, which does not help improve accessibility to services.	Local	Permanent	-	-	-	The desire to co-locate employment with housing and other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM12, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective.
E0202 Pentood	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
MNA0201 Penparc	Extracting from the site would cause the loss of a right of way.	Local	Permanent	-	-	-	
03 Aberystwyth							
H0301 Maes Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
H0302 Crugiau	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a	Local	Permanent	+	+	+	

	moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.						
H0303 Land adjoining Hafod y Waun	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
H0304 Cefnesgair	The site is within easy walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
H0305 Maesceinion	The site is within moderate walking distance of public transport, local facilities and housing in Waunfawr and Llanbadarn Fawr. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	International	Permanent	-	-	-	See mitigation for H0101.
H0306 Land at Southgate	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
E0301 Glanyrafon Industrial Estate Extension	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route and has cycling access to Llanbadarn Fawr. However, it is still too	Local	Permanent	-	-	-	See mitigation for E0201.

	remote for pedestrian access to the normal mode of access.						
E0302 Glanyrafon Industrial Estate	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Local	Permanent	-	-	-	See mitigation for E0201.
E0303 Llanbadarn Industrial Estate	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
E0304 Cefn Llan Science Park	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	International	Permanent	+	+	+	
E0305 Capel Bangor Business Park	The evidence would suggest that the site would generate extra journeys in the area both in terms of delivery and workforce. A Transportation Assessment for the proposal forecasted that the site would cause a 15.5% increase in traffic by 2021. However, its location on one of Mid Wales' main strategic roads, its location of National Cycle Network Route 81 which also doubles as a footpath, its close proximity to Aberystwyth should assist facilitate sustainable means of access for the workforce. The assessment also found that existing bus provision would be sufficient to cater for the site but that as the site matures in may be appropriate to divert services onto the site, and for later phases of the development to provide for by stops and bus turning facilities.	Local	Permanent	0	0	0	
M0301 Old Post Office	The site is within easy walking	Local	Permanent	+	+	+	

	distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.						
M0302 Mill Street Site	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
M0303 Park Avenue	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
M0304 Swyddfa Sir	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
M0305 Llanbadarn Campus	The site is within easy walking distance of public transport, local facilities and housing in Penparcau. However, it is within a moderate distance of the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
M0306 Penglais Farm	The site is within easy walking distance of university facilities and other university housing. However, it is some distance from the facilities offered by Aberystwyth town centre and sites such as Parc y Llyn.	Local	Permanent	+	+	+	
T0301 Rhydyfelin Park and Ride	The site is within moderate walking distance of public transport, local facilities and housing, which does not help improve accessibility to	Local	Permanent	+	+	+	

	services.						
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	Easy walking distance of public transport and local facilities. Steep topography and lack of pavement on one potential approach may discourage walking/cycling.	Local	Permanent	?	?	?	See mitigation for H0101.
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0502 Site rear of Ffynnonbedr	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0503 Sites located on corner Forest Road.	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0504 Site located on Forest Road	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0505 Land adjacent to Maes y Deri	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	

E0501 Llambed Business Park	The site is within moderate walking distance of public transport, local facilities and housing, which does not help improve accessibility to services.	Local	Permanent	-	-	-	See mitigation for E0201.
E0502 Old Mart Site	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling.	Local	Permanent	-	-	-	See mitigation for H0101.
E0601 Llandysul Enterprise Park	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route.	Local	Permanent	-	-	-	See mitigation for E0201.
E0602 Horeb Business Park	The site is within easy walking distance of public transport, other local facilities and housing in Horeb. However, Horeb is a small Linked Settlement and the nearest significant centre of population, Llandysul, is not within walking distance, thereby encouraging car journeys.	Local	Permanent	-	-	-	See mitigation for E0201.
07 Tregaron							
H0701 Land off Dewi Road	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0702 Land rear to Rhyd-y-Fawnog	Although adjoining the built form, and currently close to the primary school, the site is some distance from the main core of the	Local	Permanent	-	-	-	See mitigation for E0201.

	settlement, which does not help improve accessibility to services.						
M0701 Cylch Caron Project, land rear of Talbot Yard	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
MNA0701 Pant	No site specific effects.	Local	Permanent	0	0	0	
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0802 Trenchard Estate west	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0803 Maeswerdd, Lon Ysgolig	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0804 Field next to Brynglas Estate	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0805 Land at Plas Newydd South east of Parc y Delyn	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
E0801 Parc Aberporth	The site is not within walking distance of housing, services (e.g.	Local	Permanent	-	-	-	See mitigation for E0201.

	convenience retail) or facilities, but is on a major bus route, which does not help improve accessibility to services.						
M0801 West Wales Airport	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route, which does not help improve accessibility to services.	Local	Permanent	-	-	-	See mitigation for E0201.
M0802 Aberporth sports and social club	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
09 Bow Street							
H0901 Land adjacent to Erw Las	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H0902 Land adjacent to Ysgol Gynradd Rhydypennau	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
T0901 Bow Street Railway Station	Although the site is adjacent to the built form it is some distance from the main core of the settlement, public transport and facilities, which does not encourage walking and cycling., which does not help improve accessibility to services.	Local	Permanent	-	-	-	The desire to co-locate transport infrastructure with housing and other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM12, DM03, DM04, DM05, DM06 and DM08 all have elements that will help mitigate many of the effects of

					the site on the SA/SEA Objective.		
10 Ceinewydd							
H1001 Land to the Rear of Towyn Farm	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H1102 Land at and to north east of Tegfan	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H1103 North east of Cenarth School	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H1202 Cae'r Bont, Felinfach	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H1203 Site off the B4342	The site is within easy walking distance of public transport,	Local	Permanent	+	+	+	

	services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.						
E1201 Felinfach Industrial Estate	The site is not within walking distance of housing, services (e.g. convenience retail) or facilities, but is on a major bus route. However, the fact that the allocation is to allow the redevelopment of the existing site means that there should be no significant increase in employees and therefore no significant increase in journeys.	Local	Permanent	0	0	0	
13 Llanarth							
H1301 Land rear of Brynawen	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H1302 Land adjacent to Vicarage	Although the site is located within the built form, access is along a narrow, steep road which may discourage walking and cycling.	Local	Permanent	?	?	?	<p>The desire to co-locate housing with other community facilities has been a key consideration in the formation of the LDP's overall Strategy. Policies S01 to S04 have been designed to locate development in the most sustainable locations, which limit the need to travel by elsewhere to get involved in community interactions. Policies DM12, DM03, DM04, DM05, DM06 and DM08, all have elements that will help mitigate many of the effects of the site on the SA/SEA Objective. Policy LU22 will also help mitigate through the provision and enhancement of community facilities.</p> <p>Through these policies, where appropriate development on this site should include provision for improved pedestrian access. This may include the provision of pavements, public</p>

							footpaths, cycle tracks and improved on-site access.
H1303 Field adjoining Allt y Bryn Estate	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	See mitigation for H1302.
H1304 Site off Alma Street	The site is within easy walking distance of public transport, including a bus stop, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
14 Llanilar							
H1401 Land Opposite Y Gorlan	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
15 Llan-non							
H1501 Land rear of Pont Pen-lon	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H1502 Stad Craig Ddu	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H1503 Land rear of Cylch Peris	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
16 Llanrhystud							

H1601 Clos Allfach	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H1602 Pentref Uchaf	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	Although the site is adjoining the built form, it is some distance from the main core of the settlement and only has partially good pedestrian access, which does not help improve accessibility to services.	Local	Permanent	-	-	-	See mitigation for H1302.
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H1902 Land adjacent to Pendre	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
20 Pontrhydfendigaid							
H2001 Dolwerdd	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	

H2002 Land Adjacent to Rock House	Although the site is adjoining the built form, it is some distance from the main core of the settlement but has good pedestrian access. The site does however have a steep approach. All of which do not help improve accessibility to services.	Local	Permanent	-	-	-	See mitigation for H1302.
21 Tal-y-bont							
H2101 Y Dderwen	The site is within moderate walking distance of public transport, other local facilities and housing. Additionally, there are currently no pavements connecting the site to the centre of the settlement, which does not help improve accessibility to services.	Local	Permanent	-	-	-	See mitigation for H1302.
H2102 Maes y Deri	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H2103 Glan Ceulan	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
H2104 Land adjacent to St. David's Church	The site is within easy walking distance of public transport, services, other local facilities and housing, which supports the SA/SEA Objective's aim to improve access to services.	Local	Permanent	+	+	+	
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0	
22 Y Borth							
H2201 Land adjoining Min-y-Graig	The site is within walking distance of public transport and housing, however the steep approach and lack of pavement may discourage walking and cycling.	Local	Permanent	?	?	?	See mitigation for H1302.
H2202 Land adjoining Borth County	Although the site is within easy	Local	Permanent	?	?	?	See mitigation for H1302.

Primary School	walking distance of public transport, other local facilities and housing, a steep approach may discourage walking and cycling.						
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Assessor: Dan Harris, Leanne Bird, Llinos Quelch (Ceredigion County Council), Rob Gardner (C4S)							
Date of Assessment: 16/06/2010, 05/11/2011, 18/06/2012, 19/06/2012, 22/03/2013							
SEA Topic: Topic Paper 12: Employment							
Objectives: 12. Encourage a vibrant and diversified economy							
Sub Objectives:							
<ul style="list-style-type: none"> • To provide sustainable and economic growth. • To provide good quality employment opportunities for all sections of the population. • To support a healthy workforce. • To promote sustainable business in Ceredigion. • Integrate the principles of sustainable development into economic policy. • Promote and support community based businesses. • To promote home working. • To maintain and safeguard environmental goods and services that contributes to the economy. • To consider the economy and economic growth in the context of the environmental carrying capacity of the area. 							
Allocation	Nature of Effect	Scale	Permanence	Short	Medium	Long Term	Suggested mitigation and enhancement measures
01 Aberaeron/Llwyncelyn							
H0101 Cae Rhiwgoch, Aberaeron	No site specific effects.	Local	Permanent	0	0	0	
H0102 Site adjacent to Llwynceilyn Primary School, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0103 Land behind Ivydene, Llwynceilyn	No site specific effects.	Local	Permanent	0	0	0	
H0104 Land south of Maes y Pentre	No site specific effects.	Local	Permanent	0	0	0	
02 Aberteifi							
H0201 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0202 Land at Stepside Farm, Gwbert Rd, Aberteifi	No site specific effects.	Local	Permanent	0	0	0	
H0203 Pentop Fields, Cardigan	No site specific effects.	Local	Permanent	0	0	0	
H0204 Land adj. to Roby Villa, Spring Gardens, St Dogmaels	No site specific effects.	Local	Permanent	0	0	0	

M0201 Pwllhai	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics. Providing parking in a town centre location could also encourage people to use the town centre, thereby supporting its vitality.	Local	Permanent	+	+	+	
E0201 Parc Teifi	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
E0202 Pentood	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
MNA0201 Penparc	The operation of the site will enable the contribution of the aggregate supply to the local economy and maintain existing jobs.	Local	Permanent	+	+	+	
03 Aberystwyth							
H0301 Maes Crugiau	No site specific effects.	Local	Permanent	0	0	0	
H0302 Crugiau	No site specific effects.	Local	Permanent	0	0	0	
H0303 Land adjoining Hafod y Waun	No site specific effects.	Local	Permanent	0	0	0	
H0304 Cefnesgair	No site specific effects.	Local	Permanent	0	0	0	
H0305 Maesceinion	No site specific effects.	Local	Permanent	0	0	0	
H0306 Land at Southgate	No site specific effects.	Local	Permanent	0	0	0	
E0301 Glanyrafon Industrial Estate Extension	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	

E0302 Glanyrafon Industrial Estate	The size of the site enables a range of different employment types, and the coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	++	++	++	
E0303 Llanbadarn Industrial Estate	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
E0304 Cefn Llan Science Park	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
E0305 Capel Bangor Business Park	The size of the site enables a range of different employment types, and the coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	++	++	++	
M0301 Old Post Office	The site will in part accommodate for part of Ceredigion's forecasted retail needs. It's town centre location has positive synergistic effects for Aberystwyth's existing retail provision	Local	Permanent	+	+	+	
M0302 Mill Street Site	The site will in part accommodate for part of Ceredigion's forecasted retail needs. It's town centre location has positive synergistic effects for Aberystwyth's existing retail provision	Local	Permanent	+	+	+	
M0303 Park Avenue	The site will in part accommodate for part of Ceredigion's forecasted retail needs. It's edge of centre location has positive synergistic effects for Aberystwyth's existing retail provision	Local	Permanent	+	+	+	

M0304 Swyddfa Sir	No site specific effects.	Local	Permanent	0	0	0	
M0305 Llanbadarn Campus	Part of the site has been identified for the provision of part of the county's projected economic growth in the form of B1a (office) development. The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
M0306 Penglais Farm	No site specific effects.	Local	Permanent	0	0	0	
T0301 Rhydyfelin Park and Ride	No site specific effects.	Local	Permanent	0	0	0	
04 Adpar/Newcastle Emlyn							
H0401 Land opposite Parc y Trap Adpar	No site specific effects.	Local	Permanent	0	0	0	
05 Llanbedr Pont Steffan							
H0501 Former Lampeter Primary School	No site specific effects.	Local	Permanent	0	0	0	
H0502 Site rear of Ffynnonbedr	No site specific effects.	Local	Permanent	0	0	0	
H0503 Sites located on corner Forest Road.	No site specific effects.	Local	Permanent	0	0	0	
H0504 Site located on Forest Road	No site specific effects.	Local	Permanent	0	0	0	
H0505 Land adjacent to Maes y Deri	No site specific effects.	Local	Permanent	0	0	0	
E0501 Llambed Business Park	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
E0502 Old Mart Site	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
06 Llandysul							
H0601 Rear of the Beeches, Llandysul	No site specific effects.	Local	Permanent	0	0	0	
E0601 Llandysul Enterprise Park	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	

E0602 Horeb Business Park	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
07 Tregaron							
H0701 Land off Dewi Road	No site specific effects.	Local	Permanent	0	0	0	
H0702 Land rear to Rhyd-y-Fawnog	No site specific effects.	Local	Permanent	0	0	0	
M0701 Cylch Caron Project, land rear of Talbot Yard	No site specific effects.	Local	Permanent	0	0	0	
MNA0701 Pant	The operation of the site will enable the continuation of aggregate supply in the local economy and maintain existing jobs.	Local	Permanent	+	+	+	
08 Aberporth/Parcllyn							
H0801 Trenchard Estate south	No site specific effects.	Local	Permanent	0	0	0	
H0802 Trenchard Estate west	No site specific effects.	Local	Permanent	0	0	0	
H0803 Maeswerdd, Lon Ysgolig	No site specific effects.	Local	Permanent	0	0	0	
H0804 Field next to Brynglas Estate	No site specific effects.	Local	Permanent	0	0	0	
H0805 Land at Plas Newydd South east of Parc y Delyn	No site specific effects.	Local	Permanent	0	0	0	
E0801 Parc Aberporth	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
M0801 West Wales Airport	The coalescence of employment and aeronautical uses in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
M0802 Aberporth sports and social club	No site specific effects.	Local	Permanent	0	0	0	
09 Bow Street							
H0901 Land adjacent to Erw Las	No site specific effects.	Local	Permanent	0	0	0	
H0902 Land adjacent to Ysgol Gynradd Rhydpennau	No site specific effects.	Local	Permanent	0	0	0	
T0901 Bow Street Railway Station	No site specific effects.	Local	Permanent	0	0	0	
10 Ceinewydd							

H1001 Land to the Rear of Towyn Farm	No site specific effects.	Local	Permanent	0	0	0	
11 Cenarth							
H1101 Land off Spring Meadow Estate, Cenarth	No site specific effects.	Local	Permanent	0	0	0	
H1102 Land at and to north east of Tegfan	No site specific effects.	Local	Permanent	0	0	0	
H1103 North east of Cenarth School	No site specific effects.	Local	Permanent	0	0	0	
12 Felinfach/Ystrad Aeron							
H1201 Site rear to Bryn Salem	No site specific effects.	Local	Permanent	0	0	0	
H1202 Cae'r Bont, Felinfach	No site specific effects.	Local	Permanent	0	0	0	
H1203 Site off the B4342	No site specific effects.	Local	Permanent	0	0	0	
E1201 Felinfach Industrial Estate	The coalescence of employment units in the same area could have benefits in terms of access for the work force and shared facilities/logistics.	Local	Permanent	+	+	+	
13 Llanarth							
H1301 Land rear of Brynawen	No site specific effects.	Local	Permanent	0	0	0	
H1302 Land adjacent to Vicarage	No site specific effects.	Local	Permanent	0	0	0	
H1303 Field adjoining Allt y Bryn Estate	No site specific effects.	Local	Permanent	0	0	0	
H1304 Site off Alma Street	No site specific effects.	Local	Permanent	0	0	0	
14 Llanilar							
H1401 Land Opposite Y Gorlan	No site specific effects.	Local	Permanent	0	0	0	
15 Llan-non							
H1501 Land rear or Pont Pen-lon	No site specific effects.	Local	Permanent	0	0	0	
H1502 Stad Craig Ddu	No site specific effects.	Local	Permanent	0	0	0	
H1503 Land rear of Cylch Peris	No site specific effects.	Local	Permanent	0	0	0	
16 Llanrhystud							
H1601 Clos Alltfach	No site specific effects.	Local	Permanent	0	0	0	
H1602 Pentref Uchaf	No site specific effects.	Local	Permanent	0	0	0	
17 Llanybydder							
Not Applicable - Service Centre in Carmarthenshire							
18 Penrhyn-coch							
H1801 Land adjacent to Y Gelli	No site specific effects.	Local	Permanent	0	0	0	
19 Pontarfynach							
H1901 Land adjacent to Heol Elennydd	No site specific effects.	Local	Permanent	0	0	0	

H1902 Land adjacent to Pendre	No site specific effects.	Local	Permanent	0	0	0	
20 Pontrhydfendigaid							
H2001 Dolwerdd	No site specific effects.	Local	Permanent	0	0	0	
H2002 Land Adjacent to Rock House	No site specific effects.	Local	Permanent	0	0	0	
21 Tal-y-bont							
H2101 Y Dderwen	No site specific effects.	Local	Permanent	0	0	0	
H2102 Maes y Deri	No site specific effects.	Local	Permanent	0	0	0	
H2103 Glan Ceulan	No site specific effects.	Local	Permanent	0	0	0	
H2104 Land adjacent to St. David's Church	No site specific effects.	Local	Permanent	0	0	0	
T2101 Dyfi Junction Access	No site specific effects.	Local	Permanent	0	0	0	
22 Y Borth							
H2201 Land adjoining Min-y-Graig	No site specific effects.	Local	Permanent	0	0	0	
H2202 Land adjoining Borth County Primary School	No site specific effects.	Local	Permanent	0	0	0	

Appendix 7 – Baseline Information

Topic Area 1: Climate Change and Flooding

1. Introduction

- 1.1.1 This paper summarises some of the key evidence for climate change and sets out the likely impacts on Wales and Ceredigion. Some examples of climate change adaptation measures have also been included as this is a particularly important area for Local Planning Authorities to consider. The topic of flooding has been included within this paper given the strong links between climate change and the increased incidence of flooding and extreme weather events.

Associated SA/SEA Objectives*

- 1a. Reduce greenhouse gas emissions in both existing and new development.
- 1b. Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.
- 1c. To reduce flood risk.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

Evidence for climate change and likely effects

- 2.1.1 Evidence for the existence of climate change appears overwhelming. The recently published Fourth Assessment Report of the Intergovernmental Panel on Climate Change (IPCC), has for example, strengthened its assertion from “likely” to “very likely” that rises in global temperature are the result of increased anthropogenic greenhouse gas emissions (IPCC, 2007). Pre-industrial concentrations of atmospheric carbon dioxide (CO₂) were 280 parts per million (ppm), whereas in 2005, values were 379 ppm (IPCC, 2007). Furthermore, the hottest ten years to be recorded have occurred since 1991 (Folland et al., 2001) and in the same period global sea levels have risen by approximately 20 cm (Thompson et al., 2003). According to the IPCC Fourth Assessment Report, global warming of 0.1 °C per decade will now occur even if greenhouse gas emissions could be kept at year 2000 levels. However, predicted rises in global temperature range from 1.1 °C to 6.4 °C over the next century (IPCC, 2007). Global warming is shown to have already affected world weather patterns with further predicted rises in global sea levels, a loss of sea ice and snow cover, a greater intensity of hot extremes, such as heat waves, and heavy precipitation and a greater intensity of other events such as typhoons and hurricanes (IPCC, 2007). The consequences of global warming are expected to

expose millions of people around the world to a greater risk of drought, flooding, starvation and disease (Parry et al., 1999). In 2003, Europe experienced an extreme heat wave with 15,000 fatalities reported in France alone (King, 2004). Furthermore, it is suggested that the risk of flooding in the UK will increase unless current management policies, practises and investment levels are increased 20-fold by the 2080s (Hall et al., 2005).

- 2.1.2 The Stern Review suggests that without action, the overall cost of global warming will be equal to losing between 5 and 20 % of global GDP, per year (Stern, 2006). For example, it is estimated that a single flood breaking through the Thames Barrier in London, would cost around £30 billion in damage; already use of this barrier has increased six fold in recent years (King, 2004). However, according to the Stern review, taking strong action in the short term could reduce the annual cost of mitigating climate change to around 1 % of global GDP (Stern, 2006).

Predicted effect of climate change in Wales and Ceredigion

- 2.1.3 According to the UK Climate Impacts Programme (UKCIP), Wales will experience higher sea levels, hotter, drier summers, wetter, milder winters with the possibility of temperature extremes and increased frequency and intensity of storms as a result of climate change (Table 1.1; UKCIP, 2002; WAG, 2007a).
- 2.1.4 The likely effects of these weather changes across Wales will include:
- a. an increase in flooding and erosion with increased pressure on sewer systems;
 - b. an increase in storm damage and increased risk of subsidence in prone areas;
 - c. habitat and species loss and changes to the landscape;
 - d. summer water shortages and increased incidence of low river flows;
 - e. increased thermal discomfort in buildings;
 - f. increased health risks in summer, but reduced cold weather illness;
 - g. less cold-weather transport disruption, but more disruption caused by flooding;
 - h. new economic opportunities;
 - i. limitation of some existing economic activities.

Table 1.1. Predicted changes in weather events for Wales in the 2080s (UKCIP, 2002).

Weather Event	Predicted Changes	
Temperature	Higher average	1 to 5 °C warmer
	Higher extremes	10 fold increase in incidence of 28 °C events
Storms	More storms across the UK in winter	Up to 60 % more
Precipitation	Wetter winters	0 to 30 % more
	Drier summers	15 to 50 % less
	More falls as extreme events	Increased speed of run off
	Less falls as snow	

2.1.5 There is currently a lack of data specifically relating to Ceredigion and the effects of climate change. For example, data concerning the proportion of renewable energy used within the county has not been collected to date. A DEFRA study from 2004 reported a per capita CO₂ emission of 2.7 tonnes. Furthermore, the overall sources of CO₂ for 2004 are shown by Table 1.2. No trend data is available as a study for 2003 used different methodology and no more recent data is available. Given the likely hood that carbon reduction will become increasingly part of the UK and Welsh Governments agenda, further research into this area would be very useful.

Table 1.2. Summary Local CO₂ emission estimates, sector and fuel details (2008 Local Authority Carbon Dioxide figures, DECC, 2010) per kt CO₂

Year	Industry and Commercial	Domestic	Road Transport	LULUCF	Total	Populations ('000s, mid-year estimates)	Per Capita Emissions (t)
2005	236	241	170	-39	608	75.6	8.0
2006	220	242	170	-43	588	75.7	7.8
2007	217	229	170	-36	581	76.4	7.6
2008	217	235	163	14	629	76.8	8.2

Home Energy Conservation Act 1995

2.1.6 The Home Energy Conservation Act, 1995 requires all local authorities and energy conservation authorities to report annually on the progress that has been achieved towards a significant improvement in the energy efficiency of the housing stock in their area. The Act came into force in Wales on the 1st April 1999. A significant improvement has now been defined as a 12 % reduction in the total estimated energy consumption over 10 years.

2.1.7 The current and revised figures for percentage improvements in Ceredigion in relation to energy efficiency are shown by Table 1.3.

For the ten year period from 1997 to 2007 the cumulative total is 14.11 % which does exceed the required targets. This represents an average annual improvement of 1.41 %.

Table 1.3. Estimated improvements in domestic energy efficiency for Ceredigion between 1997 and 2007.

Year	Estimated Improvement in Energy Efficiency (%)
1997 to 1998	4.2
1998 to 1999	1.5
1999 to 2000	1.0
2000 to 2001	0.75
2001 to 2002	0.76
2002 to 2003	0.99
2003 to 2004	1.1
2004 to 2005	1.17
2005 to 2006	1.12
2006 to 2007	1.52
Cumulative ten year total	14.11

Climate change adaptation

2.1.8 It is the responsibility of Government and business to strike a balance between investing in the cost of climate change adaptation and absorbing the cost of climate change impacts. The Parliamentary Office of Science and Technology and *Responding to Our Changing Climate, 2007* both set out examples of climate change adaptation, these include:

- a. reducing vulnerability. For example, by screening infrastructure proposals for climate risk;
- b. improving disaster preparedness and recovery. Improved resilience to current extremes of weather may help with adaptation to expected future weather norms;
- c. improving information available about the likely impacts and its dissemination;
- d. taking action that is cheaper to do now than later. This might include modifying the design of long lived investments like buildings;
- e. taking action that has early benefits. Since the disadvantaged are often worst affected, investing in healthcare, economic development and education can help communities prepare for climate change as well as having inherent benefits;
- f. avoiding irreversible damage, such as the loss of unique ecosystems; and
- g. avoiding foreclosing future options.

2.1.9 Approaches for reducing the impact of climate change include: reducing the need to travel by motor vehicles and the length of

journeys; increasing the proportion of energy produced by renewable sources; designing buildings to meet changing seasonal weather patterns, for example increased summer temperatures and heavier winter rainfall; designing buildings in a more sustainable way, for example being more energy and water efficient; reducing flood risk and reducing the risk of storm surges.

Flooding and coastal defence

- 2.1.10 From July 2007 a DEFRA guidance note on flooding and coastal defence was endorsed by WAG for use in Wales. This guidance note *Supplementary Note to Operating Authorities: Climate Change Impacts, 2007* outlines relevant issues concerning the likely impacts of climate change to flooding and coastal defence. As already discussed, a number of climate change impacts are predicted which will have numerous consequences for Wales. For example, new sea level allowances have been published which incorporates predicted increases in thermal expansion of the oceans and melt from land glaciers. Values for South West England and Wales are shown by Table 1.4. Furthermore, Indicative Sensitivity Ranges have also been provided which cover the increased eventuality of peak rainfall intensity, peak river flow, offshore wind speed and extreme wave heights (Table 1.5).

Table 1.4. Regional net sea level rise allowances up to 2115 (WAG, 2007b).

Year	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
Net Sea Level Rise (mm/year)	3.5	8.0	1.5	14.5
Total Sea Level Rise (mm)	122	240	345	435

Table 1.5. Indicative sensitivity ranges as percentage increases up to 2115 (WAG, 2007b).

Year	1990 to 2025	2025 to 2055	2055 to 2085	2085 to 2115
Peak rainfall intensity (small catchments)	+ 5 %	+ 10 %	+ 20 %	+ 30 %
Peak river flow (large catchments)	+ 10 %		+ 20 %	
Offshore wind speed	+ 5 %		+ 10 %	+ 10 %
Extreme wave height	+ 5 %		+ 10 %	+ 10 %

Ceredigion context

- 2.1.11 The majority of Ceredigion falls within the Pembrokeshire and Ceredigion catchment and flood management plan, although a small area of the county falls within the Loughor to Taf catchment and flood management plan (Environment Agency 2007a; Environment Agency 2007b). According to these plans, flooding occurs from a number of sources including rivers (fluvial and tidal flooding), urban surface water runoff and inadequate land drainage and run off from fields. The report suggests that a 1 % annual probability fluvial flood

event causes economic damage across the catchment of approximately £37.8 million. Specific threats have been identified as: tidally influenced river flooding, surface water and sewer flooding in Aberystwyth; fluvial river flooding in Lampeter and Llandysul and some small towns and villages and settlements throughout the area; and surface water flooding in Lampeter. Dr Alan Netherwood, Policy Officer for Environment Agency Wales, has suggested that Local Authorities should start to question “the areas that they want to protect and which areas they can afford to let go”; in relation to the increased risk of flooding and coastal defence resulting from climate change. This may require “managed retreat” where it is deemed that some areas are not cost effective to protect. Data collection relating to flooding and coastal defence in Ceredigion is on-going.

- 2.1.12 The policy guidance regarding flood risk and climate change in Wales are the WAG publications *Planning Policy Wales (Ed. 5 2012)* and *Technical Advice Note 15 – Development and Flood Risk, 2004 (TAN 15)*, which set out a precautionary framework to guide development away from the floodplain where possible. If development on the floodplain is to be allowed this must take into account the consequences of flooding over the lifetime of that development. At a very least therefore, any new development is entered into with the risks and consequences of flooding being addressed.
- 2.1.13 Jane Davidson, then Welsh Minister for Environment, Sustainability and Housing made a statement in September 2007 about the effects of serious local flooding across Wales in the summer of 2007. Key comments included:
- a. extreme rainfall producing conditions which exceed the capacity of existing defence and drainage systems; such extreme events will become more common with climate change;
 - b. the New Approaches Programme to flood and coastal risk management launched. This is a three year programme designed to enhance a risk management approach to flooding and climate change;
 - c. the plan is likely to include greater use of land management measures to control run off, the use of flexible natural barriers such as moveable boulders on beaches and making the most of natural flood protection (Davidson, 2007).
- 2.1.14 On the 8th and 9th 2012 an unprecedented amount of rainfall occurred in a forty eight hour period within Northern Ceredigion. It resulted in over 120 properties being flooded internally and a number of highways closed.
- 2.1.15 Settlements which experienced internal flooding of residential/commercial properties and caravans were:

- Talybont
- Dolybont
- Borth
- Capel Bangor
- Penrhyncoch
- Llanbadarn Fawr
- Llanfarian
- Clarach
- Goginan
- Penbontrhydybeddau

2.1.16 As a result of predicted heavy rainfall, Flood Alerts and Flood Warnings were issued by the Environment Agency Wales. Flood Alerts issued were issued in respect of the Upper Teifi North Ceredigion Lower Teifi Mid Ceredigion. Subsequently flood warnings were issued on:

- River Rheidol at Aberystwyth: Low lying areas
- River Ystwyth at Rhydyfelin and Llanfarian
- River Teifi at Lampeter and Llanybydder
- River Rheidol at Aberystwyth: Llanbadarn
- River Rheidol at Aberystwyth - Industrial Estate and Retail park
- River Clarach at Llangorwen

2.1.17 In addition to the properties affected over 200 caravans at Borth, Talybont, Dolybont, Capel Bangor, Aberystwyth and Llanbadarn Fawr were flooded.

2.1.18 Analysis would indicate that rainfall in the Rheidol catchment was unprecedented and equivalent to in excess of a 1 in 200 chance event. This resulted in river flows being generated well in excess of a 1 in 100 chance event. Formal defences, where they were in place, having been constructed to cope with a 1 in 100 chance event.

2.1.19 As a guide, the following rainfall totals were recorded over a period of approximately 36 hours:

- Dinas (Rheidol Catchment) 184mm Pwll Peiran (Ystwyth Catchment) 148mm Cwm Rheidol 117mm Nant y Moch (Rheidol Catchment) 198mm
- Trawscoed had the most intense rain, having 78mm in 48 hours. Environment Agency rain gauge estimated that Dinas (near Ponterwyd) recorded 183mm. (CCC, 2012)

New development and Sustainable Urban Drainage Systems

2.1.20 Reducing flood risk associated with new development is an important component of climate change mitigation. The use of Sustainable Urban Drainage Systems (SUDS) has become increasingly common during recent years. This is partly in response to government guidance, such as: *TAN 15 2004* and *Planning Policy Wales 2002*.

Technical Advice Note 15 provides guidance on matters relating to development and flooding. The advice note advocates development following sustainability principles and provides a framework within which risks arising from both river and coastal flooding, and from additional run-off from development, can be assessed. The use of SUDS can be used to reduce the impact of development on the natural water environment. The approach facilitates rainfall management within development that mimics natural drainage. Therefore, SUDS can reduce flooding and may also prevent pollution (Topic Paper 2).

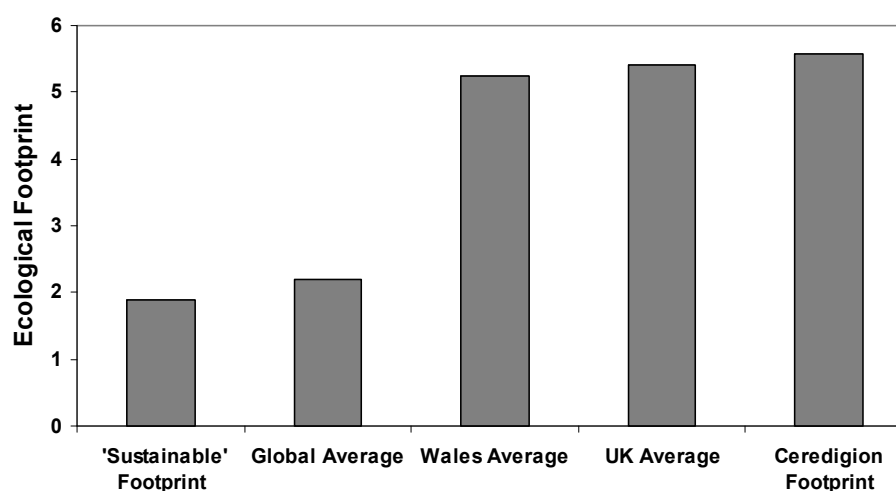
- 2.1.21 Although it is recognised that it will be impossible to protect all development from the long-term implications of climate change, sea level rise and flooding, all new development is now required to implement SUDS as part of the Flood and Water Management Act 2010. Any development that is two or more units will be adopted by the Approving Body, this is likely to be the Unitary Authority.
- 2.1.22 Any development across Wales requires limited discharge consent for surface water outfalls and the rate of water leaving such sites must be controlled. There are four general methods for controlling and managing runoff, these are:
- a. filter strips (verges that allow water to sheet flow through vegetation, slowing and filtering runoff) and swales (long shallow, flat bottomed channels which slows the flow down and is holding the water back for a long time);
 - b. filter drains (linear structures that drain water from impermeable surfaces laterally in a diffuse manner) and permeable surfaces (intercept rain directly where it falls as rain with water passing through the surface to voided fill);
 - c. infiltration devices (where ground conditions permit) and;
 - d. basins, storage tanks (hydro-breaks), rainwater harvesting systems, ponds and wetlands. Small amount of additional flooding data to add on Monday.

Ecological footprint

- 2.1.23 The ecological footprint measurement is a technique for calculating global sustainability. A 'sustainable' ecological footprint has been calculated at 1.9 global hectares per person; which is described as the maximum footprint allowance without depriving future generations (Figure 1.6; Munday and Roberts, 2006). The ecological footprint for Ceredigion has been measured at 5.58 (Figure 1.6; Stockholm Environment Institute, 2006). This value is greater than the average ecological footprint for Wales of 5.25 hectares, measured in 2001, for the UK, which is 5.4 and the average global ecological footprint, which is 2.2 (Figure 1.6; Stockholm Environment Institute, 2006). The main two factors that contribute to the relatively high ecological footprint of Ceredigion are associated with food and drink consumption and scope exists for greater local provision and secondly; the contribution from household energy consumption.

Opportunities do exist for greater use of renewable energy within the county. Any future effort directed at climate change adaptation and mitigation, such as reducing the use of non-renewable energy and reducing vehicle journeys will help reduce the ecological footprint for Ceredigion. The SA/SEA process should allow sustainable policies to be at the heart of the Ceredigion Local Development Plan and this will also help to reduce the ecological footprint for the county.

Figure 1.6. Ecological Footprint for Ceredigion compared with a ‘Sustainable’ Footprint, the Global Average Footprint and values for Wales and the UK (Monday and Roberts, 2006; Stockholm Environment Institute, 2006).



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Topic Area 2: Soil, Air and Water

1. Introduction

1.1.1 This paper summarises some of the key background information for the topics of soil, air and water, particularly in the context of Wales and Ceredigion. These topics are important to Ceredigion, not least because of the relatively high value of the natural environment within the county and the dominance of both agriculture and tourism. A number of environmental impacts have been identified which include the legacy of heavy metal contamination from former metal mines and the potentially damaging effect of high concentrations of low level ozone. It is important the SA/SEA process identifies such effects as these will need to be taken into account in the Ceredigion Local Development Plan.

Associated SA/SEA Objectives*

- 2a. Minimise contamination and safeguard soil quality and quantity.
- 2b. To maintain and improve air quality across Ceredigion.
- 2c. Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

Soil

2.1.1 Soil is an extremely complex non-renewable resource which performs many vital functions, such as food and biomass production as well as the storage and transportation of important substances like water, carbon and nitrogen. Soils within Ceredigion are mostly classified as either moderate or poor quality, agricultural grades 4 and 5, with some small pockets of grades 3a and 3b (Ceredigion County Council, 2006a). However, with the dominance of agriculture across Ceredigion and due to the landscape value, the importance of soil related matters must be emphasised. Few geological maps for the county exist although this is being addressed by WAG and the British Geological Survey (BGS). During the Quaternary era, extensive ice sheets covered the landscape and large deposits of sand, clay and gravel remain (Topic Paper 3). There is some potential for landslips within the county, particularly within the Teifi Valley. Landslips are a product of soil type and slope angle and clay soils with a high slope angle are at greatest risk. Mapping work by BGS, above, will help quantify the extent of this problem.

2.1.2 Although some Welsh soils are reported to contain high organic matter content, the majority of Ceredigion soils are reported to be

mineral soils with no organic surface layer (Scottish Executive Environmental and Rural Affairs Department, 2007). Organic soils are an important reservoir for carbon and Welsh soils are thought to contain over 500 million tonnes of carbon. If carbon is lost from organic soils, this has a serious effect on emissions of greenhouse gases. Soil erosion has been identified as a problem within Wales, which increases the need for soil conditioners, and reduces water retention and filtering properties of the soil. Furthermore, deposition of air pollution may contaminate soils with heavy metals, persistent organic chemicals, sulphur, nitrogen and acidification (EA, 2004). Acidification is a particular problem in Wales as upland soils have little or no acid neutralising capacities. However, there is little data available for Ceredigion specifically in relation to carbon storage, soil erosion, deposition and acidification.

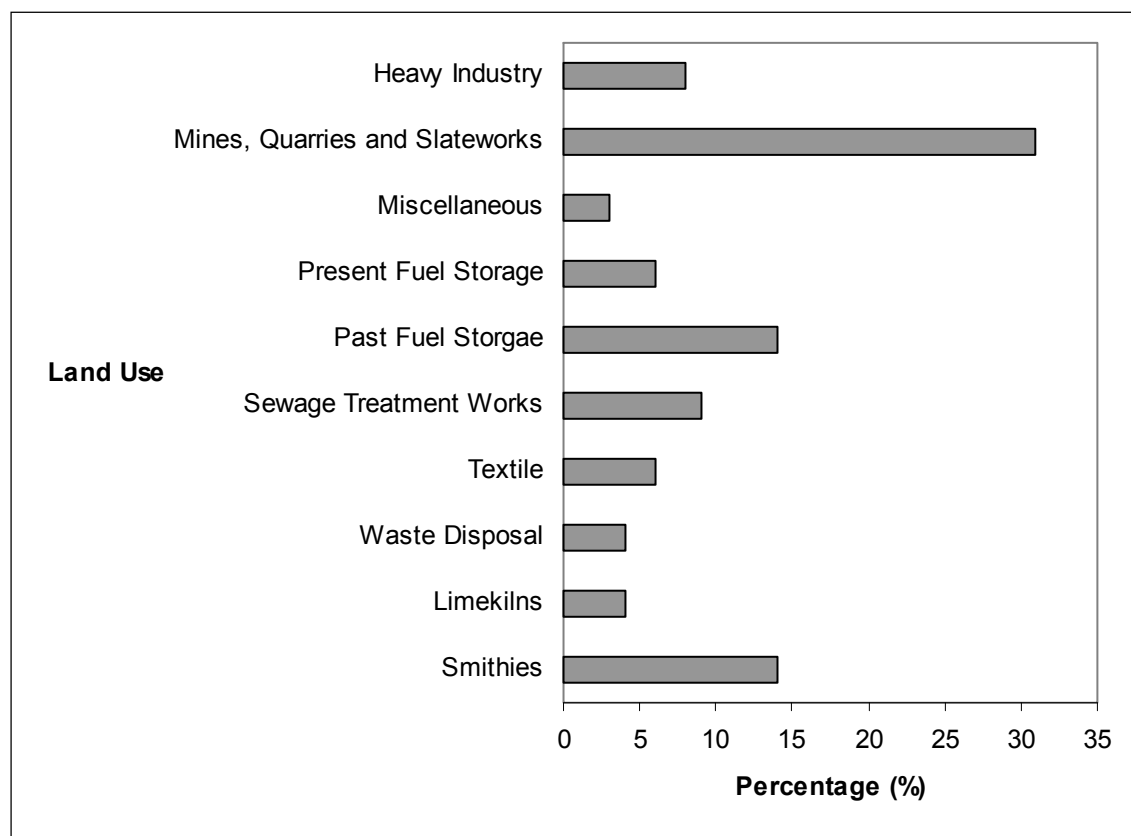
Contaminated land

2.1.3 Industrial activity within Ceredigion has historically been limited to either remote areas containing metal mines or to the larger towns, namely; Aberystwyth, Cardigan and Lampeter. Ceredigion County Council has compiled a comprehensive list of potentially contaminated sites within the county of which there are approximately 1200 (Ceredigion County Council, 2005). It is important to note that the definition of contaminated land, according to the Environmental Protection Act 1990, relies on significant harm being caused or being likely to be caused by a site. This is assessed using a risk assessment approach and requires a 'pathway' to exist between the contamination source and a receptor, for example humans. An example pathway would be the ingestion of contaminated soil. Therefore, because a site may contain contamination, does not automatically lead that site to be categorised as contaminated or to preclude the site from being developed. Furthermore, many forms of development can incorporate a 'barrier' which prevents any contamination that may be present, from reaching the receptor. Figure 1 shows the land use types associated with potentially contaminated sites within Ceredigion.

2.1.4 Metal mining occurred in the north of the county from the 13th century with the peak of activity during the second part of the 19th century. Mining was popular within Ceredigion due to the discovery of rich copper, lead and zinc deposits. Of the top fifty former metal mine sites across Wales in relation to their potential to contaminate water, 76 % occur within Ceredigion (Environment Agency, 2005). Heavy metals may present a significant hazard to the health of humans and wildlife. Some metals may accumulate within living organisms and therefore have the potential to cause significant harm even at very low concentrations. In addition to water quality issues (discussed below), metal rich dust may present a problem to health through inhalation or ingestion. The sites also hold considerable historic and archaeological value. These sites may pose an

additional risk to health, due to the existence of old and often unsafe structures.

Figure 2.1. Land uses as a percentage of the total number of potentially contaminated sites within Ceredigion (Ceredigion County Council, 2005).



2.1.5 Ceredigion County Council inspects all contaminated sites in accordance with the Contaminated Land Strategy. Feasibility studies are addressing the issue of remediation and a number of partnership schemes exist between the council and external organisations. However, costs associated with remediating former metal mine sites elsewhere have reportedly been between £300,000 and £3.5 million (Environment Agency, 2005).

Radon

2.1.6 The Radon Atlas of England and Wales classifies land in 5 km grid squares in terms of percentage houses above the Radon action level. The majority of Ceredigion falls within the 0 to 1 and 1 to 3 % of homes above the action level (Green et al., 2002). However, some areas in the vicinity of Cardigan and Aberystwyth do fall into the 5 to 10 and 10 to 30 % category. Although this is consistent with much of Wales, it is recommended that new properties are constructed with precautions against Radon.

Air Quality

- 2.1.7 Air quality in Ceredigion is reviewed annually for various pollutants which are included in the National Air Quality Strategy (NHAS). For 2006, all statutory air quality standards and objectives were compiled within Ceredigion (Ceredigion County Council, 2006b). Consequently, no Air Quality Management Areas (AQMA) have been declared for Ceredigion. The Environment Agency publication Priorities Issues Package: Ceredigion highlights two air quality issues from the 13 matters raised (Environment Agency, 2007a). However, the first of these relates to modelled particulate concentrations within the county, which as described above is not consistent with measured concentrations. Consequently, this matter is not considered further. The second issue raised by the Environment Agency concerns concentrations of ozone which are elevated in nearly all of Ceredigion. The 8 hour average standard of 100 micro grams per cubic metre is said to have been exceeded on ten or more days a year in almost the entire county. This is discussed in greater detail below.
- 2.1.8 In addition, a number of companies located within Ceredigion are involved with the manufacture of food products and rely on very high air quality standards. These companies are partly located in the county due to the good air quality standards and relatively low level of other industrial processes. Threats to air quality can be sufficient to have detrimental effects on such companies even without actual pollution. The LDP should take into account such requirements and ensure that any proposals for development are subject to consultation with any neighbouring food companies.
- 2.1.9 The possible contamination of soils by the deposition of air pollutants has been discussed in the soil section above.

Ozone

- 2.1.10 Ozone is a reactive oxidising agent and is the most common air pollutant which causes inflammation of the respiratory tract (Ceredigion County Council, 2006b). It is suggested that approximately ten per cent of the UK population has increased sensitivity to ozone. Furthermore, it has been reported that people with asthma are especially at risk (Bell et al., 2007). During 2006, concentrations of ozone which exceeded the 8 hour limit were recorded at numerous locations within Ceredigion. For example, the monthly average concentration of ozone for May 2006, in Aberystwyth, was 150 micro grams per cubic metre (Ceredigion County Council, 2006b). In the Air Quality Progress report (Ceredigion County Council, 2010) it was identified that in some locations in Ceredigion ozone concentrations increased temporarily. In 2008 it was identified that Aberystwyth had a mean monthly ozone concentration of 1000 micro grams per cubic meter was recorded this was four times higher than the European Union alert threshold of 240 micro grams per cubic meter.

2.1.11 Ozone contamination however is not restricted to urban areas and in many cases rural areas can be the worst areas affected. Sunlight and hot summer temperatures are known to be precursors in driving reactions that result in the production and accumulation of ground level ozone in the atmosphere. As summer temperatures are predicted to rise as a result of climate change (Topic Paper 1); this affect will become increased in rural areas like Ceredigion in the future (Ceredigion County Council, 2006b). Although there is little the Authority alone can do to reduce ozone concentrations within Ceredigion; reducing the number of car journeys and promoting the use of public transport would assist and should be integrated within all policy approaches. Furthermore, the health consequences associated with air quality as a result of climate change, demonstrate the importance of climate change mitigation and adaptation.

Ammonia

2.1.12 Ammonia is an air pollutant that plays an important part in the long term range transport of the acidic pollutants nitrogen and sulphur oxides by stabilising them as ammonium nitrate and ammonium sulphate. The deposition of these acidic species can have adverse effects on buildings and vegetation, as well as acidifying soils, streams and lakes and damaging the aquatic environment. Both ammonia and nitrogen oxides enrich the soils with nitrogen, disrupting the natural balance of species on soils with lower nitrogen content. Since 2000, ammonia levels at Cardigan and Llyn Brianne and Pen Y Garn have generally remained below 1 micro gram per cubic metre, although at Pen Y Garn the levels have exceeded 2.5 micro grams on one occasion. In the same period ammonia levels at Cymystwyth have been higher, having peaked above 5.0 micro grams per cubic metre on several occasions. However, the critical level for effects of ammonia on vegetation is an annual mean concentration of 8.0 micro grams per cubic meter and so values within Ceredigion are within permitted limits.

Water

2.1.13 The subject of 'water' covers several matters, which include: surface water quality; transitional estuary waters, coastal waters, ground waters and water resources. Ceredigion has five main rivers which are the: Aeron; Dyfi; Rheidol; Teifi and Ystwyth. There are three Source Protection Zones (SPZ), which are established to protect groundwater sources such as boreholes or springs used for public drinking water supply, two private water bottling plants and approximately 2,400 private water supplies drawn from local water sources within Ceredigion (Ceredigion County Council, 2005). The Environment Agency Priority Issues Package: Ceredigion highlights thirteen priority environmental issues which includes six relating to water (Environment Agency, 2007a). These are:

- threats to fresh water ecosystems and natural habitats derived from a lack of sewerage capacity, industrial point sources and

urban and agricultural diffuse pollution. Numerous sub catchments across Ceredigion are affected;

- the threat to fresh water ecosystems from sheep dip and diffuse pollution;
- acidification is also highlighted as a threat to fresh water ecosystems for some water courses in Ceredigion. The issue of acidification is discussed within the Soil and Air Sections;
- drainage from former mining areas is associated with poor water quality in some fresh water environments as a result of low water pH and the occurrence of heavy metals (see below);
- significant pressures on ground waters are also reported as a result of heavy metal contamination (see below);
- a lack of available water to meet demand has been identified for the next 15 years.

2.1.14 Data collection into water infrastructure matters such as the imbalance between water supply and demand and the reported problem relating to water leakage is on-going and will be reported at a later stage of the SA/SEA.

2.1.15 The Environment Agency has plans in place to implement water efficiency options and to secure additional water to ensure that supply and demand are in balance. It is suggested that plans and strategies should not put additional pressure on the water supply and where possible should seek to reduce demand.

2.1.16 Furthermore, the Environment Agency consultation document River Basin Plan for Western Wales highlights five significant issues affecting water courses which are: the threat from alien species; diffuse pollution 'rural' which includes farm pesticides and organic matter; diffuse pollution 'urban and transport'; mine waters and; point source pollution (Environment Agency, 2007b). Data collection for some of these matters is on-going.

Water: heavy metal contamination

2.1.17 The legacy of heavy metal contamination from former mining activities across the county has been discussed in the Soil Section. Water runoff and leachate from old spoil tips and discharges from underground workings may contain very high concentrations of heavy metals including zinc, copper, aluminium, cadmium, nickel and lead. An assessment in 1995 revealed that in some instances metal concentrations in fresh water were hundreds of times greater than required to comply with European Quality Standards (EQS) for some rivers within Ceredigion (Environment Agency, 2005). The Environment Agency has established projects investigating the potential to remediate some sites; for example a proposal to treat mineral effluent entering the River Rheidol. In 2006, a study was conducted to consider if lead concentrations within private water supplies in the county were within legislative limits. The existing threshold for lead in water supplies is 25 micro grams of lead per

litre, although it is proposed that this will be reduced to 10 micro grams of lead per litre by 2013 across EU Member States. The 2006 study found that no public water supplies exceeded the current standard; however 10 % of samples would fail the standard proposed for 2013 (Payne, 2006). In total, 17 % of samples collected from private water supplies failed the existing limits and 30 % would have failed the proposed standards for 2013 (Payne, 2006).

Water quality

- 2.1.18 Water course quality is assessed by the Environment Agency in relation to the General Quality Assessment (GQA), which incorporates chemical and biological water quality, and the River Quality Objectives (RQO). The GQAs are categorised as A to F, where A is very good and F is bad; the RQOs are categorised as RE1 to RE 5, where RE 1 is very good quality and RE 5 is poor quality.
- 2.1.19 The length of Ceredigion's rivers which are classified as being of 'good quality' is shown by Table 2.1. The table shows trend information and provides a comparison with the Wales average. It can be seen that the chemical water quality has been consistently very high and above the average for Wales. However, the biological water quality is below the Welsh average and has shown a generally declining trend. It is believed this is attributed to a lack of sewage capacity which causes a threat to fresh water ecosystems, industrial point sources and urban and agricultural diffuse pollution. Data collection for this area is on-going.

Table 2.1. River length within Ceredigion of Good biological and chemical water quality (DEFRA, 2007).

River Length	1990	1995	2000	2005	2006
Ceredigion: % Good Biological Quality	78.4	87.9	70.1	61.7	65.7
Wales: % Good Biological Quality	78.5	87.0	78.3	80.0	82.0
Ceredigion: % Good Chemical Quality	98.7	99.2	100	99.6	100
Wales: % Good Chemical Quality	86.3	93.2	93.4	94.7	95.3

Bathing water quality

- 2.1.20 There are currently 80 EC designated bathing waters in Wales which are monitored twenty times from May to September each year. □ In 2006, 99 per cent of designated coastal bathing waters in Wales complied with the mandatory EC standards with one beach failing mandatory standards. Of these 89 per cent also complied with the tighter EC guideline standards
- 2.1.21 Recent improvements in bathing water quality are largely due to investment by water companies. Issues still exist from more generalised (diffuse) pollution from road water runoff in urban areas, and from runoff from farmland contaminated by livestock manure.
- 2.1.22 Ceredigion has nine locations which are monitored for their bathing water quality. Samples are taken from a designated sampling point for analysis and the bathing waters are then classified as excellent, good or poor. The monitoring results from these locations for the period 2004 to 2007 are shown in Table 2.2.
- 2.1.23 Due to changes in how bathing water is categorised Table 2.3 shows the results from 2011. It should be noted that 5 additional beaches are now assessed these are:
- Cilborth
 - New Quay North
 - Llanrhystud
 - Penbryn
 - Mwnt
- 2.1.24 Water samples are taken weekly throughout the bathing water season (May to September) and tested for certain types of bacteria which indicate the presence of pollution mainly from sewage or livestock waste. Within Ceredigion the waters are generally categorised as 'Higher' meaning that the bathing water meets the stricter Directive standards and 'Minimum' meaning the water meets the mandatory Directive standards.

Table 2.2. Bathing water quality results for 2007 to 2010 for Ceredigion (Environment Agency, 2010).

Location	Bathing Water Quality (Year)			
	2007	2008	2009	2010*
Aberporth	Good	Excellent	Excellent	Excellent
Aberystwyth North	Excellent	Good	Good	Excellent
Aberystwyth South	Excellent	Good	Good	Excellent
Borth	Excellent	Excellent	Excellent	Good
Clarach South	Excellent	Good	Excellent	Excellent
Traeth Gwyn	Excellent	Excellent	Excellent	Excellent
New Quay				
New Quay	Excellent	Excellent	Excellent	Excellent

Harbour				
Llangrannog	Good	Excellent	Excellent	Excellent
Tresaith	Good	Excellent	Excellent	Excellent

* For 2010 there is not yet an overall classification, therefore the classification given at the moment is based on 7 samples.

Table 2.3. Bathing Water Quality Results for 2012 for Ceredigion (Environment Agency, 2012)

Location	Bathing Water Quality (Year)	
	2011	2012
Aberporth	Higher	Higher
Aberystwyth North	Higher	Minimum
Aberystwyth South	Minimum	Minimum
Borth	Higher	Higher
Cilborth	Higher	Higher
Clarach South	Minimum	Minimum
Traeth Gwyn New Quay	Higher	Higher
New Quay Harbour	Higher	Higher
New Quay North	Higher	Minimum
Llangrannog	Higher	Higher
Llanrhystud	Higher	Higher
Mwnt	Higher	Higher
Penbryn	Higher	Higher
Tresaith	Higher	Higher

Award Winning Beaches

- 2.1.1 Within Ceredigion there are a number of beaches that have awards in terms of Seaside Award, Green Flag Award and Blue Flag Award.
- 2.1.2 Blue flag status is awarded to beaches that meet strict standards for bathing water quality, and which are clean, well-managed and promote sound environmental management. Within Ceredigion 6 beaches have achieved the standards for Blue Flag, these are: Aberporth, Aberystwyth (North), Borth, Llangrannog – Traeth y Pentref, New Quay (Harbour) and Tresaith. Blue flag status is awarded to beaches that meet strict standards for bathing water quality, and which are clean, well-managed and promote sound environmental management.
- 2.1.3 Seven other beaches have attained the Green Coast Award, these are: Aberaeron (South), Cwmtidy, Llangrannog (Cilborth) Llanrhystud, New Quay (Traeth Gwyn) Mwnt and Penbryn. This award recognises rural, unspoilt beaches with Blue Flag water quality, ensuring such beaches receive recognition without the need for inappropriate development which would spoil their natural beauty and risk damage to wildlife.
- 1.1.1 Also 15 beaches within Ceredigion have attained the Seaside Award for 2012. The Seaside Award is awarded to beaches that have met

mandatory standard water quality that are clean, safe and well-managed. These are:

- a. Aberaeron - South Beach;
- b. Aberporth;
- c. Aberystwyth - North Beach;
- d. Aberystwyth - South Beach;
- e. Borth;
- f. Clarach;
- g. Cwmttydu;
- h. Llangrannog – Cilborth;
- i. Llangrannog - Traeth y Pentref;
- j. Llanrhystud;
- k. Mwnt;
- l. New Quay - Harbour Beach;
- m. New Quay - Traeth y Dolau;
- n. Penbryn; and
- o. Tresaith.

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Topic Area 3: Material Assets

1. Introduction

1.1.1 This topic paper is largely focused on matters relating to minerals and waste. A number of other material assets, such as infrastructure for education provision or for health care are discussed in other topic papers. Furthermore, transport infrastructure is also discussed elsewhere, in the topic paper which concerns transport (Topic Paper 11). Energy distribution is discussed briefly in this paper and is also discussed in the paper addressing climate change and flooding (Topic Paper 1). However, many other infrastructure matters are currently not addressed. These include matters such as gas supply and distribution and also water supply and distribution. These matters are currently being researched. For example, data has been sought from Western Power Distribution, West Wales Utilities and Dŵr Cymru Welsh Water. Baseline information will be fed into the SA/SEA process at a later stage.

1.1.2 The resource efficient delivery and distribution of utilities (water, sewerage, electricity, gas, telecommunications, and generation from renewables) is very important for planning and sustainability. In respect of water, the implications are for water recycling, including changing the design of developments to maximise the use of grey water, infrastructure maintenance to reduce leakage and water metering. In relation to other utilities, minimisation of impact on the environment as a direct consequence of infrastructure works is imperative.

Associated SA/SEA Objectives*

- 3a. Make sustainable use of natural resources.
- 3b. Build and maintain environmentally friendly, high quality services and infrastructure.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

Energy

2.1.1 The UK government Department of Environment and Climate Change set out the government's UK Low Carbon Transition Plan in 2009.

2.1.2 In March 2010 the Welsh Assembly Government published a its own document 'A Low Carbon Revolution – the Welsh Assembly Government Energy Policy Statement' This statement draws on the results of consultation on our Renewable Energy Route Map, the Bioenergy Action Plan and our Ministerial Marine Energy Policy

Statement and reflects the latest UK Government policy position, the Economy and Transport Ministerial Advisory Group Report and UK Climate Change Committee and Wales Climate Change Commission deliberations. These policies will be implemented through a rolling programme of sector actions and through strong public communication initiatives as part of our climate change programme. The Statement suggests that WAG aim to have 4.5 kWh/d/p of installed onshore wind generation capacity by 2015/2017. Subject to confirmation, our own calculation is that this is approximately equivalent to 4.9 TWh installed capacity – an increase on the 2010 Wales target of approximately 1TWh installed capacity.

Energy Infrastructure

- 2.1.3 Energy infrastructure includes the infrastructure that enables the delivery of energy resources (gas, electricity, coal, oil nuclear and renewable energy), such as power stations, pylons, wind turbines and pipelines. Ceredigion has substantial wind and water resources, which is borne out by its contribution to renewable energy to date. Table 3.1 lists the power stations by type in Ceredigion operational at August 2007. The table includes stations of more than 1 MW capacity. The list remains unchanged at October 2010.

Table 3.1. Power Stations in Ceredigion over 1 MW capacity (Source: Arup SSA D, 2007 and Ceredigion UDP, 2007).

Type of Power Station	Name of Power Station	MW capacity
Hydro-electric	Rheidol	56.0
Wind Power	Llangwryfon	9.35
	Mynydd Gorddu	10.2
	Rheidol	2.40
	Cefn Croes	58.5

- 2.1.4 Technical Advice Note (TAN) 8 acknowledges that in some parts of Wales the electricity grid infrastructure is inadequate to service distribution of power generated at SSAs. This is the case for SSA D Nantymoch. Mid Wales grid coverage is especially weak. With many of Wales TAN 8 strategic search areas for new windfarms being relatively remote, large developments in some of these areas will require the construction of major new grid connections. According to the WAG Energy Policy Statement, March 2010, WAG has been working closely with the grid company and the regulator to ensure that new grid connections are provided sensitively, including seeking that connections should run underground where they would otherwise impact on protected landscapes.
- 2.1.5 There is a prospect that older generation wind turbines may be offered 'second hand' for community wind generation. The Welsh Assembly Government is considering the application of permitted development rights for renewables micro-generation. Ceredigion has seen some take up of solar energy. There is a historical tradition of micro-hydro generation in Ceredigion, both in terms of small mine

leats in the north of the county, local grain mills and farm hydro schemes throughout the county, and woollen mill and other manufacturing in the Teifi Valley.

Minerals

Geology

- 2.1.6 Ceredigion's hard rock geology is comprised almost entirely of interbedded layers of sandstone, siltstone and (mostly) mudstone. The mudstones reflect very long periods during which fine material gradually accumulated on the sea floor, whilst the harder sandstone beds reflect more rapid, but brief, incursions of sands spreading out over the sea floor (turbidite flows). Around 410 million years ago the rocks were squeezed and folded by earth movements, which, in some areas produced a rudimentary slate and in others led to mineralisation and the concentration of metal ore bearing minerals within fracture zones. These were exploited for copper, lead and silver from pre-roman times through to the early part of last century, when falling metal prices and declining reserves led to the rapid decline and closure of the Ceredigion metal mines.

Hard rock aggregates

- 2.1.7 Within Ceredigion's rock strata the harder sandstone layers are well suited to a range of high specification aggregate uses, with some formations ideal for use as a highway top dressing. By contrast the softer mudstones and shale layers are generally only suitable for very low specification uses such as 'fill' material. However, although the mud and siltstone layers make very poor aggregates they are very easily extracted and broken up and so have been very widely exploited throughout the County wherever fill has been needed for example to create a farm track, or to fill a poorly drained hollow on agricultural land.

Sand and gravel aggregates

- 2.1.8 In many parts of Ceredigion the hard rock geology is overlain by glacial and fluvial-glacial deposits, left behind after the retreat of glaciers at the end of the last ice age. These deposits include clay, boulder clay (pebbles and boulders set within a clay matrix), fluvial/glacial sands and gravels, and sand. Exploitable gravels are widely found throughout the County, particularly within the primary river valleys, notably the Rheidol and the Teifi; and a significant body of sand exists around the Penparc area north of Cardigan.

Use of Secondary Aggregates and Construction and Demolition Waste

- 2.1.9 The scope for using secondary aggregates in Ceredigion is limited. The authority is too distant from the primary sources of secondary aggregates (slate waste, power station bottom ash, and slag from the steel industry) and is predominantly rural, which limits the availability of construction and demolition waste. Nevertheless the

importance of maximising the use of construction and demolition waste is acknowledged and encouraged by the authority.

Scale and distribution of sites

- 2.1.10 Historically both shale and gravels have been widely extracted throughout Ceredigion wherever they were required and innumerable small pits, hollows, cuttings etc. can be detected throughout the County, where small sites have been exploited to meet very localised needs.
- 2.1.11 Today's mineral's extraction industry is highly sophisticated and tightly regulated with a few companies dominating the market. Generally the more commercially valuable a mineral resource is, then the further the distance it will travel to markets. In Ceredigion major rock quarries (exploiting sandstone) exist at Ystrad Meurig and at Cwrtnwydd and a regionally important site for sand extraction is located at Penparc. Elsewhere both smaller rock and smaller sand and gravel sites provide an important source for materials at a local level.
- 2.1.12 Because Ceredigion is relatively isolated, depopulated and extremely rural in character, most mineral sites still tend to be very small (with perhaps a single owner-operator), providing relatively low-grade materials to a very localised market. There are many small excavation sites scattered throughout the county which are operated for agricultural purposes on the same holding and which benefit from Permitted Development rights outside the control of the planning system.

Borrow Pits

- 2.1.13 Borrow pits are temporary mineral workings serving specific construction projects (usually highways contracts), normally located within or adjacent to the construction site they serve. In some circumstances, particularly if the nearest authorised mineral site is some distance away, the impacts of a borrow pit may be less than the environmental impacts on, and disturbance to, communities that would arise if the materials were hauled from the nearest authorised site.
- 2.1.14 If the authority is going to allow borrow pits then there will be a positive impact in respect of reduced haulage distances and therefore reduced fuel use and CO₂ emissions. But, borrow pits could also lead to a less efficient use of primary resources because the immediate availability of primary aggregates from a borrow pit will reduce the incentive for a developer to maximise the use of construction and demolition waste in substitute for primary aggregates.

Unauthorised development

- 2.1.15 Unauthorised sites operate without the constraints of planning conditions and environmental controls and without paying the aggregates tax faced by legitimate mineral operation sites, thus undermining the viability of legitimate operations through unfair competition. Unauthorised sites can pose a threat to the landscape, to sites of scientific, archaeological or historic importance, impact on local amenities and impact on highways safety.

Old Mineral Planning Permissions (IDOs, ROMPs) and Periodic Reviews

- 2.1.16 Ceredigion has no mineral sites operating under old (pre 1947) mineral planning permissions (Interim Development Orders (IDOs) or under permissions pre 1982 ('Review of Old Mineral Planning Permissions' (ROMPs)). However, there is one site (Troedrihwffyned) where the planning status remains unclear. The authority is of the view that there is no planning permission in place and this view has never been challenged. However, its status may only be properly tested through the courts.
- 2.1.17 The first round of sites affected in Ceredigion by the requirement for 15 year reviews of mineral planning permission, required by the 1990 Environment Act, were due in 2009. A technical default prevented the authority from carrying out the formal review of the conditions attached to the planning permissions at Alltgoch/Bryn and Ystrad Meurig, so in both cases the sites continue to operate under planning permissions granted in 1994. These permissions have not, as far as the authority is aware, given rise to any on-going difficulties that might otherwise have been addressed if revised conditions were now in place. Furthermore, in 2012 the operators of the Ystrad Meurig Quarry submitted an application to consolidate the subsisting permissions at the site, including a minor extension to reconcile extraction boundaries, an amended quarry working scheme, tip restoration and final restoration details. This has provided the authority with an opportunity to impose a comprehensive set of modern conditions across the whole site. As at March 2013 the wording of the conditions has not been finalised so the permission has not yet been released.

Restoration and aftercare

- 2.1.18 The majority of mineral operations in Ceredigion are carried out by small independent companies or individual owner/operators. This can present difficulties when it comes to securing restoration and aftercare. Whereas the major aggregates companies are more likely to recognise and budget for the costs involved in restoration and aftercare; smaller operators may not. Furthermore the larger aggregate companies are more likely than smaller ones to be making applications to quarry elsewhere so there is a clear incentive for them to attain a good reputation for achieving a high standard of

restoration and aftercare to assist them in securing further planning permissions.

Future Working (Specific Sites, Preferred Areas and Areas of Search

- 2.1.19 In recent years the British Geological Survey (BGS) finished mapping the previously unmapped parts of Wales providing Ceredigion with full geological map coverage of the County at 1:50,000 scale for the first time. Additionally BGS have now completed a two-stage project to map Mineral Resources across Wales and produce a National Mineral Resource Map and a National Aggregates Safeguarding Map. The National Minerals Resource Map of Wales was published in June 2010 and the Aggregates Safeguarding Map of Wales was published in November 2012.
- 2.1.20 Historically, in the absence of detailed geological mapping the authority has adopted criteria based mineral policies (e.g. in the UDP) rather than attempt to identify any 'Specific Sites', 'Preferred Areas', 'Areas of Search', or 'Sites for 'Safeguarding'.
- 2.1.21 The publication of the National Mineral Resource Map of Wales has now enabled the authority to take a different approach. Extensions to two existing sites (Cardigan Sand and Gravel and Pant) have been identified as specific sites for mineral extraction. When added to the remaining permitted reserves at existing sites these two extension sites will provide the extended sand and gravel landbank that the authority is required to maintain (MPPW) throughout the plan period, enabling the apportionment figure set for the authority in the South Wales Regional Aggregates Working Party Regional Technical Statement (RTS) to be met. No allocation is made for crushed rock aggregates as the existing reserves of rock currently exceed the extended landbank requirement.
- 2.1.22 The Aggregates Safeguarding Map of Wales has been used as the basis for identifying and mapping Aggregate Safeguarding Areas for the Submission Version of the LDP.

Geological Conservation

- 2.1.23 There are 48 Regionally Important Geodiversity Sites (RIGS) in Ceredigion and 47 Geological Conservation Review sites (GCR). The Central Wales RIGS group is currently working to locate and describe the important geodiversity sites across the whole of the Central Wales region, which need to be protected for scientific and educational purposes. Interesting geological exposures may have some potential for attracting tourists. Many RIGS sites owe their existence to quarrying, but quarrying also has the potential to destroy such sites.

- 2.1.24 There can be a conflict between the value of retaining a quarry site to protect interesting exposures and the general requirement to secure restoration and aftercare.

Metal Mine Sites

- 2.1.25 Historically the metal mines of Ceredigion are of enormous importance, but there are no active metal mine sites remaining. Whilst it is impossible to say that it would never be commercially viable for metal mining to take place again in Ceredigion there would be significant hurdles to overcome if any of the previous mine sites were ever to be re-opened. The value in these sites now lies more in their historic, archaeological, and scientific and biodiversity interests rather than in their potential for yielding mineral wealth.
- 2.1.26 The mines have left a legacy of contaminated land and mine water pollution (Topic Paper 2). The unauthorised removal of material from spoil heaps for use as a convenient source of stone for road and track construction is an on-going problem, which, in addition to being a minerals planning matter also gives rise to pollution from the disturbance of contaminated land. Any remediation proposal will need to be sensitively handled and involve a wide range of stakeholders. The benefit of action to reduce pollution levels needs to be measured against the harm such action might have on a range of interests including biodiversity (e.g. metalphile lichens), the historic mining landscape, any visible and hidden archaeological remains, and the educational, scientific and tourist value of the mine sites.
- 2.1.27 17% of river water bodies in the Western Wales River Basin District are at risk of failing Water Framework Directive requirements in 2015 due to the elevated metals associated with historical mining. The Environment Agency's Metal Mines Strategy for Wales prioritises remediation works at the 50 most polluting mines, which includes Dylife, Frongoch and Wemyss, Cwm Ystwyth and Cwm Rheidol. Works have already taken place at Cwm Rheidol, where a stream entering the mine workings has been diverted; the most polluting adit has been drained; and waters exiting the mine have been piped to a passive treatment plant. The Environment Agency is now (2013) proposing to carry out works to reduce the pollutant load (heavy metals) of water that flows into River Ystwyth from the Frongoch Metal Mine via the Frongoch Stream and Nant Cell.
- 2.1.28 Until quite recently it seems it was more or less the normal practice to close open shafts by tipping waste down them until they were blocked up and filled. One legacy of this practice is that a number of shafts appear safe but may be extremely dangerous and prone to collapse. Another unfortunate legacy is that fly tipping continues to be a problem (Cross cutting issue with waste management).

Waste

The principal waste streams comprise:

- Municipal Solid Waste (MSW);
- Industrial & Commercial Waste (I&C);
- Construction & Demolition Waste (C&D);
- Agricultural Waste; and
- Hazardous Waste.

2.1.29 In its role as the Municipal Waste Authority Ceredigion County Council (CCC) is responsible for collecting all household waste and other waste that falls within the definition of Local Authority Collected Municipal Waste (LACMW), and is set targets for recycling and for the diversion of biodegradable LACMW from landfill. All other waste streams are managed by the private sector.

2.1.30 The waste streams that together make up controlled waste comprise Municipal Solid Waste (MSW), Industrial & Commercial Waste (I&C), Construction & Demolition Waste (C&D), Agricultural Waste and Hazardous waste.

2.1.31 LACMW makes up the largest share of waste generated in Ceredigion (44,612 tonnes collected in 2009/10). The County is primarily rural with very little Industry and therefore very little Industrial and Commercial waste (I&C). Construction, Demolition and Excavation sources are minimal and scattered over a wide area (Source: South Wales Regional Aggregates Working Party (SWRAWP) Regional Technical Statement (RTS) 2008). Most of the waste arising from the LA's highways and Council related engineering schemes is recycled and re-used. Ceredigion is predominantly agricultural but there is very little data on agricultural waste, which only became subject to the same controls as other sectors in 2006 when uncontrolled tipping and burning of waste on farms (previously a common practice) became illegal. Comparatively little Hazardous waste is generated in Ceredigion (e.g. 5214 tonnes in 2004 (South West Wales Regional Waste Plan 1st Review 2008

Existing waste management facilities in Ceredigion

2.1.32 Table 3.2 below summarises the existing waste sites used by the LA within Ceredigion

Table 3.2: Summary of existing waste sites used by the authority within Ceredigion

	Site	Location	Category	Description
1	Cimlaenllwyd Household Waste Recycling Centre (HWRC)	Cimlaenllwyd, Penparc, Cardigan, SA431RB	Household Waste Amenity Site	A small, single level HWRC in an isolated location.
2	D.I.Evans Waste Transfer	Gwrthwynt, Beulah, Newcastle Emlyn,	Household & Commercial	A privately owned and operated MRF and

Station (WTS)	SA389QE	WTS	waste transfer station	
3	Glanyrafon Depot	Llanbadarn Fawr, Aberystwyth, Y233JQ	A transport operating centre and council depot.	A council owned and operated depot located on the outskirts of Aberystwyth.
4	Rhydienon HWRC	Rhydienon, Llanarth, SA470QP	Household Waste Amenity Site	A small, single level HWRC in an isolated location.
5	Glanyrafon HWRC	Llanbadarn Fawr, Aberystwyth, SY23 3JQ	Household, Commercial & Industrial WTS	A single level HWRC attached to the adjacent Transfer Station.
6	Glanyrafon Transfer Station	Llanbadarn Fawr, Aberystwyth, SY23 3JQ	Household, Commercial & Industrial WTS	A waste transfer station on the outskirts of Aberystwyth. The site is used for the processing and storage of waste and recyclables collected within the Aberystwyth area.
7	Lampeter Transfer Station	Tregaron Road, Lampeter, SA488LT	Special WTS	The majority of waste collected in Ceredigion is transferred via this facility. The site is utilised as an MRF for dry recyclables, which are co-collected with residual waste utilising a survival bag system.
8	Lampeter HWRC	Tregaron Road Lampeter, SA488LT	Household, Commercial & Industrial WTS	A HWRC attached to the Transfer Station.
9	Penrhos Depot	Llandysul, SA444SX	Household Commercial & Industrial WTS	A council owned and operated depot with an existing waste management licence for a Waste Transfer Station and an adjacent former landfill owned by the council

[Source: Data provided by Ceredigion County Council, Department of Highways, Property and Works].

- 2.1.33 There are no operational landfill sites within Ceredigion. All MSW collected in Ceredigion is delivered to Private Waste Contractors for on forwarding. All residual waste from Ceredigion is currently taken to the Bryn Posteg landfill site in Llanidloes, operated by Potters Waste Management, where it undergoes further treatment before disposal to landfill.
- 2.1.34 Ceredigion has consistently been amongst the highest performing LAs in Wales in terms of recycling/composting and landfill diversion

and the LA has also consistently stayed within its landfill allowance. However, it will become increasingly challenging for the LA to remain within the allowances set as these become progressively restrictive.

Table 3.3: Ceredigion’s Performance against the landfill allowances 2004/5 – 2010/11

Year	2004/05 (6 months)	2005/ 2006	2006/ 2007	2007/ 2008	2008/ 2009	2009/ 2010	2010/ 2011
Max. allowed BMW to landfill (Tonnes)	9889	18,620	17,461	16,303	15,145	13,987	15,596
Actual BMW to landfill (tonnes)	8690	16,819	13,731	15,676	13,571	10,169	14,843

[Source: Data provided by Ceredigion County Council, Department of Highways, Property and Works]

Table 3.4: Ceredigion’s Landfill Diversion Performance 2003/4 - 2010/11

Year	Reuse (tonnes)	Reuse (% of MSW)	Recycling (Tonnes)	Recycling (% of MSW)	Composting (Tonnes)	Composting (% of MSW)	Total Diversion (% of MSW)	WAG Target (% of MSW)
2003/04			8,559	20.98%	2,231	5.47	26.45	15
2004/05			10,864	25.64%	3,042	7.18	32.82	
2005/06			12,399	30.39%	2,048	5.19	35.58	
2006/07			14,647	37.13%	2,424	6.14	43.27	25
2007/08			16,739	38.78%	3,391	7.86	46.64	
2008/09			16,700	39.98%	2,968	7.11	47.08	
2009/10			16,590	38.31%	3,792	8.76	47.07	
2010/11	479.6	1.26	13,793	36.20%	4,584	12.03	49.49	

[Source: Data provided by Ceredigion County Council, Department of Highways, Property and Works]

Table 3.5: The tonnage and percentage of waste recycled, composted or landfilled in Ceredigion 2001/2 – 2010/11

Year	Reused	Recycled	Composted	Landfilled
Tonnage and (percentage)				
2001/2		5,674 (15.88%)	761 (2.13%)	29,295 (81.99%)
2002/3		6,988 (17.18%)	1,459 (3.17%)	32,233 (79.65%)
2003/4		9,353 (20.98%)	2,297(5.47%)	29,144 (73.55%)
2004/5		12,003 (25.64%)	3,585 (7.18%)	27,871 (67.18%)
2005/6		12,401 (30.39%)	2,119 (5.19%)	26,281 (64.41%)
2006/7		14,495 (36.74%)	2,583 (6.55%)	22,380 (56.72%)
2007/8		16,729 (38.78%)	3,391 (7.68%)	23,601 (53.34%)
2008/9		16,700 (39.98%)	2968 (7.11%)	22,152 (51.44%)
2009/10		16,590 (38.31%)	3,792 (8.76%)	18,477 (41.4%)
2010/11	479.6 (1.26%)	13,792 (36.2%)	4,584 (12.03%)	14,842 (37.4%)

[Source: Data provided by Ceredigion County Council, Department of Highways, Property and Works]

- 2.1.35 The new overarching waste strategy for Wales ‘Towards Zero Waste – One Wales: One Planet’ sets more challenging targets, as set out below in Table 3.6.

Table 3.6: Targets set out in Towards Zero Waste – One Wales One Planet

Target	Targets for Each Target Year				
	09/10	12/13	15/16	19/20	24/25
Minimum levels of preparing for reuse and recycling/composting (or AD) for municipal waste	40%	52%	58%	64%	70%
Minimum proportion of preparing for reuse/recycling/ composting that must come from source separation	80%	80%	80%	80%	80%
Maximum level of landfill	-	-	-	10%	5%
Maximum level of energy from waste.	-	-	42%	36%	30%

- 2.1.36 Table 3.7 indicates the performance gaps that have to be bridged to achieve the 2025 targets set out in Towards Zero Waste – One Wales: One Planet.

Table 3.7: The Performance Gap that Ceredigion has to bridge by 2025 using the Targets set out in Towards Zero Waste – One Wales: One Planet

Strategic Driver	Welsh Government indicative target	Current position (2010/2011) (3mths)
Minimum levels of recycling/composting by 2025	70%	58.33%
Maximum level of energy from waste	30%	3.8%
Maximum level of landfill by 2025	5%	25.9%

[Source: Data provided by Ceredigion County Council, Department of Highways, Property and Works derived from 'Waste Data Flow' data (Welsh Government Stats Wales)]

- 2.1.37 In 2009/10 and 2010/11 Ceredigion exceeded the 40% combined recycling and composting target that had been set in the National Waste Strategy for Wales 2002: Wise about Waste. However, further progress was still needed to tackle biodegradable waste to meet the landfill diversion and landfill reduction targets. The National Waste Strategy 'Towards Zero Waste', gives high priority to the collection and treatment of food waste as the most effective way of reducing the volume of biodegradable waste destined for landfill, and promotes Anaerobic Digestion (AD) as the most sustainable technology choice for the treatment of source separated food waste.
- 2.1.38 The LA reviewed its waste management strategy in 2009 to address the immediate need to make continued progress in the collection and processing of food waste as a priority, whilst at the same time continuing to improve its waste reduction, re-use and recycling

record. As a consequence of the review the LA introduced a new collection regime on 15 November 2010. Most domestic properties (30,000 homes) are now offered a weekly collection of food waste and dry recyclables (paper, cards, cans and plastics), and a fortnightly collection of residual (black bag) waste; with all dry recyclables collected in clear bags. The review included a route optimisation exercise which led to changes in vehicle routing and delivery destinations, with the collection vehicles operating in different parts of the county now delivering to the nearest of one of three privately operated waste Transfer Stations (C.B. Environmental at Glanyrafon, Aberystwyth, L.A.S in Lampeter, and D.I.Evans in Beulah), in order to reduce vehicle mileage, and so improve efficiency and reduce costs, fuel consumption and CO2 emissions

- 2.1.39 Set out below is what happens to the three waste streams ((i) the clear bags containing recyclables; (ii) the black bags containing residual waste; and (iii) the food waste) after they are delivered by Ceredigion's refuse collection vehicles to each of the three Waste Transfer Stations (WTS).
- 2.1.40 **C.B.Environmental, Glanyrafon:** Black bags are bulked and delivered by CB Environmental direct to Bryn Posteg at Llanidloes in Powys as part of the Glanyrafon Waste Transfer Station contract; Clear bags are bulked up and delivered to LAS recycling in Lampeter where the recyclate is sorted at their MRF and any non-recyclables are removed; and the food waste is bulked and delivered to a modern Aneorobic Digestion facility located in Oxford.
- 2.1.41 **LAS, Lampeter:** The black bag waste is put through the MRF to separate any recyclate (as not all householders embrace recycling) and the residual waste is bulked and delivered to Bryn Posteg. The clear bag recyclate is sorted at their MRF and any non-recyclables are removed; and the food waste is bulked and delivered to a modern Aneorobic Digestion facility located in Oxford.
- 2.1.42 **D.I.Evans, Beulah:** The black bag waste is bulked and delivered to LAS in Lampeter where it is put through the MRF to separate any recyclate and the remaining residual waste is bulked and delivered to Bryn Posteg. The clear bag recyclate is bulked and taken to LAS where it is sorted at their MRF and any non-recyclables are removed; and the food waste is bulked and delivered to a modern Aneorobic Digestion facility located in Oxford.
- 2.1.43 Each of the three operators listed above also accept the full range of other waste types: Industrial & Commercial Waste (I&C), Construction & Demolition Waste (C&D), Agricultural Waste and Hazardous Waste. These are sorted and bulked at their recycling centres and the various recyclates transferred to a range of recipients. The range of materials which can be recycled and the number and variety of end markets for different separated materials

is growing all the time, diverting progressively more materials away from landfill. Included amongst the many and ever growing number of materials which until recently were invariably landfilled, but which can now be recycled, are various plastics including uPVC window frames, plasterboard, construction and demolition waste and polystyrene. As the cost of landfill steadily increases so the level of innovation and development within the waste sector seems to accelerate. Ceredigion's private waste contractors make a significant contribution to: increasing the levels of recycling; the re-use of construction, demolition and excavation materials as secondary aggregates; the production of compost from green waste; and diversion of waste from landfill. Private innovation and investment by waste operators in Ceredigion has also helped to reduce the number of bulk vehicle movements (and therefore fuel consumption and CO² generation). For example all expanded polystyrene separated out at the CB Environmental recycling site at Glanyrafon is now densely compacted using a purpose built press, enabling one bulk vehicle to transfer what used to require several vehicles.

- 2.1.44 The level of take up is subject to a monitoring regime and the LA will continue to explore mechanisms for encouraging further take up of the scheme. The LA continues to promote home composting for green waste and garden waste.

Bryn Posteg Landfill

- 2.1.45 Residual waste is currently transported to Bryn Posteg in Powys. In 2011 Potters Waste Management indicated that 500,000 cubic metres of capacity remained. This equated to only 5 years capacity at 100,000tpa (based on historic levels of annual tonnage previously received at the site). However, in practice the volume of waste sent to landfill has been steadily declining and this trend is set to continue, so the capacity is likely to extend far longer into the future. Potters Waste Management are also investigating a range of measures and options to extend the life of the site, including measures for further improving landfill diversion, together with measures for increasing the available remaining void space. Commercial confidentiality prevents this Topic Paper reporting the options under consideration at this stage. However, what has emerged from discussions between this Authority and both Powys CC and Potters Waste Management is that both parties consider the objective achievable.

Food Waste Treatment and Collaborative Working

- 2.1.46 A number of procurement 'hubs' were formed specifically to address the need for regional AD facilities for the treatment of source segregated food waste, and Regional facilities for dealing with residual waste; with Ceredigion and Powys County Councils working together as the Central Wales Waste Partnership. During the procurement process land on the southern flanks of the Glanyrafon Industrial Estate (which has been allocated as an employment site to

be retained for waste management and resource recovery within the Ceredigion LDP) initially emerged as the prime reference site for a regional AD facility. However, the site (site E0301) was not taken up, and instead the partnership selected an anaerobic digestion plant located in Oxford, which now handles all the source segregated food waste collected by the local authorities in Ceredigion and Powys.

Residual Waste Treatment and Collaborative Working

- 2.1.47 Even if waste reduction and re-use succeeds in progressively reducing the volume of materials entering the waste stream, and even if waste recycling and food waste treatment is undertaken comprehensively and targets met, there will still be some residual waste left over that needs to be managed, although the tonnages involved should reduce progressively as more and more is re-used, recycled and composted.
- 2.1.48 Currently Ceredigion's residual waste goes to Bryn Posteg, as indicated above. However, landfill sits at the very bottom of the waste hierarchy and if the National Waste Strategy is to be successful it will play a progressively diminishing role in the management of waste. Even based on the current low levels of residual waste generated in Ceredigion the viability of any new landfill sites would be questionable. With the levels of waste requiring final disposal to landfill set to drop further in future it is highly unlikely that any future landfill sites in Ceredigion would be viable. Engineering a landfill cell is extremely expensive and economies of scale come into play. The LA could not justify the expense of creating a landfill site in Ceredigion and it is highly unlikely that the private sector would entertain funding a landfill in Ceredigion (other than perhaps for inert waste) given the low (and reducing) volumes of waste likely to be available to fill it.
- 2.1.49 In addition to the economic case against landfill sites in Ceredigion there is also an environmental case against them, as any landfill site in Ceredigion would require feeding in order to make it viable. This would tend to drive the management of waste down the waste hierarchy towards landfill against national policy, whereas the absence of such a site would help to drive waste further up the waste hierarchy in accordance with national policy. On this basis it makes environmental sense not to open any new landfill sites in Ceredigion
- 2.1.50 The Bryn Posteg landfill site in Powys is likely to be able to accept the falling levels of residual waste anticipated in the immediate future (and quite probably until 2026) but it is essential that alternative options to landfill are fully explored. To this end, the Central Wales Waste Partnership (Ceredigion and Powys) have been exploring alternative options to landfill for residual waste treatment facilities to serve the Central Wales hub including thermal treatment to recover energy. In addition to considering a 2-county Mid-Wales solution,

the Mid Wales Partnership has also been working with the South West Wales Waste consortium (comprising Bridgend, Neath Port Talbot, Swansea, Carmarthenshire, Pembrokeshire Councils and now also Ceredigion) to find an alternative 7-county solution involving incineration, pyrolysis or gasification facilities located somewhere within South West Wales.

- 2.1.51 Incineration, pyrolysis or gasification can significantly reduce the amount of waste that needs to be landfilled, and (where energy is recovered) reduce the consumption of raw materials for energy generation. Such a facility could for example provide combined heat and power to adjoining factories. Thermal treatment facilities are capable of using unsorted waste as a fuel. However, in order to comply with the National Waste Strategy and the RWP (and fall in line with the waste hierarchy) such a facility should only be considered if it is to be entirely fuelled with residual waste which is left over after all separation, recycling and reprocessing has taken place. Notwithstanding the generally adverse public perception of such facilities, modern incineration, pyrolysis and gasification plants operate under stringent environmental standards and incorporate effective emission cleaning systems, such that when other factors such as transport costs and proximity principles are considered they can represent the Best Practical Environmental Option (BPEO). This is particularly true of facilities that are directly linked to commercial and industrial premises that generate both heat and waste that needs to be disposed of, especially if also linked in to customers that can utilise the combined heat and power generated. The lack of industry in Ceredigion limits the present opportunity for such facilities, but the potential for co locating such facilities alongside any future industry should be given full consideration if and when any planning application for industrial development is put forward and applications for such facilities should be fully supported.
- 2.1.52 As at the beginning of March 2013 it appears increasingly unlikely that a regional residual waste facility to serve Ceredigion and Powys will be located in Ceredigion; and increasingly likely that Ceredigion's residual waste will be managed at a regional facility located somewhere in the industrial heartland of South West Wales. Nevertheless, in the unlikely event that a regional residual waste facility to serve Ceredigion and/Powys is sought within Ceredigion, then land allocation E0301 at Glanyrafon, Aberystwyth remains available to accommodate such a facility.
- 2.1.53 Notwithstanding the very low levels of waste generated in Ceredigion and the virtual certainty that the waste industry would not select Ceredigion as the location for regional facilities to serve the South West Region of Wales, the LDP is nevertheless required to make provision for sufficient land within the county to accommodate the full range of resource recovery and waste disposal facilities identified in the apportionment for Ceredigion set out in the RWP 1st Review.

- 2.1.54 The following types of facilities were identified in the RWP as most likely to be ‘in-building’ facilities: Transfer Station, In-Vessel Composting, Pyrolysis, Dirty MRF, Gasification, Incinerator, MBT, and Autoclave; and the following were identified as ‘open-air’ facilities: Civic Amenity, Open-Windrow Composting, C&D Exemption, C&D Recycling, Non-Hazardous Waste Landfill, Hazardous Waste Landfill, and Inert Waste Landfill
- 2.1.55 The maximum landtake that may be required for regional in-building facilities in Ceredigion (as identified in the RWP) is 7.4 hectares. This is a worst case scenario. Even in the unlikely event that the industry does chose to locate a regional residual waste facility in Ceredigion this level of land-take would only apply to the most land-hungry of the 8 options considered by the RWP (none of which take account of the food waste now diverted out of county for Anaerobic Digestion under the food waste treatment programme), and the RWP figure also includes a 50% overprovision on what is actually anticipated might be required. In practice the work carried out since the RWP by the food and organic waste treatment hubs and the residual waste consortia largely supersedes the work of the RWP. Although the reference site identified (and now allocated) is available if required to serve as a regional residual waste facility to serve rural mid-Wales, no-where in Ceredigion (including the allocated site) is being seriously considered for a future regional waste facility to serve the whole of South West Wales, which has all its major conurbations, industry and sources of waste and brownfield land concentrated in the south and east of the region along the M4 corridor. The Glanyrafon site could conceivably still form a component part within a regional arrangement, but even this is perhaps unlikely. As at March 2013 though no firm decision had been made on a preferred residual waste site (or sites) to serve the Central Wales and/or South West Wales regions.
- 2.1.56 Work carried out by DTZ (Ceredigion Economic Needs Assessment (DTZ, update 2010)) and followed up by NLP (Review of Potential Employment sites in the Aberystwyth Area (NLP, 2010) and Review of Potential Employment sites in South Ceredigion (NLP, 2010) looked at land requirements generally for employment purposes, including waste uses, which is how we know that requirements of the RWP, together with Ceredigion’s own waste management requirements for waste facilities can be met under Policy LU31 of the LDP. The RWP identifies that in-building waste facilities are comparable to B2 sites and suitable for location on B2 land. The Allocated Sites Schedule sets out the site characteristics, requirements and constraints of each employment site. Initially consideration was given to restricting waste uses to certain sites, but it was decided that it was more appropriate to treat waste sites in the same way as other B2 sites, so that the test is whether any given waste proposal meets the specific requirements set out for each site, rather than predetermining whether a facility would be acceptable

based merely on the fact that there is a ‘waste’ component involved. The rationale being that there is now such a wide variety of types of in-building facilities that may have a waste management and/or resource recovery function, with such a wide spread of roles, technologies, and associated characteristics, that there may be instances where facilities can be appropriately located on high quality employment sites, whilst others will be more appropriately located on sites more typically characterised as an industrial estate. This matter is set out in more detail in the Topic Paper: Employment and the Rural Economy, submission version (December 2011).

- 2.1.57 The authority’s Municipal Waste Authority has identified the following potential land requirements.

Table 3.8: Potential land requirements for possible future waste development in Ceredigion

	Current take (Hectares)	land	Possible future requirement	New	Possible Total future Requirement
Household Waste Sites	0.7		0.7		1.4
Waste Transfer Stations (Council owned)	2.5		0.7		3.2
Waste Transfer Stations/MRF (privately owned)	4.2		0.8		5
MRF (Council owned)	*0.8		*-0.8		0
Food waste treatment	0		1.6		1.6
Residual waste treatment	0		2		2
landfill	0		0		0
Acquired land	0.9		0		0

[Source: Data provided by Ceredigion County Council, Department of Highways, Property and Works]

*Planning permission was granted for a 0.8ha Materials Recycling Facility (MRF) on the Glanyrafon Industrial Estate, but the building has not been constructed as the facility is no longer required by the Council as part of the authority’s waste strategy. Accordingly the land remains unused and available for other waste facilities.

- 2.1.58 Since the table above was produced (2010) the authority has obtained planning permission for change of use of a former animal rendering plant at Tanygroes to a Waste Transfer Station. Planning permission was granted in April 2012. The permission was sought in

order to provide the authority with a future option site as an alternative to the privately operated Transfer Station used by the authority at Beulah. To date (March 2012) the permission has not been implemented.

Small Scale AD facilities

- 2.1.59 Ceredigion's rural dispersed character also offers significant potential for modest sized AD facilities, which are well suited to use on agricultural holdings, where they can be utilised to treat slurry and other agricultural waste arising on site. Well-designed facilities that are at an appropriate scale for the size of farm they serve can be appropriately located alongside existing farm complexes. Similarly, factory scale AD facilities, designed to be co-located with food waste producers can also make a contribution to reducing the amount of food waste that needs to be transported to any regional facility and/or also serve to reduce the scale of any regional AD facility that will be required. Policy LU31 of the LDP will allow appropriate consideration of such Notwithstanding the 7.4ha that the RWP indicates may be needed in Ceredigion to cater for regional in-building facilities the authority's Municipal Waste Authority has identified the following potential land requirements.

Other Waste Management in Ceredigion Kerbside Collection

- 2.1.60 In April 2006 all schools in the area covered by the kerbside recycling schemes were offered a free recycling collection. Commercial premises that meet the necessary criteria are also permitted to join the recycling scheme.
- 2.1.61 The Council has a network of five, privately operated, Household Waste sites (Borth, Glanyrafon, Rhydeinon, Lampeter and Cardigan) that provide residents with facilities for the deposit of recyclables, compostable materials (green waste) and bulky household waste that is too large to be disposed of through the normal refuse collection service. Use of a further Household Waste Site located at Machynlleth is shared with both Gwynedd and Powys County Council.

'Bring' Sites

- 2.1.62 In addition to the five Household Waste Sites mentioned above, the Council has a network of approximately 30 recycling centres operated by private contractors in car parks, supermarkets, schools, etc. Facilities range from a single glass, paper or can bank to a range of multiple banks (glass, paper, cans, textiles, oil, etc.).

Recycle in the Bank Scheme

- 2.1.63 In order to provide recycling facilities for rural settlements, where private contractors often find it uneconomical to operate recycling banks, the County Council introduced a Rural Recycling Scheme in January 2004. The 'Recycle in the Bank' scheme provides the

communities involved with up to four large wheelie bins specially designed to collect glass, paper, plastics and cans. For each tonne of materials collected in this way the Council makes a payment to the community. All the material (except glass) is taken to the Aberystwyth Recycling Centre where the material is sent for reprocessing. The glass is sent for reprocessing from Glanrafon Depot where it is stored. This scheme is currently under review and in areas now covered by a kerbside scheme, rural recycling banks for some materials have been removed with a view to relocating them in areas that have no recycling facilities.

Bulky Household Waste Collection

- 2.1.64 The Council, through the Contract with Partnerships and Operations Group, provides a bulky household waste collection service to all residents of Ceredigion. A charge of £6 is made for up to six items, including a fridge or freezer. All fridges and freezers that are either collected or delivered to Civic Amenity sites are transferred to a private operator to be safely dismantled and recycled under a National contract. Larger collections from households or other properties are assessed individually.

Clinical Waste Collection Service

- 2.1.65 Clinical waste is collected from domestic properties upon request, and there is currently no charge levied for this.

Green Waste

- 2.1.66 The Council promotes home composting for dealing with kitchen and garden waste and provides composting units to the public at a reduced cost. The Council also has a kerbside collection scheme for garden waste, and allows green waste to be deposited free of charge by the public at any of the five Household Waste Sites. Open composting takes place at privately operated sites within the Glanrafon Industrial Estate, Aberystwyth and at Beulah, Newcastle Emlyn (volumes to be ascertained)

Highways Waste

- 2.1.67 Most of the waste arising from highways and Council related engineering construction works within Ceredigion is recycled and reused in land reclamation schemes.

Fly-tipped Waste

- 2.1.68 In accordance with the provisions of The Environmental Protection Act 1990 and Refuse Disposal (Amenity) Act 1979 the Council exercises its powers to remove fly-tipped waste. Where evidence is found relating to ownership either the Environment Agency Wales and/or (as appropriate) the Council's Environmental Health Officers are informed with the aim of identifying the offenders for prosecution.

Waste Minimisation Activities

2.1.69 The Council is committed to waste minimisation. Current public awareness campaigns include Junk mail elimination, home composting, 'Real Nappy' campaign, a school education program and public meetings. The Council also works with local business support providers to promote waste minimisation.

2.1.70 A detailed Council waste audit was carried out in 2005 and provided the basis for identification of waste reduction and minimisation measures. In July 2005, the Authority signed up to a "Public Sector Waste Minimisation Campaign" aiming to reduce its own waste arising by 1% per annum. This is achieved through the use of recycling bins in Council offices. The principle of waste minimisation is enshrined in the Council's formal procurement policy.

Waste Reuse

2.1.71 The Council is seeking to support the reuse of waste by working in partnership with locally based charities and voluntary organisations.

2.1.72 Opportunities exist to work with organisations offering community collection services for a wide range of redundant goods and equipment, which once checked, repaired, serviced or recycled, can be sold at auction or passed back into the community to support individuals, families, and local community/voluntary groups.

2.1.73 Items include household furniture, electrical domestic appliances, medical aids, textiles, garden electrical equipment and furniture, commercial electronic equipment, redundant stock (e.g. paint, stationery, DIY goods), office furniture and waste wood, fluorescent tubes and used toner and ink cartridges.

Drivers for Change

2.1.74 The traditional practice of simply disposing of waste to landfill is now acknowledged to be unsustainable. Not only does the practice consume land, degrade the landscape and the environment, it also represents a fundamental waste of resources. The pursuit of a more sustainable approach to waste management creates both challenges and opportunities. In recent years, the waste industry has become increasingly sophisticated and diverse and continues to evolve at a growing pace, with new technologies and practices emerging to support a range of re-use, deconstruction, resource recovery, recycling and energy recovery activities, rather than simple disposal. Both the public and the private sector have a significant role to play. The shift towards a more sustainable approach to waste management has been driven by a mix of European Directives, National Legislation, Policy and Guidance, but these in turn also reflect and are a response to a growing broader public concern for the protection of the environment and acceptance of the principle of sustainable development.

- 2.1.75 The Landfill Directive sets statutory targets for reducing the volume of waste sent to landfill. These have been transposed into UK legislation and the Landfill Allowance Scheme (Wales) sets reducing maximum quotas for the amount of biodegradable waste that each authority is permitted to send to landfill.
- 2.1.76 The Waste Framework Directive requires member states to establish an integrated and adequate network of waste management facilities. Local authorities have a key role to play by ensuring through land-use policies that sufficient land is available for the necessary infrastructure to be successfully put in place, not only to deal with waste at the local level, but also to meet the strategic requirements of the region for any Regional facilities that may be required.
- 2.1.77 In 2001, building on the foundation of Waste Strategy 2000 (England and Wales) the Welsh Assembly Government (WAG) published TAN21 Waste which (inter alia) stressed the need for Regional Co-ordination and voluntary Local Authority Arrangements to produce Regional Waste Plans. The following year the Assembly published the National Waste Strategy for Wales, 'Wise about Waste', which set out the Assembly Government's objective of making Wales a model for sustainable waste management.
- 2.1.78 The above set the direction for the production of the South West Wales Regional Waste Plan, which when produced in 2003 committed the South West Wales Waste Group to 'do more' than meet national and international targets. The present RWP – the Regional Waste Plan 1st Review 2008 (the RWP) picked up where the earlier version left off and commits Ceredigion and all the other constituent authorities within the South West Wales Region to implement and go beyond the requirements of European Directives on the management of Waste. It also explores a range of options for achieving the 2020 targets by 2013, setting out:
- the indicative new capacity required to achieve this by sub-option for each Unitary Authority;
 - the Indicative number of in-building facilities required by sub-option for each Unitary Authority; and
 - the estimated land area required in each case.
- 2.1.79 in June 2010 'Towards Zero Waste – One Wales: One Planet' superseded NWSW 'Wise about Waste' as the Overarching Waste Strategy Document for Wales, setting more challenging targets, reflecting the more stringent targets emerging from Europe, and with the long term objective of making Wales a zero waste society. The strategy places the waste hierarchy at its core, and is ambitious in driving waste as far up the hierarchy as is practicably possible, with the long-term aim of zero waste by 2050.

- 2.1.80 Ceredigion and Powys Councils been working together as the Mid Wales Waste Partnership to collaboratively design and plan waste services to best meet the requirements of Wales' rural heartland and also satisfy all legislative and governmental requirements.
- 2.1.81 The Wales Government's waste strategy was reviewed after the completion of the Regional Waste Plan, and priority given to source segregation and separate collection of food waste, with development of AD facilities for the treatment of the source segregated food waste in order to ensure national compliance with Landfill Directive targets.
- 2.1.82 The above has been successfully addressed, so the next priority is tackling residual waste. Compared to the rest of South West Wales the tonnages generated by Ceredigion and Powys are, relatively speaking, very small (and should continue to reduce as more is re-used, recycled and composted) so there is some uncertainty as to the viability of a Mid Wales solution for residual waste treatment. Accordingly Ceredigion and Powys are currently (March 2012) exploring the opportunities for residual waste treatment with other neighbouring consortia. In the case of Ceredigion, the South West Wales Waste consortium (comprising Bridgend, Neath Port Talbot, Swansea, Carmarthenshire, Pembrokeshire Councils and now also Ceredigion) are looking collaboratively at potential solutions for this geographic area.
- 2.1.83 With levels of waste requiring final disposal to landfill set to drop further it is unlikely that any future non-inert landfill sites would be viable or acceptable in Ceredigion. Transporting residual waste out of the county may conflict with the proximity principle but makes better economic and environmental sense than permitting a new landfill site in Ceredigion. If such a site were allowed it would require feeding in order to make it viable, whereas the absence of such a site helps drive waste further up the waste hierarchy in accordance with the requirements of the Waste Framework Directive, National Policy and guidance. By contrast the regional solutions for managing residual waste will have to incorporate energy recovery.
- 2.1.84 It should be noted that the planning system cannot itself deliver the required network of facilities, as many of the facilities will be provided by the private sector, but the LDP can help facilitate the establishment of the network required by ensuring that sufficient land is available and through policies that support development that accords with the RWP technology strategy and spatial strategy.

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Topic Area 4: Biodiversity

1. Introduction

1.1.1 This topic paper presents the baseline data, the assessment of issues and identification of objectives for the biodiversity resources in Ceredigion. Biodiversity describes the immense and overwhelming number of living things that exist on the planet. The term also describes the way individual species within an ecosystem interact with one another and their environment. Their survival depends on complex relationships with each other, and those relationships hold the key to successful conservation techniques (Wales Biodiversity Partnership 2007). A fuller description can be found at www.biodiversitywales.org.uk.

1.1.2 Not included in this paper is geodiversity. Geodiversity is the range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure. Geodiversity can be protected for its intrinsic value, ecological value, scientific value, heritage value and educational value. This subject is covered in the Material Assets paper (Topic Paper 3).

Associated SA/SEA Objectives*

- 4a. To value, conserve and enhance biodiversity.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

Biodiversity in Ceredigion

2.1.1 Ceredigion takes pride in the wide range of different plants, animals and habitats within it and aims to protect and enhance these. However, biodiversity is under threat globally, nationally and locally. It is important the Local Authority (LA), statutory organisations, voluntary bodies and the public proactively work together to halt the loss of biodiversity. There are a number of ways this can be achieved:

- a. the protection and enhancement of habitats and species which are important for biodiversity at a national and international scale.
- b. the protection of habitats and species which are important locally.

2.1.2 However, the protection of habitats and species in defined spatial areas will not meet national biodiversity targets in the long term without recognizing the importance of biodiversity across the wider countryside as a whole. In addition, biodiversity and green spaces

found in urban areas are also of great value to the many people who live there. The involvement and support of local communities will be vital in achieving goals. Therefore the following issues are also of importance in Ceredigion:

- a. the maintenance of wildlife corridors such as hedgerows and water courses.
- b. the safeguarding of parks and other urban green spaces.
- c. increased public involvement and support of biodiversity issues.

International protected sites

2.1.3 Ceredigion has 13 areas protected by international designations; namely Special Protection Areas (SPAs), which protect important European bird sites, Special Areas of Conservation (SAC), which are designated for European important habitats and species (excluding birds), and RAMSAR sites, which are designated for globally important wetlands. The sites are listed in Table 4.1, which also shows which designations apply to each site. The site distribution is shown by Figure 4.1.

Table 4.1. Internationally important designated nature conservation sites within Ceredigion.

Site	Designation	Feature	Condition (date of assessment)
Afon Teifi/ River Teifi	SAC	Water courses of plain to montane levels with the <i>Ranunculion fluitantis</i> and <i>Callitriche-Batrachion</i> vegetation	Favourable (2006)
	SAC*	Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoëto-Nanojuncetea</i>	Favourable (2007)
	SAC	Brook lamprey	Unfavourable: Unclassified (Apr 05)
	SAC	River lamprey	Unfavourable: Unclassified (Apr 05)
	SAC*	Sea lamprey	Unfavourable: Unclassified (Apr 05)
	SAC	Atlantic salmon	Unfavourable: Unclassified (2007)

Site	Designation	Feature	Condition (date of assessment)
	SAC	Bullhead	Unfavourable: Unclassified (Nov 06)
	SAC	Otter	Favourable (Feb 04)
	SAC	Floating water plantain	Favourable (Feb 04)
Cardigan Bay/ Bae Cardigan	SAC*	Sandbanks that are slightly covered by seawater all the time.	Unknown
	SAC*	Reefs	Unknown
	SAC*	Submerged or partially submerged sea caves.	Unknown
	SAC	Bottlenosed dolphin	Unknown
	SAC*	Grey seal	Unknown
	SAC*	Sea lamprey	Unknown
	SAC*	River lamprey	Unknown
Coed Einion	Cwm SAC	<i>Tilio-Acerion</i> forests of slopes, screes and ravines	Unfavourable: Declining (Nov 02)
Coedvdd Cheunant Rheidol/ Woods & Gorge	a SAC	Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	Unfavourable: Declining (Jan 06)
Cors Caron	SAC/Ramsar	Active raised bogs	Unfavourable: Recovering (Sep 04)
	SAC	Degraded raised bogs still capable of natural regeneration	Unfavourable: Recovering (Sep 04)
	SAC*	Depressions on peat substrates of the <i>Rhynchosporion</i>	Unfavourable: Recovering (Sep 04)

Site	Designation	Feature	Condition (date of assessment)
	SAC*	Transition mires and quaking bogs	Unfavourable: Recovering (Sep 04)
	SAC*	Bog woodland	Unfavourable (Sep 05)
	SAC/Ramsar	Otter	Favourable (Feb 04)
	Ramsar	Large heath butterfly	?
	Ramsar	Rosy marsh moth	?
	Ramsar	Water vole	?
	Ramsar	Whooper swan	?
	Ramsar	Supports a rich vegetation assemblage and possesses a surface pattern characteristic of this mire habitat type: <i>Sphagnum pulchrum</i> , <i>S. sebsecundum</i> , <i>Atrichum tenellum</i> , <i>Riccia huebeneriana</i> & <i>Scapania paludicola</i>	?
Cors Fochno and Dyfi Estuary / Aber Dyfi	SAC	Active raised bogs	Unfavourable: No Change (Dec 07)
	SAC	Degraded raised bogs still capable of natural regeneration	Unfavourable: No Change (Dec 07)
	SAC*	Depressions on peat substrates of the <i>Rhynchosporion</i>	Unfavourable: No Change (Dec 07)
	SPA	Greenland white-fronted goose	Unfavourable: Declining (2008)
	Ramsar	Estuarine Raised Bog	?
Cwm Doethie-Mynydd Mallaen	SAC*	European dry heaths	Unfavourable: Recovering (Jan 04)

Site	Designation	Feature	Condition (date of assessment)
	SAC	Old sessile oak woods with <i>Ilex</i> and <i>Blechnum</i> in the British Isles	Unfavourable (2006)
Elenydd - Mallaen	SAC*	Oligotrophic to mesotrophic standing waters with vegetation of the <i>Littorelletea uniflorae</i> and/or of the <i>Isoëto-Nanojuncetea</i>	Unfavourable: Unclassified (Jul 05)
	SAC	Blanket bog.	Unfavourable: Declining (2002)
	SAC*	European Dry heaths.	Unfavourable (Oct 04)
	SAC	Calaminarian grasslands of the <i>Violetalia calaminariae</i>	Unfavourable: declining (Aug 05)
	SAC	Floating water plantain	Unfavourable (Oct 04)
	SPA	Breeding Merlin <i>Falco columbarius</i>	Favourable: Maintained (Jun 03)
	SPA	Breeding Red Kite <i>Milvus milvus</i>	Favourable (2007)
	SPA	Breeding Peregrine <i>Falco peregrinus</i>	Favourable: Maintained (2002)
Grogwynion	SAC*	European dry heaths	Unfavourable: Declining (2007)
	SAC	Calaminarian grasslands of the <i>Violetalia calaminariae</i>	Unfavourable: Declining (2007)
Pen Llyn a'r Sarnau/ Llyn Penisular and the Sarnau**	SAC	Sandbanks that are slightly covered by seawater all the time.	?
	SAC	Reefs	?
	SAC*	Submerged or partially submerged sea caves.	?

Site	Designation	Feature	Condition (date of assessment)
	SAC	Estuaries	?
	SAC*	Mudflats and Sandflats not covered by seawater at low tide.	?
	SAC*	<i>Salicornia</i> and other annuals colonizing mud and sand.	Favourable
	SAC*	Atlantic salt meadows (<i>Glauco-Puccinellietalic maritimae</i>)	Unfavourable
	SAC*	Bootlenosed dolphin	?
	SAC*	Grey seal	?
	SAC*	Otter	Favourable
Rhos Lawr-Cwrt	SAC	Marsh fritillary butterfly	Unfavourable: No change (2005)
	SAC*	Slender-green feather moss	Unfavourable: Unclassified (Oct 04)
Rhos Talglas	SAC*	<i>Molinia</i> meadows on calcareous, peaty or clayey-silt-laden soils (<i>Molinion caeruleae</i>)	Unfavourable: Recovering (Aug 07)
	SAC	Marsh fritillary	Unfavourable: Declining (Oct 02)

2.1.4 Regulation 102 of the Habitat Regulations (JNCC, 2010) states that; “where a land use plan is likely to have a significant effect on a European Site or a European Offshore Marine Site (either alone or in combination with other plans or projects), and is not directly connected with or necessary to the management of the site, the plan-making authority for that plan must, before the plan is given effect, make an appropriate assessment of the implications for the site in view of that site’s conservation objectives”. As a matter of Assembly policy, the LA will apply this to all ‘Internationally Designated Sites’¹.

2.1.5 In order to determine whether a plan will have a likely significant effect, and therefore whether an Appropriate Assessment required, a Habitats Regulations Assessment screening is undertaken.

- 2.1.6 A screening was completed of the Preferred Strategy (CCC, 2009) and the results of this have been used to inform the Deposit LDP by informing problem areas in terms of allocated sites and also helping to create robust policies that should not have a significant effect on the internationally designated sites and also which can be used to support national policy (see Habitat Regulations Assessment for the Ceredigion LDP: Screening Report Pre-Deposit Version (Ceredigion County Council, 2009).
- 2.1.7 A screening of the Deposit was also required and more information and the results of this assessment can be found in the Habitats Regulations Assessment for the Ceredigion LDP Screening Report Deposit version (CCC, 2010). All changes to the LDP since Deposit have been screened and the results of these can be found in the Habitat Regulations Assessment for the Ceredigion LDP: Final Screening Report (CCC, 2013), plus the various addendums to the Deposit Version:
- Addendum to the ‘Habitat Regulation Assessment for Ceredigion LDP Screening Report: Deposit Version’ (Ceredigion County Council, 2011a); and
 - Addendum to the ‘Habitat Regulation Assessment for Ceredigion LDP Screening Report: Deposit Version: Proposed Changes from Matters Arising (of the S0 policies) Version (Ceredigion County Council, 2012).
- 2.1.8 The final report (CCC, 2013) which brought everything together concluded that the LDP will not have a significant effect on International Sites, alone or in-combination with other plans or projects, and therefore no Appropriate Assessment was required.
- 2.1.9 It is important that international sites designated features are protected in the best possible condition, which is referred to as the “Favourable Condition”. A target was set by the Welsh Government for 95% of sites with international conservation designations to be in Favourable Condition by 2010 (Welsh Assembly Government 2006). Table 4.1 shows the current condition of Ceredigion’s SACs and SPA features whose condition is known. Of 48 features assessed 17 (35%) are either in the favourable or unfavourable: recovering status and 31 (65%) are Unfavourable or unfavourable: declining.
- Nationally protected sites**
- 2.1.10 In Ceredigion there are over 100 SSSIs and 6 National Nature Reserves (NNRs). There are no Marine NR (MNRs). These sites protect a range of biological and geological features which are considered by the government’s statutory nature conservation agency, the Countryside Council for Wales (CCW), as being of either national and or regional importance. The SSSI sites in Ceredigion are shown by Figure 4.1.

- 2.1.11 Local Planning Authorities (LPA) have a duty to take reasonable steps, consistent with the proper exercise of their functions, to further the conservation and enhancement of features by reason of which SSSIs are of special scientific interest. SSSI's do not require a HRA to be conducted when development is proposed for them; however, in this plan there is a presumption against development on SSSIs.
- 2.1.12 LPAs must also give notice to CCW before undertaking or permitting any operations likely to damage any of the interest features of a SSSI, whether or not the operations would take place on land within the SSSI. At least 95% of these sites should also be in a Favourable Condition by 2015 (Welsh Assembly Government 2006).
- 2.1.13 Most NNRs are also SSSIs and are therefore protected under part 2 of the Wildlife and Countryside Act 1981.
- 2.1.14 **DATA REQUIREMENT:** CCW rapid review data for SSSI condition.

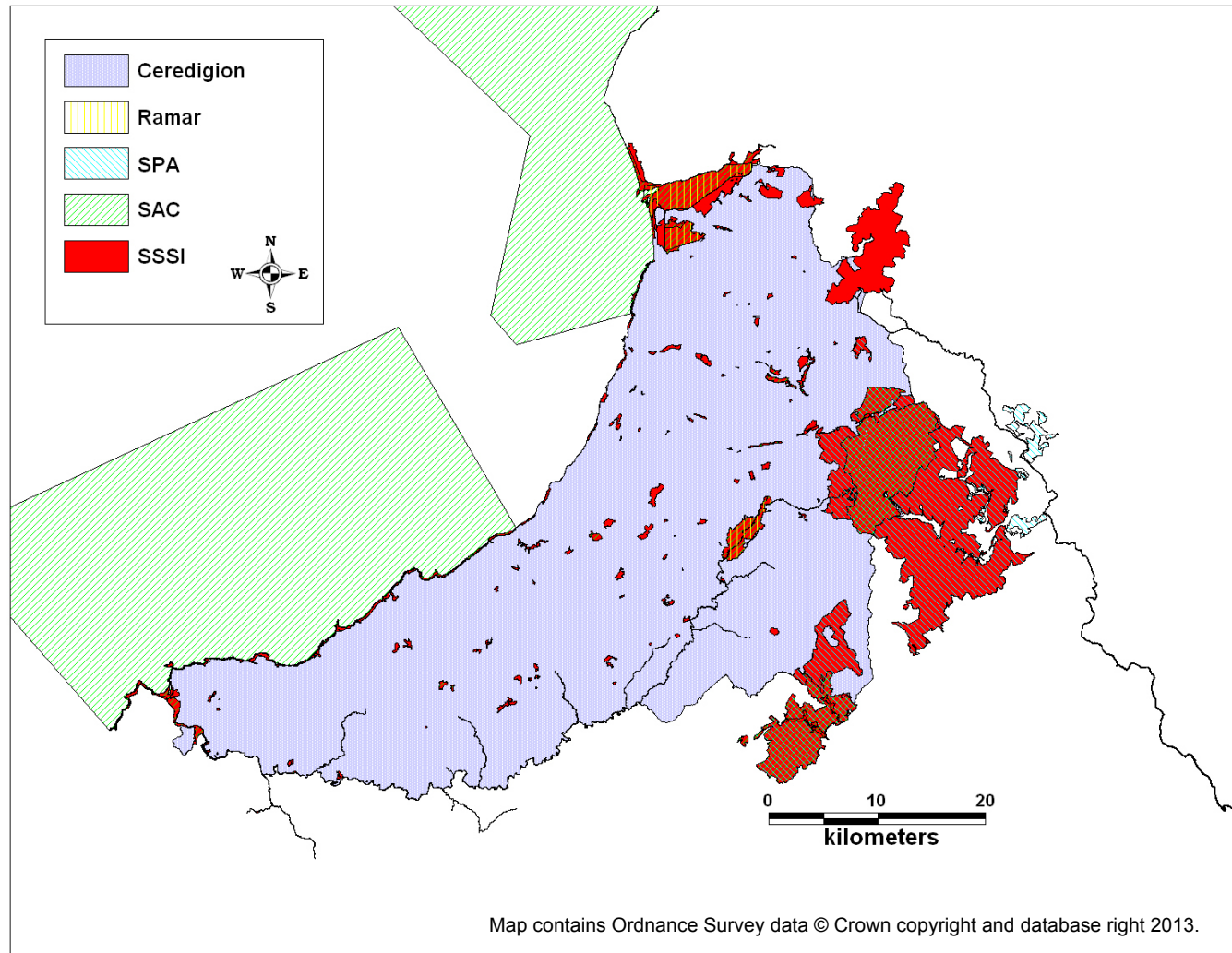


Figure 4.1. Statutorily protected nature conservation sites in Ceredigion: SAC, SPA, Ramsar and SSSI.

Dyfi Biosphere Area

- 2.1.15 The Dyfi estuary and Cors Fochno is Wales only UNESCO (United Nations Educational, Scientific and Cultural Organisation) biosphere reserve and one of only about 480 such reserves worldwide. The biosphere reserve was first designated in 1976 solely for environmental and habitat conservation. However, since then the aim of biosphere reserves have changed. Nowadays 'Biosphere Areas' explore how local people can benefit from protecting the things they value – local knowledge, language and culture as well as the local and global environment.
- 2.1.16 Due to changes in the rules, the Dyfi Biosphere Site had to reapply under new criteria. This site was much larger and was awarded the UNESCO Biosphere status in 2009.

Locally Designated Sites

- 2.1.17 As defined in TAN 5, these include Sites of Importance for Nature Conservation (SINCs), Local Nature Reserves (LNRs), Wildlife Sites and Regionally Important Geological Sites (RIGs).
- 2.1.18 These sites are capable of being a material consideration in planning and therefore need to be considered when looking at allocations and policies in the LDP.
- 2.1.19 Ceredigion has 3 Local Nature Reserves (LNRs) of which all are managed by Ceredigion County Council. There are 7 other wildlife sites managed by Ceredigion County Council plus another 20 Wildlife Trust nature reserves. There are also several other sites managed for conservation across the county including RSPB sites. Ceredigion currently has no Sites of Importance for Nature Conservation (SINCs) but these will be designated during the lifetime of the LDP. There are also several community run sites within the county.

European Protected Species

- 2.1.20 Under Part 3 of the Habitat Regulations, a competent authority, in exercising any of their functions, must have regard to the requirements of the Habitats Directive so far as they may be affected by the exercise of those functions (Conservation of Habitat and Species Regulations 2010). As explained in TAN 5, this means that planning decisions that are made that affect European Protected Species, need to be made in accordance with the requirements of the Habitats Directive. Therefore, the LPA need to ensure that any allocated sites or policies will not affect European Protected Species and are in line with National Policy.
- 2.1.21 Of the species listed in the Habitat Regulations (Conservation of Habitat and Species Regulations 2010), Ceredigion is home to the greater horseshoe bat and other bat species, the common otter,

dolphins, porpoises and occasionally whales, dormouse, the recently re-introduced sand lizard and floating-leaved water plantain.

- 2.1.22 Therefore, the LA need to ensure that the LDP does not unduly affect these species. These species are also listed in Table 4.2 below.

Nationally Protected Species

- 2.1.23 The Wildlife and Countryside Act 1981 makes provisions for the protection of wild birds, wild plants and certain wild animals. The Protection of Badgers Act 1992 affords separate protection for badgers. Any planning operation that could affect these plants or animals is capable of been a material consideration.

- 2.1.24 Ceredigion is home to many national protected species and many of these rarer species have a well-known distribution. However, some which are thought to be more widespread and common are not recorded as well.

- 2.1.25 Therefore, the LA need to ensure that the LDP does not unduly affect these species.

Habitats and Species of Principle Importance in Wales

- 2.1.26 At the 1992 Earth Summit in Rio de Janeiro over 150 world leaders committed their countries to stopping the loss of the world's biodiversity (HMSO 1994). As a result the UK government adopted a report, Biodiversity: The UK Action Plan, produced by the UK Steering Group on biodiversity. This plan set out how the government was to meet its biodiversity commitment and from this 391 Species Action Plans (SAPs) and 45 Habitat Action Plans (HAPs) were produced. Additionally, there was a requirement for Local Authorities to form partnerships to enable the production of Local Biodiversity Action Plans (LBAPs) which contain targets and actions for UK priority species and habitats as well as locally important or threatened species and habitats.

- 2.1.27 The Ceredigion Biodiversity Partnership was formed in 2000. It comprises of public, private and charitable organisations. This partnership produced the Local Biodiversity Action Plan in 2002 outlining the importance of the County's biodiversity resource. This report and subsequent work has produced 10 Species Action Plans (SAP) and two Habitat Action Plans (HAP); outlining how the partnership intends to protect key species and habitats in Ceredigion. The SAP and HAPs located in Ceredigion are shown by Table 4.2 In addition, a further 13 SAPs and one HAP are in draft.

- 2.1.28 The Natural Environment and Rural Communities (NERC) Act (2006) includes a comprehensive list of species and habitats to be considered nationally and locally. Section 42 of this act outlines the species and habitats relevant to Wales and has sparked a review of

both the national BAP and LBAPs which is occurring across the country. This is on-going work and so far The Partnership is in the process of distributing the habitats and species into Ecosystems which will then have Ecosystem Action Plans written for them. The Act also requires that: “every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.” Therefore, these must be considered in all aspects of the LA work, not just in conservation.

- 2.1.29 In terms of priority habitats and species and habitats and species of principle importance in Ceredigion, the amount and quality of the information varies a lot. Most habitats have good baseline data through the Phase 1 survey but in some cases this is not detailed enough, e.g. marshy grassland, and also this data was provided by CCW from a survey in around 1999. In addition, this survey did not cover all areas of the County.
- 2.1.30 In order to try and combat the issue of out of date data and lack of information, Ceredigion County Council commissioned the Local Record Centre (West Wales Biodiversity Information Centre) to undertake a biodiversity assessment study of the Service Centres in Ceredigion. Within this study consultants provided an update of Phase 1 habitats in the settlements. In the towns, a brief update was given for the whole settlement. Within the Rural Service Centres (RSCs), only candidate sites were surveyed and in cases of grassland, more detailed surveys were done to see whether the sites qualified as BAP/S42 habitats. For more information please see Appendix 4 of the Nature Conservation Topic Paper.
- 2.1.4 The Environment Agency Wales has written Salmon Action Plans for the Dyfi, Rheidol and Teifi. These aim to safeguard and increase fish stocks along these rivers and have assessed what are the key factors affecting salmon productivity and conservation in these rivers.
- 2.1.5 **DATA REQUIREMENT:** Get Environment Agency data on Salmonid and Cyprinid designated rivers in Ceredigion.

Table 4.2. List of Local Biodiversity Action Plans so far written.

Species/habitat	Species/habitat
Brown hare	Chough
Dormouse	Pearl-bordered fritillary
Red squirrel	Marsh fritillary
Bottlenose Dolphin	Hornet robber fly
Water vole	Hedgerows
Otter	Roadside verges

Additional biodiversity targets

- 2.1.6 The Countryside Council for Wales has asked the LA to establish targets for important habitats; which it feels are necessary in meeting the aims of the Welsh Biodiversity Action Plan. This work has enabled the LA to identify other habitats of importance to Ceredigion, these are: Lowland heath; Lowland dry acid grassland; Blanket bog; Upland heath; Lowland fen; Coastal & floodplain grazing and Arable Priority areas.

Trees, hedgerows and woodland

- 2.1.7 Trees, hedgerows and woodland are important for biodiversity by providing habitat for a wide range of plants and animals and providing suitable wildlife corridors and habitat in the wider countryside. They are also some of the most distinctive features in our environment and are valued by local communities. Some woodland within the county is protected by SACs and SSSIs as described above. However, about 187 individual or groups of trees are protected specifically by tree preservation orders (TPOs) because of their aesthetic and biodiversity interest. A further 4 TPOs are under consideration and have yet to be confirmed.
- 2.1.8 Within the county Coed Cymru works to promote co-operation between woodland owners, woodland contractors and timber users, to develop hardwood timber products and markets and to act as a catalyst to bring about environmental, economic and social benefits through sustainable woodland management. Coed Cymru is funded by CCW, Local Authorities and National Parks through the Welsh Local Government Association, Forestry Commission, World Wildlife Fund, WAG and the Environment Agency Wales.
- 2.1.9 Coed Cymru's timber production has been certified by the Forestry Stewardship Council as being produced from a well-managed forest. The promotion of sustainable broadleaved forestry within the county is a target set in the community strategy.
- 2.1.10 Hedgerows are protected by the Hedgerows regulations (1997). This means that it is illegal to remove most countryside hedgerows without permission from the LA who would issue a Hedgerow Removal Notice. Since 1997 there have been 75 applications for Hedgerow Removal Notices of which nine have been refused and a hedgerow retention notice issued safeguarding the hedge in question.
- 2.1.11 Most of the applications to remove hedgerows have been made by landowners (34 applications). A smaller number of applications have been made by the council highways department (26) and utility companies (18). Where a removal notice is issued there is usually a provision to replant the hedgerow in a different location. A presumption against hedgerow removal and a policy of requiring mitigation and reinstatements of hedgerows that have to be removed

will continue to maintain wildlife habitat and wildlife corridors in the wider countryside.

Green spaces

- 2.1.12 Although Ceredigion is predominantly rural, green spaces within the main towns are also important. In rural areas semi-natural habitats which are rich in biodiversity are also important to local communities. Local individuals and groups take pride in their green spaces, for example the Greener Aberystwyth Group, works to protect and improve green areas within Aberystwyth. These areas are valuable biodiversity resources within the built environment. Efforts will be made to maximise the biodiversity potential of the Local Authority Estate and other green spaces.

Connectivity

- 2.1.13 When compared to large, widespread populations, small, isolated populations of plants and animals are at a greater risk from becoming extinct. Small populations are less able to recover from the effects of disease or unfavourable environmental conditions that may affect them. For small populations the effects of inbreeding exacerbate these other issues by making the population less genetically diverse which lessens their ability to cope with any changes (CCW 2007). Climate change may result in the climate becoming unsuitable for a wide range of organisms, requiring them to move to areas where they are more likely to survive. In this scenario fragmented habitats will result in many species not being able to move and therefore not being able to persist.
- 2.1.14 One way to ensure that isolated and small populations are more likely to survive in the long term is to connect them to other populations. Therefore individuals can move from one population to another which will allow areas where a plant or animal has become extinct to become re-colonised or strengthen existing populations by enabling new, breeding stock to arrive from elsewhere. Wildlife corridors (also referred to as 'Ecological Connectivity') are one way which will allow different populations to be connected and will allow populations to move in response to climate change (CCW 2007 and Shared Earth Trust 2007).
- 2.1.15 Hedges, water courses and coastlines are all potential linear features of semi-natural habitat which would allow certain plants and animals to disperse across the wider countryside. These habitats will be safeguarded to protect the ability of plants and animals to disperse. Areas connecting different wildlife sites will be important if rare and protected species and habitats are to survive in the long term in particular connections along the Ceredigion uplands, the coast and the Afon Teifi should be encouraged. Other landscape scale initiatives linking north and south Wales are desirable.

- 2.1.16 Opportunities for improved connectivity are possible through agri-environment schemes, forestry and the management of water courses through the River Basin District management of the Water Frameworks Directive.

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Topic Area 5: Landscape and Historic Environment

1. Introduction

1.1.1 This topic paper presents the baseline data, the assessment of issues and identification of objectives for the landscape and historic environment resource in Ceredigion. Landscape is important, not just as scenery but because it links culture with nature, and the past with the present. Well-looked after and highly valued landscapes are essential to social well-being and an economically healthy society. Landscapes are valued because of their inherent interest, their contribution to both national identity and local distinctiveness.

Associated SA/SEA Objectives*

- 5a. To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

Landscape: Ceredigion Context

2.1.1 Ceredigion has a rich and diverse natural and historical landscape, encompassing large areas of rugged coastline, rolling coastal planes and open upland hills and plateau. The geology is simple and comprises a series of Silurian sandstones and greywackes. These rocks are soft and the general uniformity in geology results in variations in the present day landscape being subtle.

2.1.2 There is a distinct difference between the pattern of the landscape in the east and west of the county. In the west the countryside is more enclosed with small fields bounded by hedges and fields. The area undulates rhythmically to form a series of rolling plateaux with valleys. These areas are much affected by coastal exposure, and contain pasture fields enclosed by hedgebanks with low uniform hedges, mechanically cut. On lee slopes and within the sharply defined valleys, which dissect the plateau, deciduous woodland and scrub thrive, along with expanses of gorse nearer the sea. In the north and east the plateau like hill tops are of a more open nature. These exposed plateaus comprise expanses of unenclosed, unimproved grassland and moorland, with cotton grass and other bog vegetation in wet flushes and around pools. To the north of the county, the landscape is generally more rugged, with a landform typified by irregular knobs and peaks, exposed rock outcrops, and scree slopes. To south, the uplands are less spectacular and are typified by gently undulating plateau with shallow indistinct valleys. Rock outcrops are rare and the landscape feels vast and exposed.

- 2.1.3 The settlement pattern is one of scattered hamlets, isolated dwellings and loose knit villages, while larger towns and villages are confined to the coast and major transport corridors. In the eastern uplands the landscape is of a more open nature, characterised by open moorlands, intersected by emerald green valleys, with their distinctive pattern of hedgerow enclosures which contain lush pastures for stock grazing, and woodland. Settlement is largely absent, confined to the lower hillsides and valleys. However a large number of deserted settlements and farmsteads is testament to the depopulation that occurred during the late 19th and early 20th centuries.
- 2.1.4 Dissecting its countryside are several large rivers of local and regional importance including the Rheidol and Ystwyth in the north and the Aeron in the centre of the county. The county's longest river, the Teifi, runs from the Teifi Pools in the east to Cardigan Bay in the southwest. In all cases, the verdure and 'manicured tidiness' of the valleys provides a contrast to the more impoverished open areas of adjoining upland and coastal plateau. The major valleys are sheltered and comfortable landscapes throughout and usually contain the most productive farming land.
- 2.1.5 Ceredigion is home to a significant proportion of the Cambrian Mountains, one of Britain's largest expanses of wilderness south of Scotland, and are a product of thousands of years of interaction between an upland environment, and the few communities which have succeeded in creating their livelihood there. Originally the term "Cambrian Mountains" was applied in a general sense to most of upland Wales encompassing all mountains from Snowdonia to the Brecon Beacons. It was not until the 1950s that its application has become increasingly localised to the geographically homogeneous Mid Wales uplands of Pumlumon, Elenydd, and Mynydd Mallaen. Due to the area's remoteness and poor transport links (few roads and even fewer houses) it is often referred to as the 'Desert of Wales'. However it could never be described as a desert in the normal sense, since the area receives considerable rainfall and is characterised by rough open grassland and upland bog, underlain by extensive layers of peat. Many of its valleys have been planted with non-native conifer, and in some areas natural and semi-natural deciduous woodland dating back to the Middle Ages still exists. The area is also scattered with hundreds of lakes and ponds, both natural and manmade. The steep valleys have proved ideal for damming and there are numerous large reservoirs throughout the mountains providing water for the west Midlands of England as well as the surrounding area.
- 2.1.6 The county is also home to the highest mountain in the Cambrian Mountains, Pumlumon Fawr which reaches 752 m and can be seen from as far as Snowdonia in the north and the Brecon Beacons in the south. When comparing it to its northern and southern neighbours,

the mountain might appear unremarkable, a broad, boggy, steep sided hill with a relatively undistinguished summit area. However it is an area of considerable landscape value, it's northern aspect being home to lakes, large crags, boulder-strewn slopes, scree, deep valleys, waterfalls and even mountain ridges. Of course, as is consistent throughout the Cambrian Mountains, these features are moderately scattered and never dominate the landscape. Its southern and north-eastern slopes, although in Powys, hold the sources for two of Britain's most important rivers, the Severn and the Wye.

- 2.1.7 Commercial coniferous forestry covers large tracts of land, particularly within the Cambrian Mountains and makes a significant visual impact. In some places, the combination of conifers and water can create stunning landscapes and vistas such as around Nant-y-Moch reservoir. However, in other places, the abrupt edges can be disruptive to the flow of the open landscape of the upland moorland. Clear felling on a large scale creates ugly scarred landscapes, often on the skyline, until replanting heals the wound. The most successful forests are those that have larch and deciduous species to break up the edge and mass of the woodland.

LANDMAP

- 2.1.8 Landscape value in Wales is measured using the Countryside Council for Wales' (CCW) LANDMAP system. LANDMAP is a GIS (Geographical Information System) based landscape resource where landscape characteristics, qualities and influences on the landscape are recorded and evaluated into a nationally consistent data set. Layers are defined by five methodological chapters: the Geological Landscape, Landscape Habitats, Visual & Sensory, Historic Landscape and Cultural Landscape. These are then split into Aspect Areas, which describe and evaluate areas of homogeneous character and quality.
- 2.1.9 According to the Visual and Sensory layer, only one out of a total of eighty two aspect areas in Ceredigion to reach an overall value of moderate or above (Figure 5.1). Although, the majority of the County is valued as medium in quality (according to the LANDMAP exercise), large areas, particularly along the coast and in the Cambrian Mountains, are considered to be of High or Outstanding value (Figure 5.1; Ceredigion Visual and Sensory Layer, LANDMAP 2007).
- 2.1.10 LANDMAP also demonstrates how highly Ceredigion's other landscape aspects are valued. Geologically, all but eleven of the three hundred and fifty aspect areas achieve an overall value of less than moderate, with eighty nine achieving an overall value of high or outstanding. Most of the highest valued aspect areas are found in the Cambrian Mountains.

- 2.1.11 The Habitat Landscapes layer shows a more mixed story. Out of the one hundred and thirteen aspect areas, twenty three are given an overall value of low, these mainly correspond with large areas of improved grassland in the south of the county as well as relatively urbanised areas such as Cardigan and Lampeter. Aberystwyth has an overall value of moderate. Forty eight of the aspect areas have achieved an overall value of high or outstanding, with the most valued by and large corresponding with areas already protected by national or international legislation. Again the Cambrian Mountains claim the bulk of these areas.
- 2.1.12 The Historic landscape performs particularly well, with two hundred and twenty one out of a total of two hundred and fifty four achieving an overall value of high or outstanding. Only eleven aspect areas have an overall value of low and these correspond with large areas commercial coniferous forestry, mostly in the Cambrian Mountains.
- 2.1.13 With the exception of two small aspect areas (Y Borth and Llanrhstyd, which each achieve a moderate overall value) the whole County is given an overall value of High or Outstanding on the Cultural Landscape layer.
- 2.1.14 An analysis of all five LANDMAP layers shows that there is only one area within Ceredigion that fails to achieve an overall value of at least high in any of the assessments. The area roughly corresponds with the built form of Y Borth.

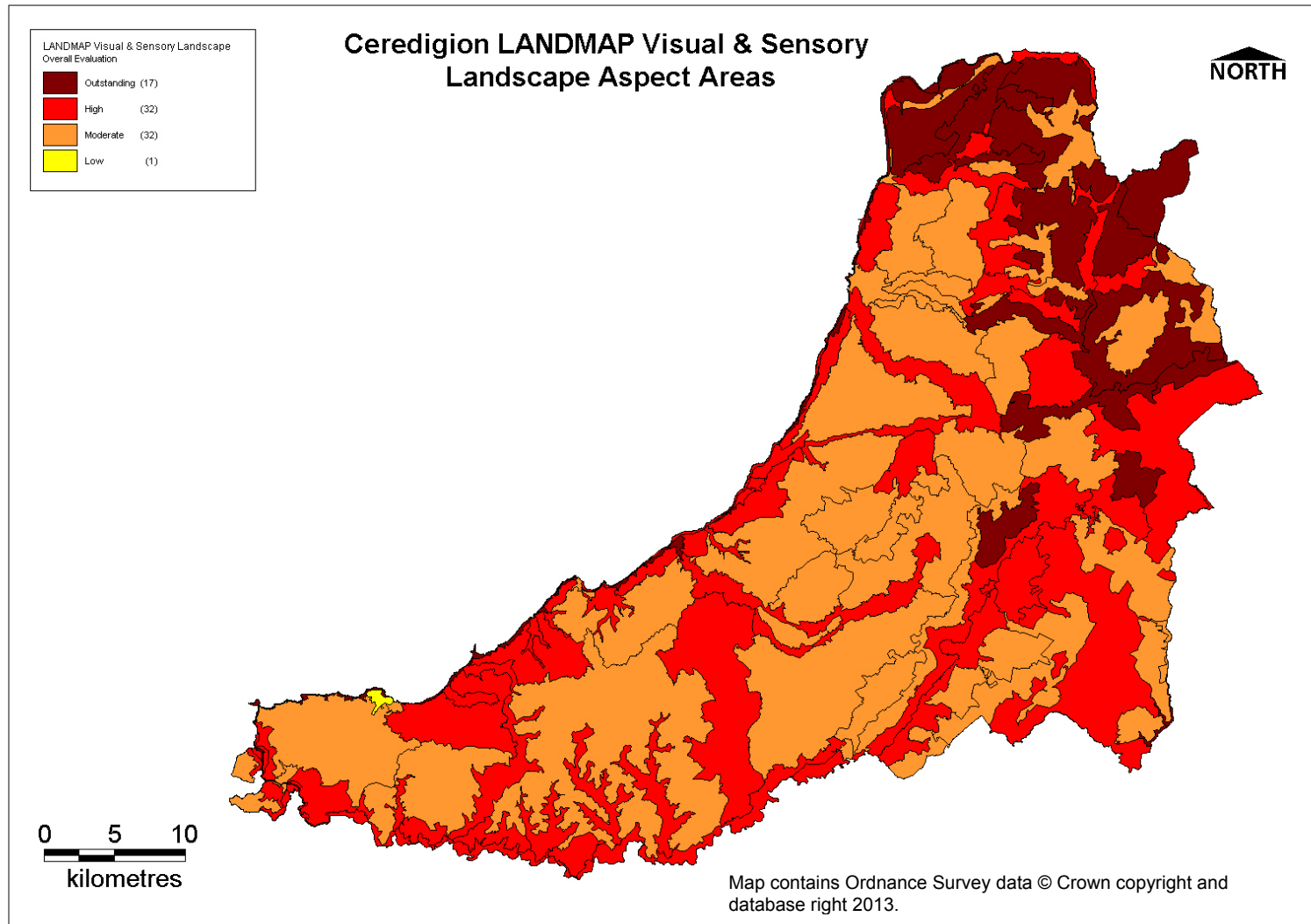


Figure 5.1. Visual and Sensory Landscape: Overall Evaluation

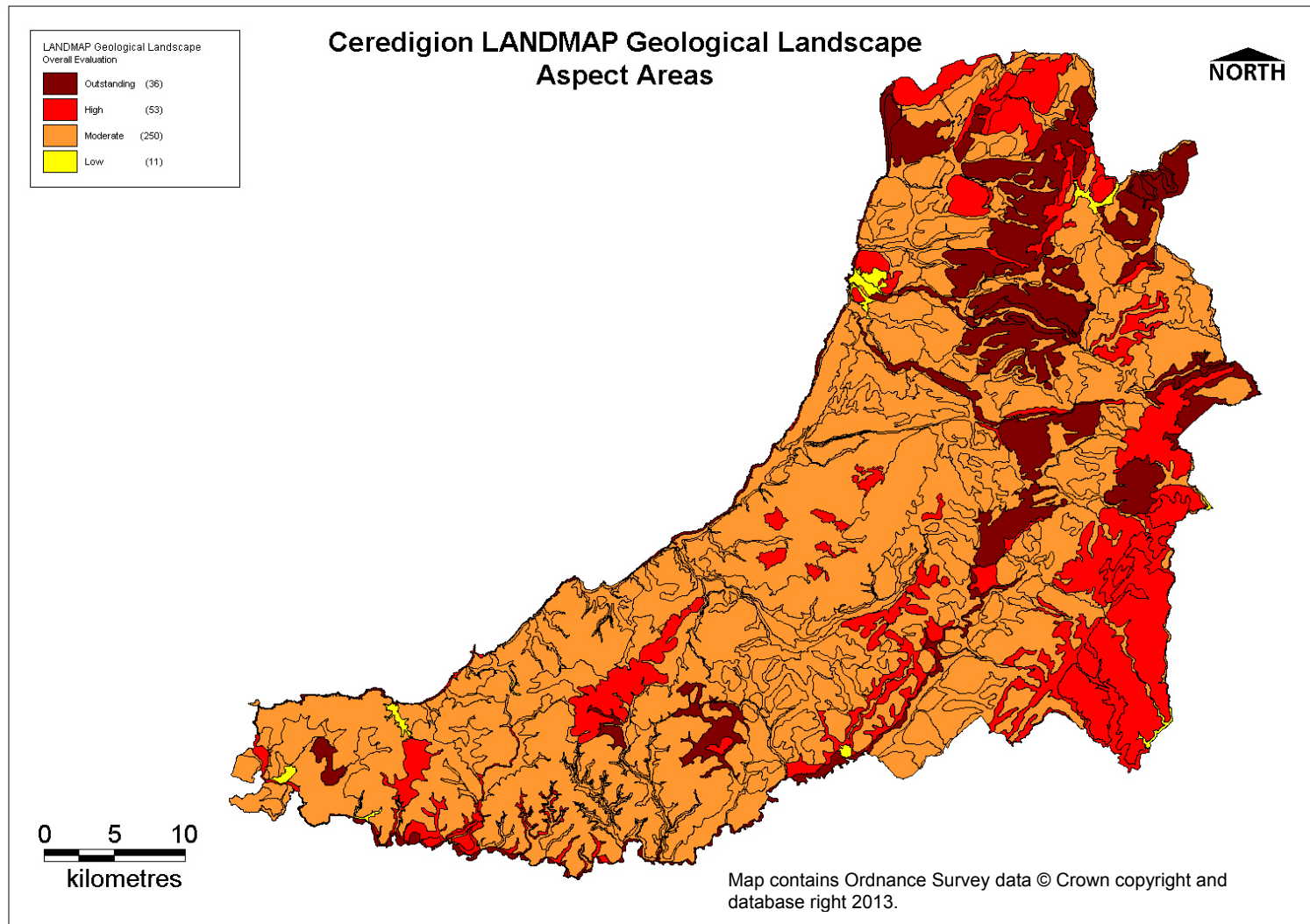


Figure 5.2. Geological Landscape: Overall Evaluation

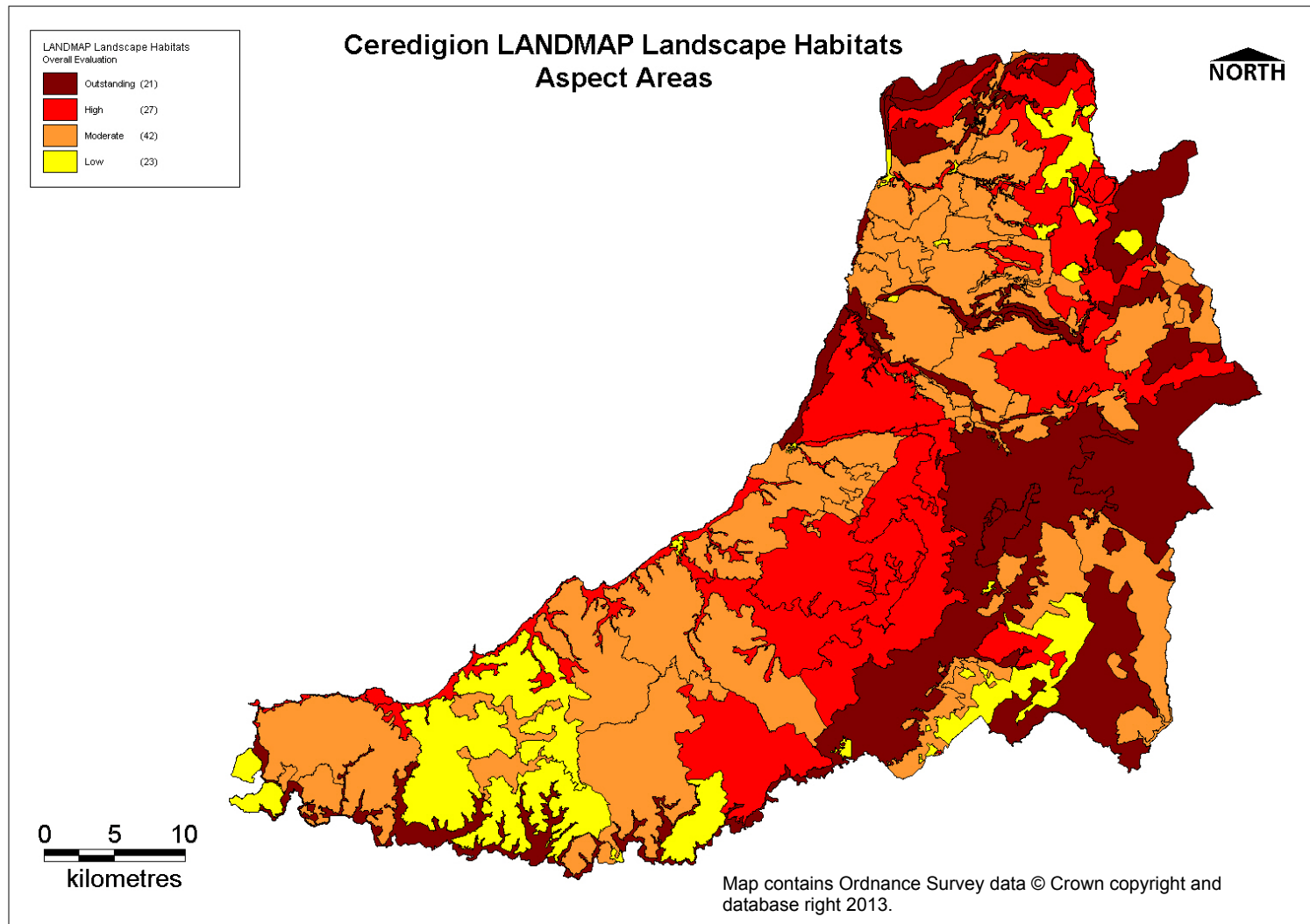


Figure 5.3. Landscape Habitats: Overall Evaluation

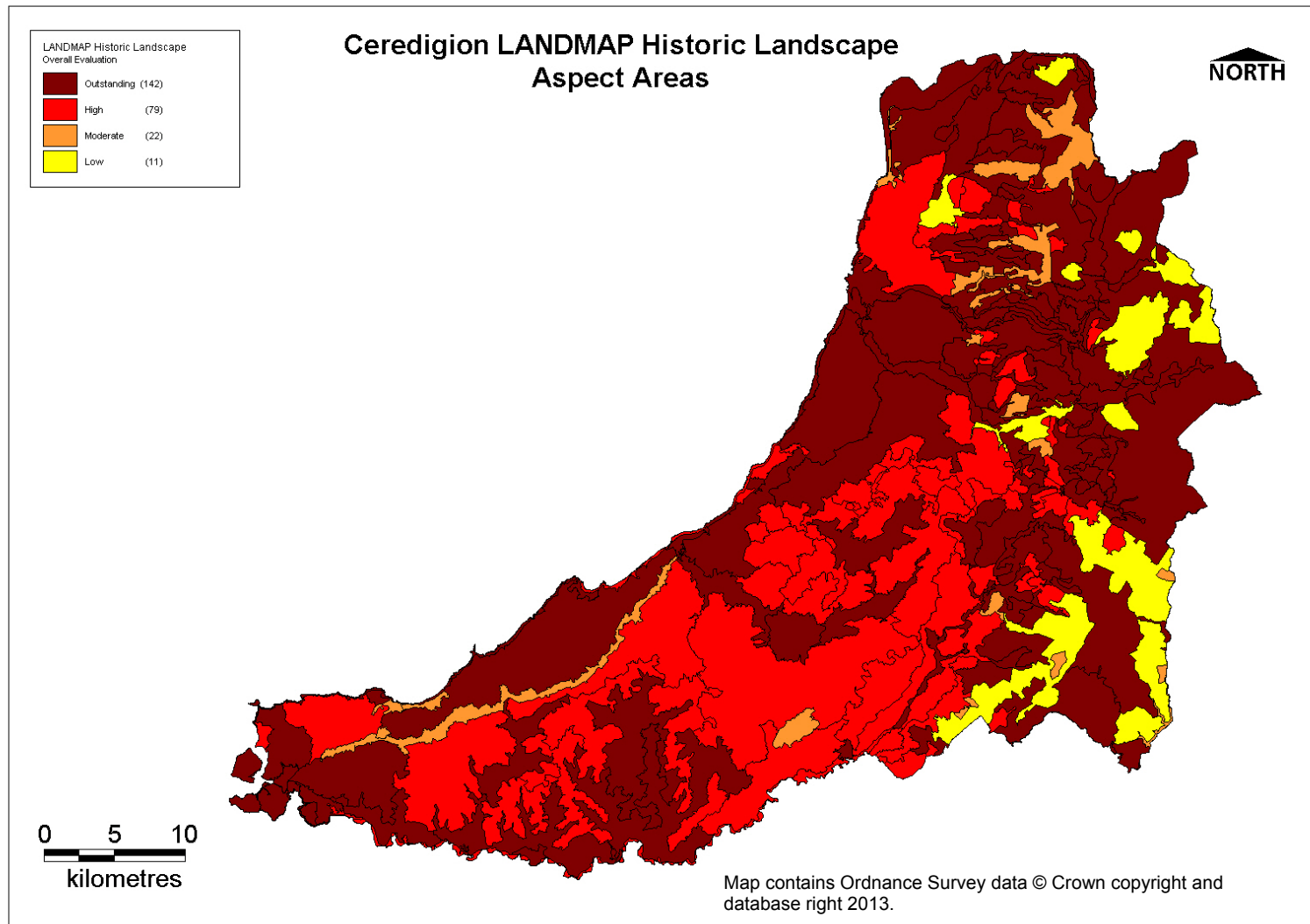


Figure 5.4. Historic Landscape: Overall Evaluation

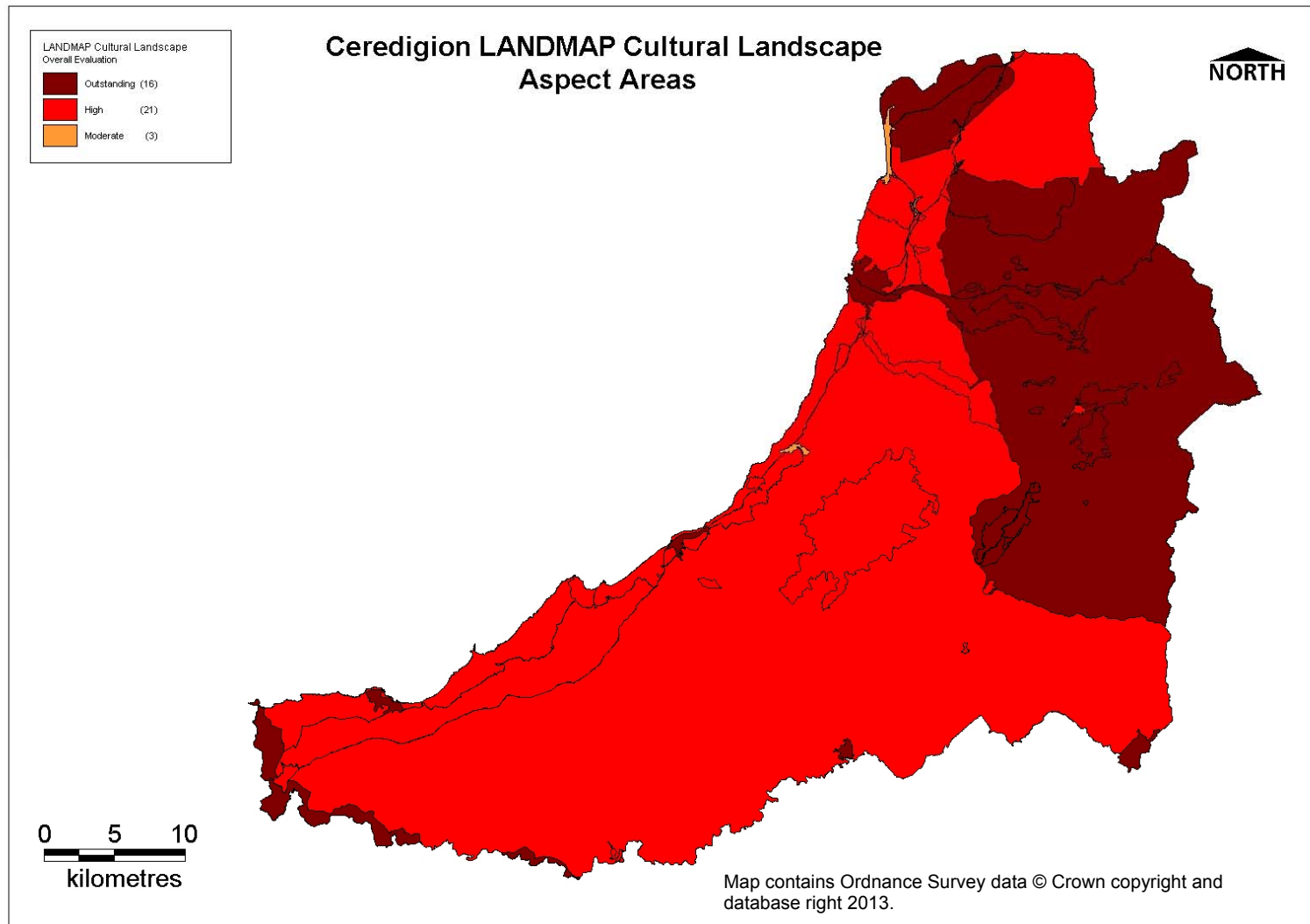


Figure 5.5. Cultural Landscape: Overall Evaluation

Seascapes

2.1.15 The county's seascape is considered to be one of the finest in Wales and contains a number of historically important ports. This is illustrated by the fact it is mostly given a value of outstanding on LANDMAP's visual and sensory layer. In the south it consists of a mixture of rocky cliff faces, intersected by sandy bays and estuaries, while in the north there is a more of a mixture with a localized coastal plain near Llanrhystud, and raised bog and sand dunes around Borth and Ynyslas. Around two thirds of Ceredigion's population live along the coastal zone, and the area is also extremely popular with visitors and tourists. It is also the part of the county that is most vulnerable to the effects of climate change, both in terms of sea level rise and an increase in extreme weather events (Central Cardigan Bay SMP, 2004). The value of the seascape is also recognized by significant parts of it being designated as a Marine Heritage Coast, the first of its kind to be established in Britain. It consists of four separate sections which combined have a length of 35.4 km. Part of the seascape may be affected by the proposal for a reef at Borth which will act as part of the village's sea defences as well as creating an attraction for surfers. Currently the project is in its infancy and research is being conducted into its exact form and the affect it will have on the seascape, landscape and biodiversity of the area.

Special Landscape Areas

2.1.16 In the Unitary Development Plan, Ceredigion has two landscape designation areas in the form of Special Landscape Areas (SLA). Although the designations have not been fully adopted as part of Ceredigion UDP, the Council is applying significant weight to them in the determination of planning applications. The first SLA covers the coastal region and has an area of nearly 90 km², the second covers over 660 km² of the county's upland hills. These two areas combined cover over 40 % of the county's land area. In the long term, a lack of formal protection for Ceredigion's landscape may become detrimental to its quality. For example in 1972 a proposal was made for the designation of the Cambrian Mountains as a National Park, however at the time it was opposed by the affected Councils and the order was rejected by the Home Office. The area's landscape remains largely unprotected although there is continued lobbying for protecting the Cambrian Mountains as an Area of Outstanding Natural Beauty (AONB). Consequently, the one of the LDP's policy approaches in respect to landscape, is to be the review and designation of new SLAs.

2.1.17 Landscape planning consultants TACP were appointed in July 2010 to carry out a review of SLA designations within Ceredigion. The use of non-statutory policy designations, such as SLAs to protect areas of landscape value has long been a policy tool within the UK land use planning system. They have been seen by local authorities as a means of both protecting sensitive landscapes and developing an

understanding and awareness of those features and characteristics that give a locality its sense of place.

2.1.18 As part of the development of the LANDMAP Information System, CCW have produced a series of practice guidance notes, one of which (Note 1: 2008) focuses upon the methodology for the designation of SLAs. The TACP study applied this methodology to Ceredigion, using the recently completed LANDMAP data sets. In addition, in the conduct of the study reference was made to the CCW “Seascapes” report (2009). This identifies a range of coastal landscape areas and elements which can support and complement the LANDMAP information. This was considered particularly relevant particularly relevant given the length of the Ceredigion coastline, some 96km in extent from the Dyfi Estuary in the north to the Teifi Estuary in the south.

2.1.19 In all, the report identified thirteen potential SLAs, a number of which closely reflect the UDP SLA designations of the coast and uplands, but also includes the main river valleys which run down to the coast, cutting into the main coastal plateau landscape. Proposed Special Landscape Areas are (Figure 5.6):

- SLA 1 Dyfi Estuary and Valley;
- SLA 2 Ceredigion Coast - Aberystwyth to Borth;
- SLA 3 Ceredigion Coast - Llanrhystud to Aberystwyth;
- SLA 4 Ceredigion Coast - New Quay to Llanrhystud;
- SLA 5 Ceredigion Coast - Aberporth to New Quay;
- SLA 6 Ceredigion Coast - Gwbert to Aberporth;
- SLA 7 Teifi Valley;
- SLA 8 Aeron Valley;
- SLA 9 Wyre Valley;
- SLA 10 Ystwyth Valley;
- SLA 11 Rheidol Valley;
- SLA 12 Northern Uplands; and
- SLA 13 Southern Uplands.

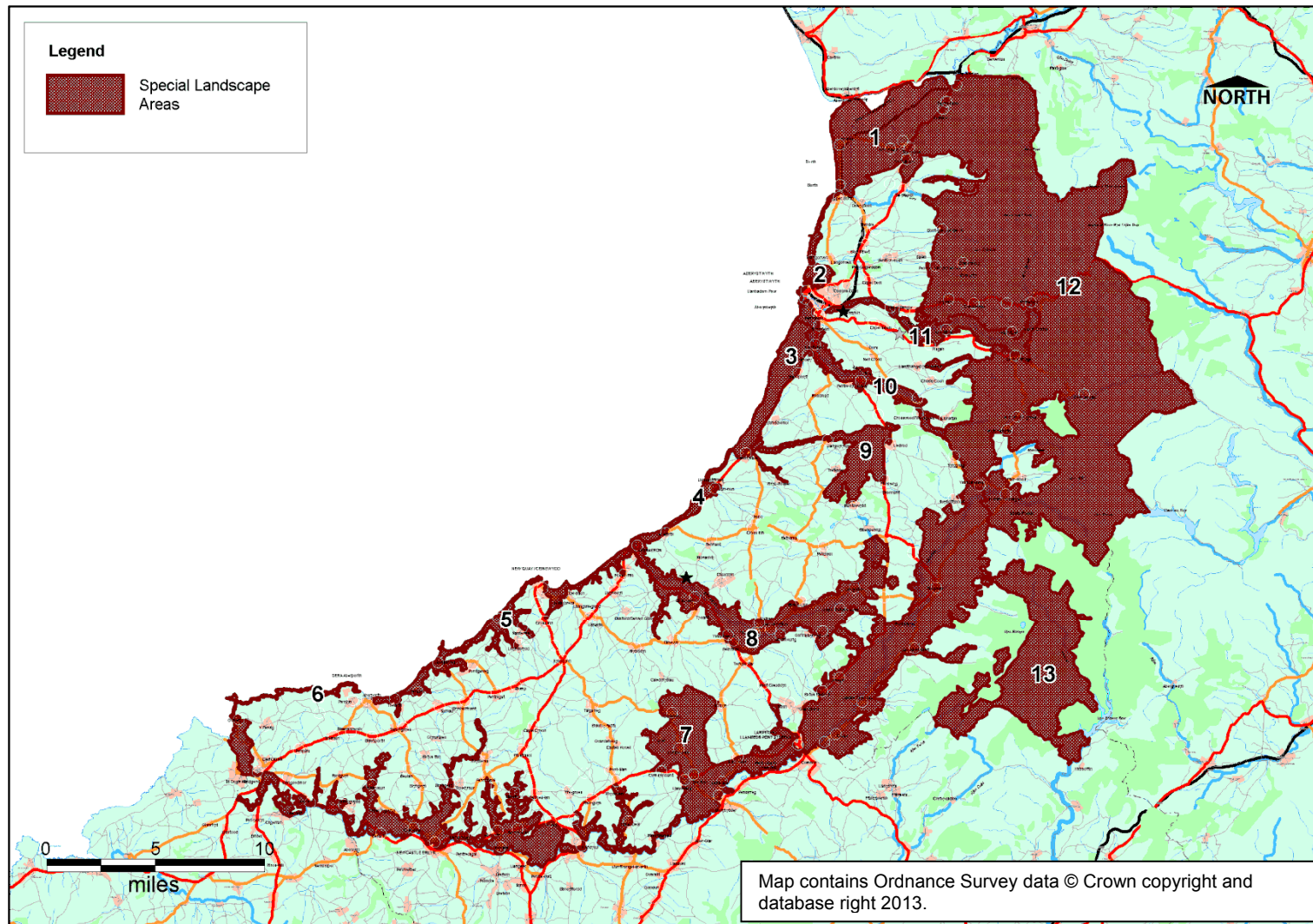


Figure 5.6. Ceredigion's Special Landscape Areas.

Tranquillity

- 2.1.20 The importance of tranquility to Wales and the Welsh landscape is considerable, and has been well documented in art and literature throughout the centuries. In order to safeguard and protect the tranquil landscapes and dark night skies that remain, it has become important to define, quantify and document the degree of tranquility and dark night skies throughout the country.
- 2.1.21 In order to achieve this, the Wales Tranquil Areas Map, (Land Use Consultants, 2009), has re-created the methodology developed by ASH Consulting in 1997 for the Countryside Council for Wales in the Wales Tranquil Areas Map (1997). The 2009 Tranquility Map follows as closely as possible the approach developed for the 1997 Map, updated using data sets from 2008/09, to enable the change in extent of tranquil areas (trends) over the last 12 years to be assessed. Like the 1997 Map, the 2009 Map provides a national assessment showing the areas of land affected by noise and visual intrusions (including light pollution) in the landscape. The map of Wales shows four main zones to define levels of tranquility (Figure 5.8).
- 2.1.22 A total of 145 Tranquil Areas of over 1km² appear on the Map. The southern part of the Cambrian Mountains, which covers significant areas in Ceredigion, Carmarthenshire and Powys, is one of the two largest unbroken Tranquil Areas (which are interspersed only with a number of small point based disturbances) (the other being around the Berwyn Mountains. These areas are both just over 1000km² in extent.
- 2.1.23 Ceredigion has the second highest proportion of tranquil land in Wales, second only To Powys. However, the trend between 1997 and 2009 has been one of growing disturbance, with tranquil areas falling from covering 73.14% of the County to 68.15% (See Figure 5.7), a change of -4.63%. This compares to a national change of -6.8%.

Figure 5.7. Comparison of total area within each Tranquil Area Zone in Ceredigion.

Zone	1997		2009	
	Area (km ²)	% of UA	Area (km ²)	% of UA
Zone B	76.43	4.23%	166.10	9.20%
Zone C	398.86	22.09%	402.48	22.29%
All disturbed area (B+C)	475.29	26.32%	568.58	31.49%
Tranquil	1320.79	73.14%	1237.29	68.51%
No data	9.79	0.54%	n/a	n/a
Total	1805.87	100.00%	1805.87	100.00%

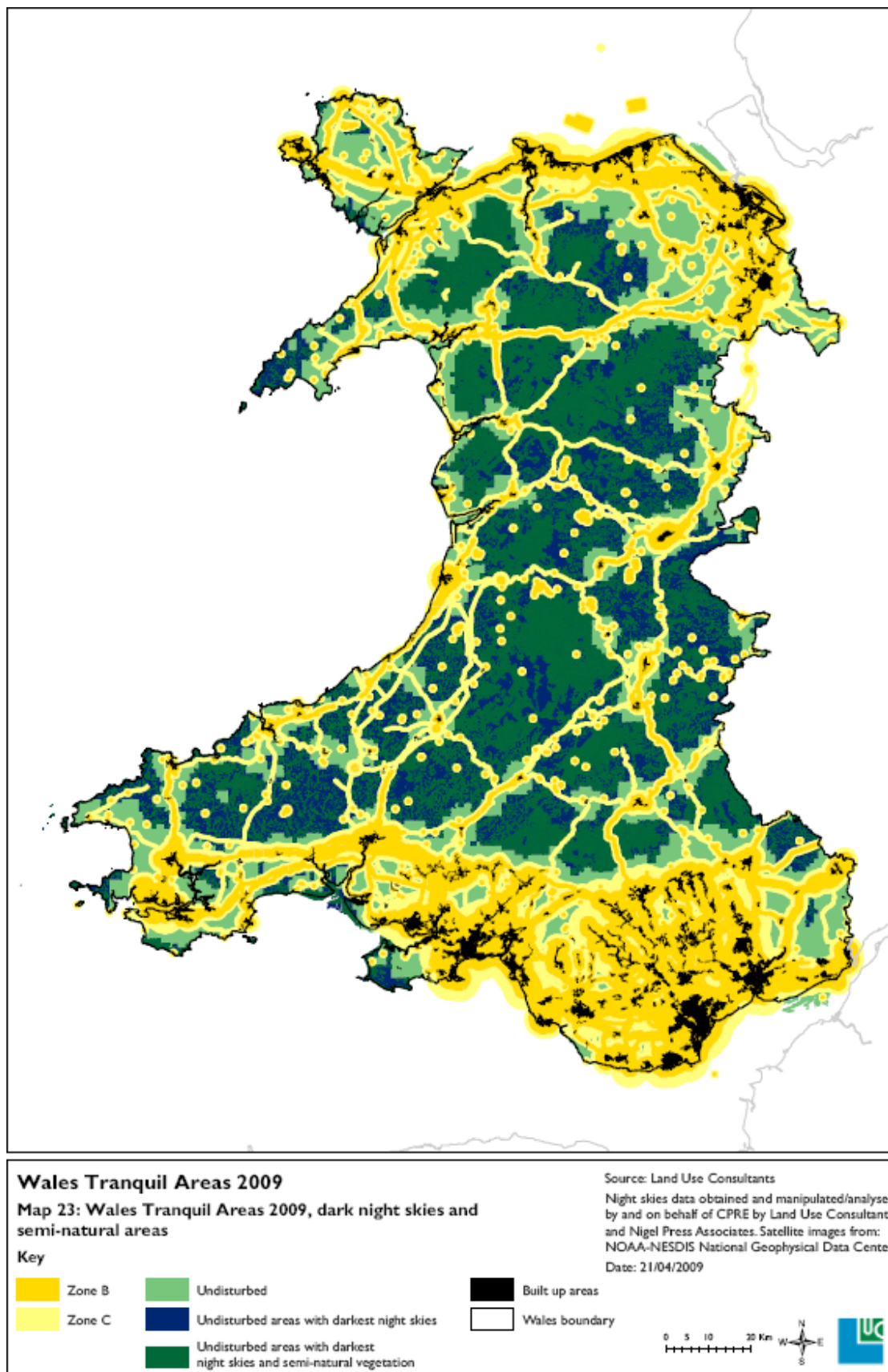


Figure 5.8. Wales Tranquil Areas 2009, dark night skies and semi-natural areas.

Trees, Hedgerows and Woodlands

- 2.1.24 Trees, hedgerows and woodlands form an important part of Ceredigion's landscape.
- 2.1.25 Woodlands may be found in all her environs, and are particularly attractive along the coastal belt, where on lee slopes and within the sharply defined valleys deciduous woodland and scrub thrive, and in the distinct mosaic rolling lowlands around Tre Taliesin where 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. The larger river valleys of the Teifi, Aeron, Ystwyth, Rheidol and Leri are also characterized by tree lines slopes, which offer a diverse mix of small deciduous woodlands and small coniferous plantation.
- 2.1.26 Commercial coniferous forestry covers large tracts of land, particularly within the Cambrian Mountains and makes a significant visual impact. Forests provide timber but also recreational and visitor facilities. In some places, the combination of conifers and water can create stunning landscapes and vistas such as around Nant-y-Moch reservoir. However, in other places, the abrupt edges can be disruptive to the flow of the open landscape of the upland moorland. Clear felling on a large scale creates ugly scarred landscapes, often on the skyline, until replanting heals the wound. The most successful forests are those that have larch and deciduous species to break up the edge and mass of the woodland.
- 2.1.27 Trees and Hedgerows are also of enormous landscape importance with more sheltered often being richly endowed with hedges and deciduous trees and shrubs. These features often mark traditional field boundaries and so, are not only of great ecologic importance, but also offer a window to the County's past.
- 2.1.28 Woodlands are key features of the landscape for visual, historic, cultural, amenity and ecological reasons. The most up-to-date inventory of woodlands which was produced by the Forestry Commission in 2004, found that 15% of Ceredigion was covered in woodland (Chater, 2010). 60% of that was conifers, with the remaining being broadleaved woodland (Chater, 2010). Most have been clear felled at some point or other so contain relatively even-aged coppice (Chater, 2010).
- 2.1.29 Ancient woodlands are defined as woodlands having continuous cover, aging back to at least the 1600s. These are very important for this reason, Unfortunately a lot have degraded and need improved management.
- 2.1.30 Individual trees can also be key features of the wider landscape as well as important features within the built environment. They have

historical, cultural, visual, amenity and ecological value in their own right.

- 2.1.31 Of particular importance are those that are ancient/veteran trees. These are trees that because of their great age, size or condition, are of exceptional value culturally, in the landscape or for wildlife. They often have aesthetic appeal and are inspirational and sometimes they are linked to historic events or people like the major oak in Sherwood Forest. Trees like these are also often surrounded in mystique and folk law. They are also nature reserves in their own right, supporting 32 species of mammal, 68 species of bird, 34 species of butterfly, 271 species of insect, 168 species of flower, 10 species of fern and 31 species of fungi or lichen.
- 2.1.32 Particularly noteworthy trees can often be seen within estates and gardens, ones that were planted as part of a larger landscaping plan. In Ceredigion, there are many trees of note within estates and gardens such as Glandyfi Castle, Ynys-hir and the Penglais estate (Chater, 2010). Another key site for noteworthy trees are churchyards and graveyards. Many churchyards and graveyards within Ceredigion contain noteworthy trees, almost all of them probably planted (Chater, 2010). Yews are the most important in churchyards, given their supposed spiritual value. There are also many notable trees that are found in the wider countryside that have either been planted to be eyecatchers or diversify the landscape, or are self-sown and allowed to grow – often within hedgerows (Chater, 2010). Other trees of note are street and other amenity trees. The main settlements of Ceredigion all have trees of interest (Chater, 2010).
- 2.1.33 The Wales Inventory of Urban Trees (Forestry Commission, 2012) was recently carried out on behalf the Forestry Commission with the intention to capture info from the top 100 towns throughout Wales on the percentage tree cover based on a desktop survey. Due to resources however, only the top 40 were able to be looked at. This 40 included Aberystwyth. The final 60 hope to be carried out in the future – which will include Aberteifi/Cardigan and Lampeter).
- 2.1.34 Aberystwyth came out with a canopy cover of 15.97% compared to a Wales wide average of 15.43%. Across Wales, percentage cover ranged from 3.26% to 24.68%. Treharris/Ystradgynlais/Cwmbran and other Valleys towns came out high as well as the coastal Colwyn Bay/Mumbles. However tree deficient towns were often those on the coastal belt, often associated with areas of high deprivation - places such as Rhyl, Holyhead, Prestatyn, Milford, Pembroke, Gorseinon and Llanelli.
- 2.1.35 Compared with England's "Trees in Towns II" survey published in 2008 they had an average of 8% with many towns as low as 1+% (up in the North East) and a number of South East towns around the

26%. Therefore, on first appearances, Wales has a higher tree percentage cover than England. However, the methodologies differed considerably so comparisons need to be treated with caution.

- 2.1.36 A post contract exercise was carried out just looking at Aberystwyth; comparing the 2006 aerials (that were used in the Wales Inventory above) with the current 2010 versions. This found that, in the space of only 4 years, 80 trees of 4.0m diameter plus size have been lost in Aberystwyth to development etc.
- 2.1.37 Hedgerows are also important landscape features, being conspicuous features of both lowlands and parts of the uplands, throughout the county (Chater, 2010). Many of these hedges are thought to be planted in the Middle Ages, with the 18th Century maps confirming the locations of planted hedges rather than just walled or fenced boundaries. A survey carried out by Arthur Chater between 1974 and 1979 where c750 hedges were surveyed found that there was an average of 6.1 species per hedge (Chater, 2010). Around 80% of hedges showed signs of being layed in the past, although only 2% should signs of being layed in the previous 10 years (Chater, 2010).
- 2.1.38 Almost all of the county's hedges are on banks. These are also important features of the landscape and provide an important habitat for a great variety of wildlife. Some hedgerows are on, or their banks contain drystone or mortared walls of historical significance. Some of these walls have been restored such as those on the Llanerchaeron estate on the A485.
- 2.1.39 Some hedgerows contain ancient woodland indicator species which show that the boundary once formed part of an ancient woodland.
- 2.1.40 As highlighted by the Invasive Non-native Invasive Species Framework Strategy, over the millennia, many non-native species of tree and shrub have been deliberately introduced into Great Britain (GB) both purposefully and accidentally. Most, such as Horse Chestnut or Little Owl, have contributed to Britain's natural heritage and cause no threat. However, a minority of non-native species can become dominant in the environment where they may impact on native species, transform ecosystems and cause environmental harm (DEFRA, Scottish Government and Welsh Assembly Government, 2008).
- 2.1.41 Invasive non-native species of flora and fauna are considered the second biggest threat after habitat loss and destruction to biodiversity worldwide and are a threat to economic interests such as agriculture, forestry and fisheries. The true extent of the threat posed by invasive non-native species has become much better understood in recent times, including an appreciation of the fact that past

introductions have usually occurred with little awareness of the potential consequences (DEFRA, Scottish Government and Welsh Assembly Government, 2008).

- 2.1.42 However, control or eradication of an invasive species once it is established is often extremely difficult and costly, while prevention and early intervention have been shown to be more successful and cost-effective (DEFRA, Scottish Government and Welsh Assembly Government, 2008).
- 2.1.43 The species' most likely to be relevant to most potential development sites within Ceredigion are Japanese Knotweed and Himalayan Balsam. Therefore any planting of flowering plants, trees, hedgerows etc. will need to be non-invasive species, and preferably native species of local provenance.

Agri-Environmental Schemes

- 2.1.44 The implementation of Agri-environment schemes has created new opportunities for farmers to work their land using less intensive methods, and has led in some areas to alterations to the appearance of the landscape. Nationally, agri-environment schemes have so far mainly dealt with individual farms, but many of their benefits can only be obtained by taking action across a wider geographical area: for instance to create habitat on a scale to sustain biodiversity, managing river catchment areas to prevent flooding, or developing footpaths. The Wales Spatial Plan identifies that action on this broader landscape scale, coupled with the management of the Assembly's woodlands, will become increasingly important to help the Welsh landscape and wildlife to adapt to climate change. The development of the 'pyramid model' of agri-environment schemes, with 'Tir Cynnal' and a new top-tier scheme 'Tir Gofal' as examples, have both been designed to address this challenge (WAG, 2004). Ceredigion currently has 38,365 ha of land signed on to the Tir Gofal scheme and 25,481 ha signed onto the Tir Cynnal scheme.

Threats

- 2.1.45 Ceredigion is fortunate in that there are relatively few threats and stresses to its landscape. The Wales Spatial Plan identifies only one major environmental stress, the threat of water acidification in some rivers and lakes. This problem is constrained to the upland areas in the north and east, and affects, at least partially, the rivers Teifi, Rheidol and Ystwyth (Topic Paper 2).
- 2.1.46 Recently the growth of renewable energy and the increasing emphasis on sustainability has meant the development of a number of wind farms on the county's uplands. The largest of these is the Cefn Croes Power Station which has 39 turbines each with an installed capacity of 1.5 megawatts (MW; TAN 8 Annex D study of SSA D: Nant y Moch, 2007). The WAG document Technical Advice Note 8: Planning for Renewable Energy, identifies 7 Strategic Search

Areas (SSAs) suitable for large scale wind farm development. The SSA boundaries are at a 'broad brush' scale, and not all land within them may be suitable, economically or environmentally, for major development; however they do encompass sufficient land, in one or more sites, to deliver the WAG energy policy aspirations (TAN 8, 2005).

- 2.1.47 For each of the SSAs there are indicative targets of installed capacity (in MW), compiled on the basis that the majority of technically feasible land for wind turbines in each area is utilized. The SSA D: Nant y Moch is the only SSA in Ceredigion, and is partially shared with Powys, and is located just to the north of Pumlumon Fawr. It has an indicative capacity of 140 MW which represents 12.5 % of the combined indicative capacity of all seven SSAs (TAN 8, 2005). The TAN allows the local authority to modify and adjust the boundaries of the SSA to best fit their own needs while at the same time meeting the energy targets set out by WAG. SSA D has recently undergone a study to refine the areas boundaries, which has recommended that the SSA be shrunk in size to encompass those areas best suited for wind farm development. The study also highlighted an issue regarding the suitability of the area for an SSA, stating that the areas current infrastructure and transport links were unsuitable for the development of large scale wind farms. The recommendations set out in the study as yet have not been accepted by the LPA, but will be considered when producing the LDP.
- 2.1.48 The Campaign for the Protection of Rural England produced a report regarding light pollution in England and the UK. The study found that between 1993 and 2000 light pollution increased UK wide, whereas the light pollution in Wales during that period was more moderate. In Ceredigion the growth was even less pronounced with only the major settlements experiencing a notable change (WAG, 2007). The county currently has approximately 10,000 streetlights, most of which are located in, or in close proximity to the large to medium size settlements.
- 2.1.49 Another potential threat to the landscape of Ceredigion is the pressure for new development, particularly outside of or on the margins of settlements. Provision has been made for it in the Unitary Development Plan: Proposed Modifications Version 2006 (UDP PM), as well as in an Interim Guidance Note – Housing Development in the Larger and Smaller Settlements, to ensure that development occurs in a manner that is sympathetic to its locality – including the landscape. With a growing population and a continuing reduction in household size pressure for further development will continue in the future and will need to be considered as part of the LDP process.
- 2.1.50 A major potential threat to the landscape of Ceredigion is the effect of climate change on the county's natural, historical and built landscape. The precise effects on the county are uncertain; however

rises in average temperature, changes in rainfall patterns, sea level rise, and an increase in the occurrence of extreme weather events will probably change the appearance and character of Ceredigion's landscape in the long term.

The Historic Environment in Ceredigion

- 2.1.51 Ceredigion's history is rich and varied. The people who live in the county take pride in their culture and are keen to safeguard their historic environment. The historic environment includes archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes. The historic environment is important economically. In 2002, for example, it was estimated that the historic environment in Wales supported over 22,000 jobs and had a total spending impact of £780 million per year (Historic Wales, 2006). There are many historic and cultural structures and landscapes that are significant across Ceredigion which represent different periods of the county's history. However, these features are varied by nature, and so many mechanisms are in place to protect the full range of features present.

Historic Landscapes

- 2.1.52 Historic landscapes in Wales have been assessed by Cadw, CCW and ICOMOS (UK) (International Council on Monuments and Sites). In their Register of Landscapes of Historic Interest in Wales four areas in Ceredigion have been designated as being historic landscapes (see Fig. 5.2.1). The largest of these is the Upland Ceredigion Historic Landscape which covers much of the eastern and northern part of the county. The Lower Teifi Valley Historic Landscape, is located in the south-west, and is partially shared with Pembrokeshire and Carmarthenshire. The Drefach-Felindre and Towy Valley Historic Landscapes are located within Carmarthenshire, but part of it also falls within Ceredigion's southern boundary. These areas are not statutorily protected.
- 2.1.53 Landscapes are dynamic, and today's change is tomorrow's historical event. However, to guard against complacency, key components of historic landscapes need to be protected for once the information they contain have been lost, they cannot be recreated. Furthermore, the impact of the loss of just a single feature can have implications for our understanding and appreciation of the wider landscape within which it belonged. A balance, therefore, has to be found between the need to conserve the essential character of landscapes, while at the same time allowing them to continue to evolve in response to modern needs.

Scheduled Ancient Monuments

- 2.1.54 Scheduled ancient monuments are archaeological sites, ruins or buildings, for which there is little prospect of economic use and so are distinguishable from listed buildings. Ancient monuments are scheduled by CADW to give them legal protection from damage and

inappropriate works. To be on this schedule, monuments are judged among other things, by their rarity, condition, vulnerability and potential. In Ceredigion there are currently 199 scheduled monuments.

- 2.1.55 The condition of Scheduled ancient monuments in Wales was assessed from 1996 to 2003 (Burnham 2004). It was found that the condition of monuments in Ceredigion was good with 88 % of the 174 monitored in Ceredigion being in a stable or improved condition from the previous assessment in 1989-1996. Compared with previous surveys a smaller proportion of monuments had deteriorated in condition in the last monitoring period.
- 2.1.56 Data regarding the monuments which had deteriorated in condition is presented in the report at a south west Wales scale. Monuments categorized as 'Prehistoric Funerary and Ritual', 'Prehistoric Defensive and Domestic', 'Medieval and Post-medieval Secular' and 'Industrial' were most likely to have deteriorated in condition. However when comparing the rate of deterioration with the proportion of different types of monuments presented in south west Wales Earthworks, Medieval and Post-medieval Secular, Bridges and Industrial monuments are particularly vulnerable.
- 2.1.57 The main causes of this deterioration are natural decay and becoming overgrown, with erosion and agricultural operations being less frequent causes.

Listed buildings

- 2.1.58 Specific buildings of historic interest which, generally are of economic value are protected as listed buildings. Listed buildings are designated because of their:
- a. architectural interest: buildings important to the nation for the interest of their architectural design, decoration and craftsmanship;
 - b. important examples of particular building types and techniques (for example, buildings displaying technological innovation or virtuosity) and significant plan forms;
 - c. historic interest: buildings which illustrate important aspects of the nation's social, economic, cultural or military history;
 - d. close historical associations with people or events of importance to Wales;
 - e. group value, especially where the buildings comprise an important architectural or historic unity or a fine example of planning (for example, squares, terraces or model villages).
- 2.1.59 As well as providing a ready reference for buildings of importance to the nation's heritage, listing provides an added level of protection. This is in the form of a special planning procedure being required known as listed building consent. Listed buildings are classified into

three categories: Grade I buildings of exceptional, usually national, interest, Grade II* particular important buildings of more than special interest and Grade II buildings of special interest, which warrant every effort being made to preserve them. In Ceredigion, 1883 buildings are listed (see Fig 5.2.1). The vast majority is Grade II but the following ten buildings have been identified as being Grade I:

- a. Aberystwyth Castle, New Promenade;
- b. University Collage of Wales Old College Building;
- c. Cardigan Castle;
- d. Church of the Holy Cross, Mwnt;
- e. Church of St. Michael, Penbryn;
- f. Church of St Padarn;
- g. St Gwenog Church;
- h. Strata Florida Abbey ruins;
- i. Nanteos; and
- j. Llanerchaeron, including rear Service Courtyard Ranges (previously listed as Llanaeron House).

2.1.60 The Council holds a building at risk register that holds 1936 records of the condition of listed buildings, their key features and an assessment of if they are at risk (Ceredigion County Council 2006). This register shows that 85% of the buildings listed are in either a good or fair condition.

Conservation areas

2.1.61 Conservation areas are designated by Local Planning Authorities (LPAs) using the same legislation as is used for listed buildings. Conservation areas aim to protect the special architectural or historic interest of a designated area. Within Conservation areas permitted development rights, such as the alteration or removal of doors and windows may be more limited, and hence require planning permission. Within a conservation area anyone proposing to cut down, top or lop a tree is also required to give the LPA six weeks' notice. Within Ceredigion there are currently 13 conservation areas (see Fig. 5.2.1) situated at Aberaeron, Aberystwyth, Adpar, Cardigan, Cenarth, Lampeter, Llanbadarn, Llandysul, Llanrhystud, New Quay, St Dogmaels, Tregaron and Llanddewi Brefi.

2.1.62 Cardigan and Tregaron have specific townscape heritage initiatives to aid the conservation of their architectural landscapes. The initiatives fund renovation of businesses and retail buildings, alongside the improvement of local facilities and gap sites

Historic parks and gardens

- 2.1.63 Parks and gardens thought to be of national importance have been included on the Cadw/ICOMOS 'Register of Parks and Gardens of Special Historic Interest in Wales'. This Register is non-statutory, but aims to inform owners, local planning authorities, developers and others on the conservation importance of historic parks and gardens. In choosing sites for the Register many factors are taken into account: the date of the site; its state of preservation; whether it is a good example of its type; whether it was worked on by known designers; whether it is associated with persons of note and whether it is unusual or rare in any way. On the register parks and gardens are scored in a similar fashion as listed buildings (i.e. Grades I, II* and II).
- 2.1.64 Currently there are 11 registered parks and gardens in the county at Llangybi, Llanfihangel Ystrad, Llangynfelin, Llanfarian, Llangannog, Ciliau Aeron, Trawsgoed, Pontarfynach (Ysbyty Ystwyth), Llandysul, Llangoedmor and Llanbadarn Fawr.

Undesignated historic assets

- 2.1.65 Within the county the majority of sites, of archaeological or historic importance, do not have a designated form of protection, but may still be of high importance. The schedule of unregistered ancient monuments held by the Dyfed Archaeological Trust lists 9395 entries of these sites. In addition many significant buildings and structures, such as walling and hedgerows are unlisted but which are still of, at least, local importance and may make an important contribution to the character of their area or the historic townscape of towns such as Aberaeron or Cardigan.
- 2.1.66 Unregistered historic monuments vary in quality. Some sites are solely of local importance whereas other sites would probably qualify as Scheduled Ancient Monuments but have yet to be formally assessed. In addition many historic features have yet to be identified. The local significance of undesignated historic assets and the fact that nationally important monuments are also represented here means that they should be regarded as an important historic resource in the county.

Spirit of the Miners

- 2.1.67 The northern part of upland Ceredigion is famed for its metal mines. This area has been mined for metal ores for the past 4000 years. The area hosts numerous historic features and is important culturally in Ceredigion. However, many of the historic monuments of the area were falling into disrepair and the historic landscape was being damaged by old mines being used as dumps and spoil heaps being used for building material. Some mines are designated as SSSIs for their rare metal-tolerant flora and for bats.

- 2.1.68 To safeguard the historic, cultural and biological features of this area and to promote better understanding and access the Spirit of the Miners project was formed with funding from the WAG, the European Objective One programme and the Countryside Council for Wales. The project is administered by the County Council. One of the goals of the project is to balance the competing requirements of public access, and the conservation of the historic and biological resource.

World Heritage Sites and Registered Shipwreck Sites

- 2.1.69 There are no World Heritage or Registered shipwreck sites within Ceredigion.

Appreciation and Access to the historic environment

- 2.1.70 As stated at the start of this section, the historic environment is an important resource in Ceredigion for the tourism industry with many people from outside the county visiting historic sites.
- 2.1.71 However, the value of the historic environment to local people must not be underestimated either. The historic environment is culturally important to local communities and adds meaning to local areas. The historic environment can also be used to enthuse young and old and be used as an important educational resource.
- 2.1.72 So that the historic environment can be enjoyed fully, provision must be made for it to be readily accessible. Access to the historic environment through footpaths and transport is covered in the Tourism, Leisure and Recreation paper (Topic Paper 8). However, it is important that key historic monuments and buildings are accessible to all sectors of society. Access into historic buildings and monuments is referred to in this topic paper.
- 2.1.73 Historic buildings and monuments are often not easily accessed by disabled people; wheelchair access for example is often difficult. Even when access is easier there is a need to provide suitable interpretation to aid disabled people.
- 2.1.74 Provisions to allow better access should be encouraged provided that it is done sympathetically so that the historic building or monument itself is not damaged. Provisions for better access will be especially important when the building is still currently in use.

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Topic Area 6: Population and Housing

1. Introduction
 - 1.1.1 The current UK government objectives for housing are that everyone should have the opportunity of a decent home at a price they can afford, in sustainable communities where they want to live and work. The Welsh Assembly Government's (WAG) vision for housing is for everyone in Wales to have the opportunity to live in good quality, affordable housing, to be able to choose where they live and decide whether buying or renting is best for them and their families. The WAG objectives are for homes in good condition, in safe neighbourhoods and sustainable communities, which use land efficiently, are well designed to be environmentally sound and to enhance quality of life.
 - 1.1.2 Planning Policy Wales (PPW, Edition 5, November 2012) (Chapter 9: Housing), sets out the WAG planning policy requirement that Local Planning Authorities (LPAs) ensure that sufficient land is genuinely available to provide a five year supply of land for housing and an authority-wide target for affordable housing. It emphasises re-use, redevelopment and sequential choice of sites for the sake of sustainability but requires an acknowledgement of the housing role of non-traditional sources, the needs of gypsies, the sustainable needs for housing in rural areas. An effective methodology to investigate the impact of housing on the Welsh language is yet to be found, though there is clearer recent commitment to this research at WAG level.
 - 1.1.3 In Ceredigion, the provision of affordable as well as general market housing in a way that helps sustain the rural way of life and the distinctive Welsh speaking character of the county as a whole presents a distinct set of challenges in trying to offer choice and sustainability of development. The relatively poor condition of the housing stock, under-occupancy and vacancy contribute to a mismatch of housing supply and demand. The fabric of the housing stock is often in stark contrast to the high quality natural environment and the built heritage of Ceredigion.
 - 1.1.4 In respect of employment, Ceredigion generally needs interventions to maintain economic activity and to stimulate growth and there is no reason to believe that significant growth will take place from previous growth patterns. Specific relocations, e.g., of WAG offices to Aberystwyth are catered for in the current residential growth scenarios – localised considerations of appropriate mix and type of development are likely to be catered for by existing policies. For the future, the cross-boundary relationships between housing and employment will need to be considered more closely at Cardigan, Adpar, Llandysul and Lampeter. Travel to work patterns from the

north of Aberystwyth across the County boundary may be a factor for consideration in north Powys.

Associated SA/SEA Objectives*

- 6a. Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected.
- 6b. Build vibrant, safe and cohesive communities.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

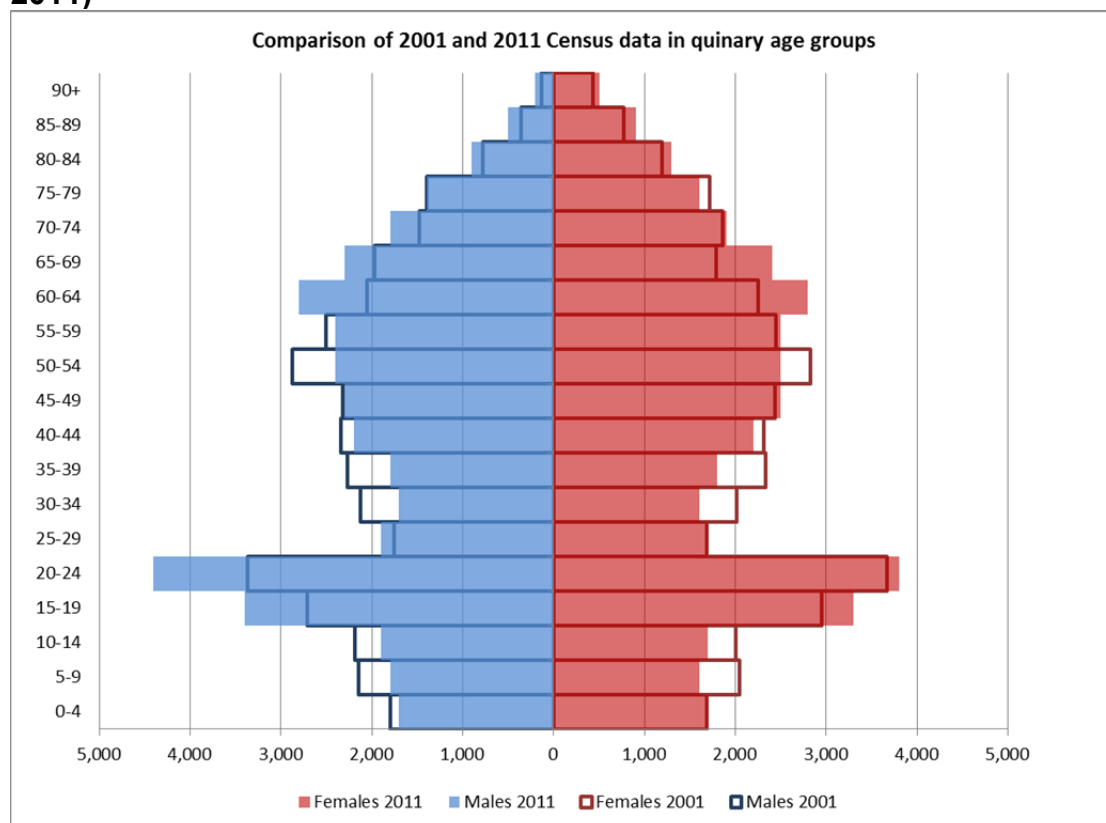
Population²

2.1.1 Between the 1991 and 2001 census the population of Ceredigion grew by 13.7 %, this being the highest percentage increase for all the Welsh local authorities. However, according to 2011 Census the estimate of a total population of 75,900 implies an increase of only around 1.3% between 2001 and 2011, one of the lowest figures in Wales (although this may be affected by Census estimation ranges).

2.1.2 The population profile for Ceredigion (Figure 6.1) shows some marked divergences from UK averages for a number of the age categories. The high student population in the county is indicated by the higher than average level for the 15-24 age groups. The lower than average levels in the 25-44 age groups is also reflected by the lower than average proportion of children.

² Although some initial data from the 2011 Census is included in this paper, the full set of tabulations and geographies were not available at the time of publication and so 2001 data is used for some analyses.

Figure 6.1. Ceredigion Population Profile (Source: Census 2001 and 2011)



2.1.3 In terms of population density Ceredigion is the second least densely populated local authority in Wales which brings with it issues of access to services.

Table 6.1. Ethnic Group Census 2011: KS201EW)

Ethnic Group	Ceredigion %	Wales %
White British	93.1	96.0
White Other	2.8	1.9
Mixed	0.5	0.6
Asian/Asian British	0.4	0.9
Black/Black British	0.15	0.25
Chinese/Other	0.34	0.4

2.1.4 Ceredigion has a similar ethnic profile to the Welsh average. However, Ceredigion has a lower percentage of people who give their national identity as Welsh (52.9% in various combinations) than the Welsh average (65.8%).

2.1.5 Census statistics for the country of birth of the residents of Ceredigion show that the percentage of the population born in Wales is significantly lower than the Welsh average (Table 6.2).

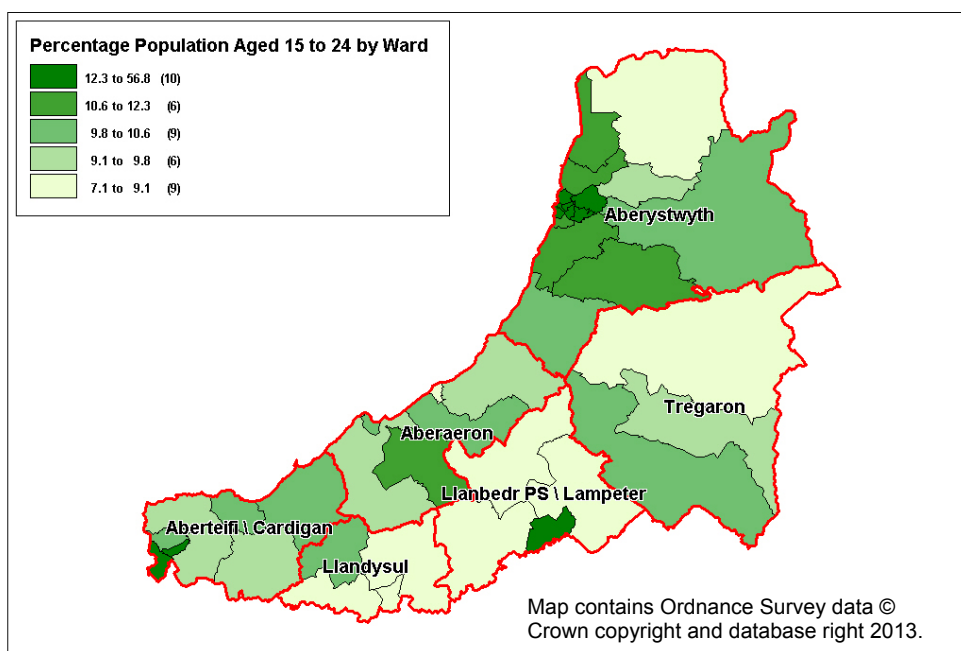
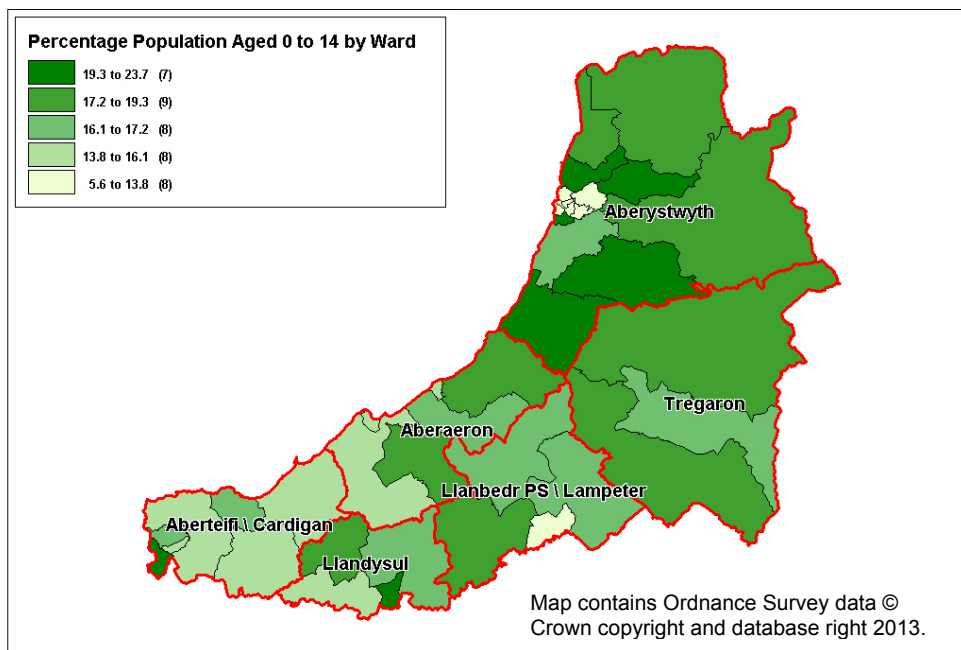
Table 6.2: Country of Birth (Census 2011: KS204EW)

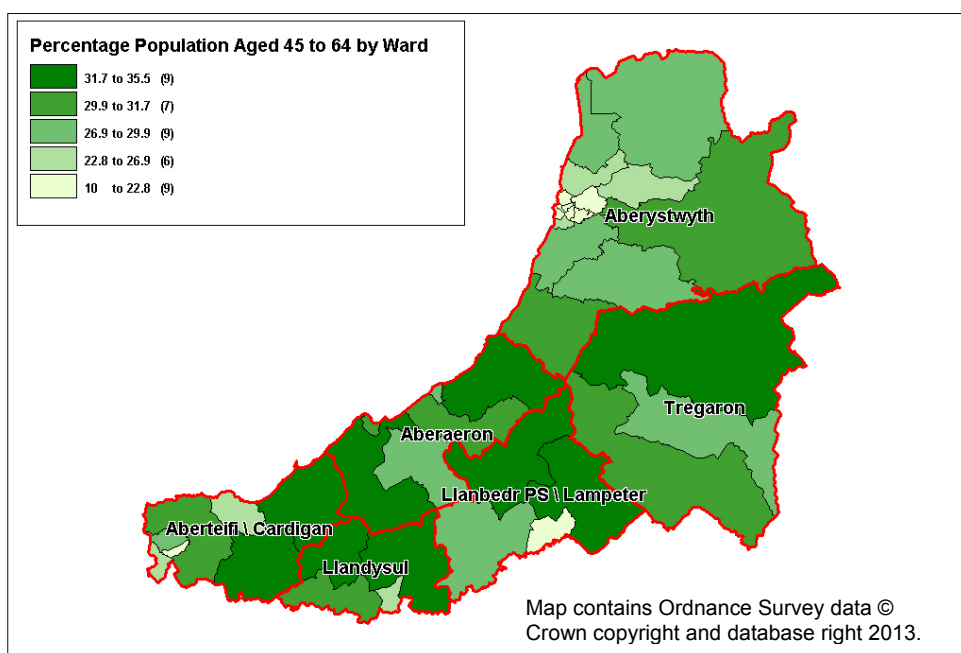
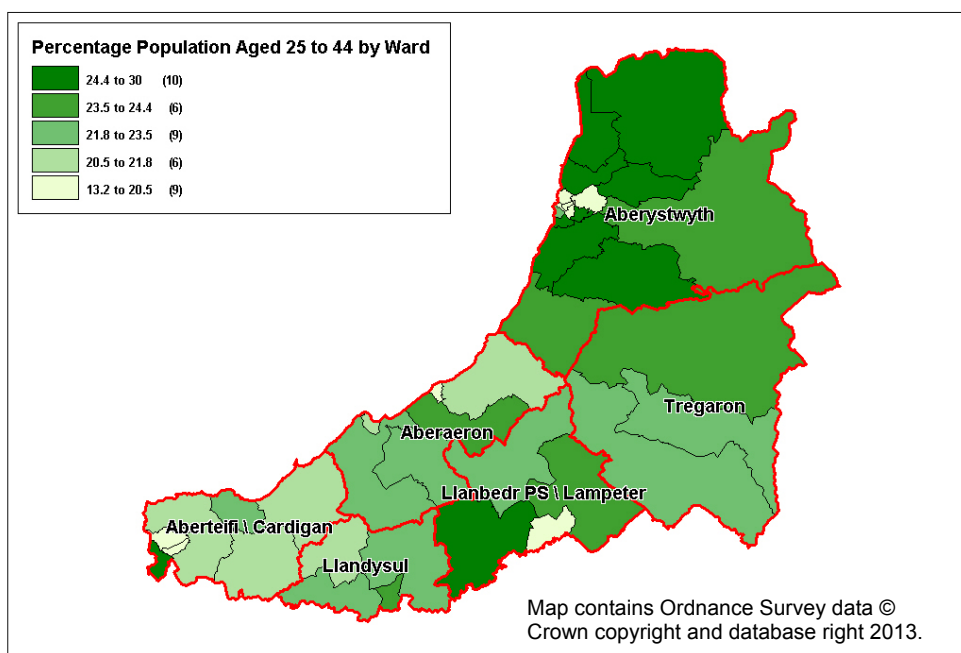
Country of Birth	Ceredigion %	Wales %
Born in Wales	55.3	72.7
Born in rest of UK	38.6	21.9
Born in other EU countries	2.9	2.2
Born outside EU	3.0	3.3

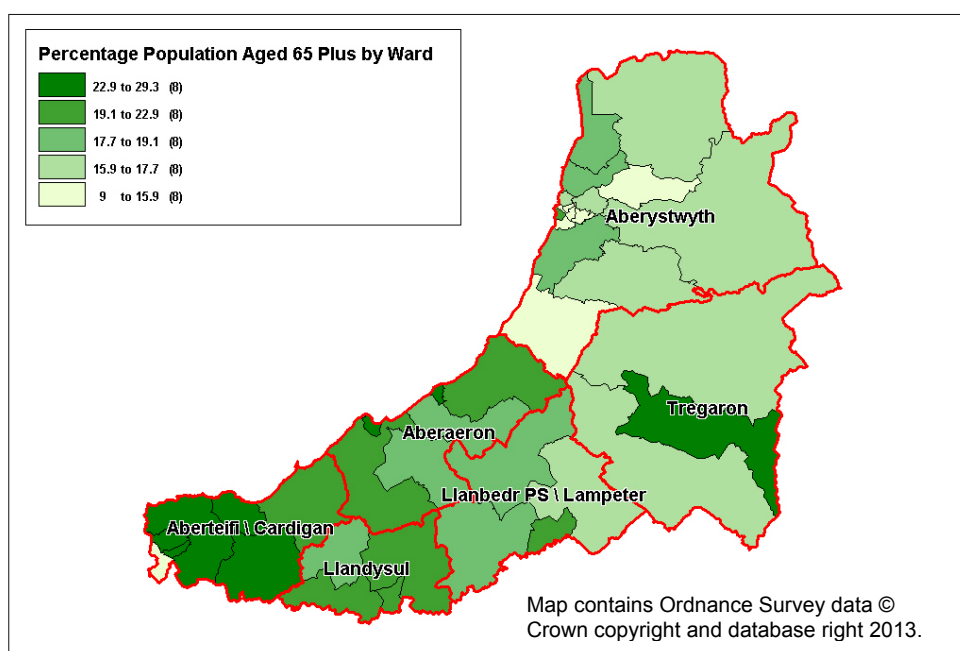
Population Distribution

- 2.1.6 The Council produced a series of community profiles based on Census 2001 data for each of the six main towns to aid local consultation and planning in Ceredigion at a geographical level between the whole county and the constituent electoral divisions or other small areas.
- 2.1.7 The six towns (Aberystwyth, Cardigan, Lampeter, Aberaeron, Llandysul and Tregaron), identified as locally important centres, vary greatly as to size and function. Some, such as Llandysul or Tregaron, have only a local function, whilst others have a wider regional or, in the case of Aberystwyth, a national function. Similarly, the areas of influence or catchment areas associated with these towns are unmatched in terms of population and geographical extent, and the catchments of the larger towns will tend to overlap with those of the smaller towns across a range of higher level services. In addition, especially in the south and west, the catchments of towns in Ceredigion will reach over administrative boundaries into neighbouring authorities and vice versa.
- 2.1.8 This study produced a series of population profiles by ward illustrated on the map series at Figure 6.2. These indicate that at 2001, the highest proportion of 15-24 year olds was found in Aberystwyth, Lampeter and Cardigan towns; that the largest proportions of 25-44 year olds were found in Aberystwyth and Lampeter, whilst 45-64 year olds predominate in all but Aberystwyth and its surrounding wards and 65 and overs are found in greatest proportions in Tregaron and Cardigan.

Figure 6.2. Population Distribution by ward in Ceredigion







(Red boundaries indicate 'town areas')

Source: <http://www.ceredigion2020.org.uk/files/data/dataresources.htm>

Trends

- 2.1.9 Work contributing to producing the Ceredigion LDP will include the preparation of population and household projections. These projections will provide an opportunity to assess current trends in major components of population and household change, and indicate how those trends may operate in the future. Current work includes assessing data sources available for making the projections and identifying suitable methodology. This work is linked to WAG research on new population and household projections for Wales and its sub-regions. Presented here is the broadest indication of demographic trends.

Population trends

- 2.1.10 The Ceredigion population peaked at around 70,000 in 1871 and then declined over a long period until the 1950s where a low point of 53,700 was reached. This trend was consistent for rural parts of Wales from the late 19th century to the mid-20th century. Population rise has occurred since the 1960s although initially this was at a relatively slow rate. It has been apparent that Ceredigion has seen proportionally rapid population growth over the past two decades. The population (including HE students) rose from around 66,000 in 1991 to around 75,000 between the 1991 and 2001 censuses. This growth would appear to have continued since 2001 although 20121 Census estimates may indicate a lower rate of growth in the years after 2005.

- 2.1.11 These were the trends incorporated into the projections and forecasts produced for the Ceredigion UDP mainly using data available for the period up to the mid-1990s. These projections saw population rising to around 82,000 by the end of the plan period in 2016. Although such projections will by their nature tend to become less reliable further away from their base or starting date, this broadly corresponds with the observed change in population up to the mid-2000s.

Ceredigion demographics

Fertility

- 2.1.12 Small Counties such as Ceredigion will tend to show a great variability in numbers of births per year as this can be greatly affected by a small variation in the population in the main fertile female age groups and by relatively short-term factors. In general, there has been an average of 612 births p.a. in the last decade. National trends have shown consistently declining birth rates for some decades with fewer women having children, and those who do have children having fewer children. There is also evidence of the trend to have children later in life. More recent data shows some changes to this pattern with slightly increased fertility in younger age groups. However, fertility patterns are more variable with factors such as ethnicity and age profile and locally with economic and migration factors. In Ceredigion the picture is further complicated by the large female university population aged 18 to 24. The determination of local fertility trends and how they may differ from national trends will therefore form part of the projection process.

Mortality

- 2.1.13 Mortality trends are perhaps less subject to short-term and local variation than fertility, although small populations will still show year on year variation due to the demographic profile. In general there has been an average of 712 deaths p.a. in Ceredigion over the past decade. Previous projections at the national level assumed a levelling off of increased longevity, but more recent data has shown a continuing decline in death rates especially among males. This will have an impact on local as well as national forecasts.

Migration

- 2.1.14 Local change resulting from births and deaths in the county would indicate a negative population change. Population growth has therefore come from net in-migration. At most local levels migration represents the most important factor behind population change. However, it is also the most difficult to model both practically (given relatively less reliable data), and conceptually (given the very variable nature of local migration factors).
- 2.1.15 In general over the past decade there has been a net inflow of migrants from the rest of the UK and from ex-UK of around 1,200

persons per annum. The available data indicate that this net inflow results from gross flows of around 6000 persons inflow 5,000 persons outflow p.a. The flows include HE students arriving at and leaving University Wales Aberystwyth (UWA) or University Wales Lampeter (UWL) universities. These may contribute around 2000 persons to the gross flows, although there are apparent problems in how HE students may be counted in existing migration data which the collaborative work between WAG and Ceredigion is especially interested in addressing.

- 2.1.16 There would therefore appear to be annual non-HE student migration flows of around 4000/3000 which have resulted in a net inflow of between 500 to 1000 persons p.a. over the past decade. These net inflows are apparent in all age groups except the young adults aged 18 to around 25, where there is a net outflow among non-UWA or UWL movers and from age 60 upwards, where there is a small but balanced in/out flow.
- 2.1.17 Problems of data sources apart, migration presents difficult conceptual and modelling problems. Migration tends to respond in a cyclic manner to both national and local trends. Some of these trends may be long-term and far reaching such as the generalised phenomenon of 'counter-urbanisation' which has been behind many changes in rural areas over the past decades; other changes may be relatively short-term or localised, such as changes to the national housing market or a local economic factor.
- 2.1.18 It is apparent at the international, national and local level that the past two decades have seen a rise in geographical mobility which has its roots in profound economic and social changes. The increased population through net migration to rural areas is just one aspect of this phenomenon. These changes are more diverse and complex than simplistic models of migration motivated, for example, by purely economic or employment motives. In a UK context areas such as Ceredigion with an attractive physical and social environment and relatively buoyant employment and economic prospects have seen increased migration inflows reversing previous decades of population decline.
- 2.1.19 These changes may not yield easily to simple explanation such as the provision of large-scale employment centres (the sort of factor that in the past were seen as the main drivers of local population change), but are nevertheless real drivers of population change whose future effects will have to be assessed alongside more limited and local changes. Remodelling of international migration by the Office of National Statistics has produced anomalies for Ceredigion population statistics.

Total Population

- 2.1.20 Current trends indicate a continued growth in local population through net in-migration. The exact size of this growth and its detailed components in terms of the demographic profile by age and sex are being modelled as part of the LDP, without recourse to these latest changes in migration statistics. The indications remain of an annual increase of between 100 to 800 persons p.a. among the non-HE student population plus any additional population coming directly from increased university rolls.

Housing

- 2.1.21 Baseline information for the housing topic can be broadly split into supply side information and demand side information. Supply side information for Ceredigion on existing stock is as follows:

Housing supply

- 2.1.22 The total housing stock for Ceredigion at 2011 was 34,669 household spaces (Census 2011).

Table 6.3. Accommodation Type - All household Spaces Ceredigion and Wales 2011

Description	Ceredigion	Wales
All Household Spaces (Nos)	34,669	1,385,521
No usual resident (%age)	91.0	94.0
Detached house or bungalow (%)	49.2	27.7
Semi-detached house or bungalow (%)	22.2	31.0
Terraced house or bungalow (%)	15.2	27.8
Flat, maisonette (purpose built)	6.6	9.6
Flat, maisonette (conversion incl. bedsits)	4.2	2.4
Flat, maisonette (commercial building)	1.6	1.0
Caravan, mobile home or other	1.1	0.4

Source: Accommodation Type – Census 2011, ONS KS401EW

- 2.1.23 Research for the UDP projected that the number of households living within the Ceredigion UDP area will rise from an estimated 29,100 in 1996 to 35,600 by 2016 (based on a 1996 to 2016 projected period during which time 6500 new households are expected to form.)
- 2.1.24 Historic House Condition data for Ceredigion is limited to the Welsh House Condition Survey 1998. The sample size for a County the size of Ceredigion made the data somewhat unreliable and although on the basis of the 'unfitness' information it contained, there was an

indication of falling 'unfitness', the new measure of Housing Health and Safety Rating renders trend information on the old indicators inappropriate.

Private Housing Stock

2.1.25 The Key features of the private sector housing stock from the House Condition Survey 2007 research are as follows:

- 3,840 dwellings (10.5 %) were vacant. 3,331 (9.1 %) were transactional/short term vacancies and 509 (1.4 %) closed or derelict.
- 1,431 dwellings are in multiple occupation concentrated in the Aberystwyth and Lampeter areas.
- A significant number of dwellings within the County 6,834 (18.7 %), are in the Private Rented Sector. In Aberystwyth, Private Rented Dwellings account for 46.2 % (2,878) and in Lampeter 23.4 % (282) of the total.
- A significant number of dwellings within the County, 12,013 dwellings (32.4 %), were constructed pre 1919. The highest concentrations are in Aberystwyth 55.6 % (3,464), Aberaeron / Newquay 52.0 % (852) and Tregaron / Hinterland 45.0 % (570).
- Small households predominate. One person households account for 10,335 (31.6 %) of which 4,345 are elderly single households. A further 13,463 (41.1 %) are two person in size.
- The most common household type is Elderly i.e. one or more adults of pensionable age, 12,149 (37.1 %).
- 24,034 (73.4 %) of households are under-occupying their current dwellings
- 8,323 (25.4 %) of households have an annual head of household income under £8,000.

2.1.26 The Ceredigion House Condition Survey 2007 included an analysis of Housing Health and Safety Rating for private sector housing (HHSRS) which showed:

- 7,215 (19.7 %) of all private dwellings in the County exhibit HHSRS Category 1 hazards. Geographically, rates of Category 1 failure are significantly above average in Llandysul (29.2 %), Tregaron / Hinterland (26.8 %) and Rural County-wide Areas (23.6 %)
- The highest rates of Category 1 hazard failure relate to Excess Cold (17.0 %) or 6,220 dwellings and Falls on Steps / Stairs (3.1 %) or 1,130 dwellings. Geographically, this impacts particularly on Tregaron and Rural County-wide Areas. The energy characteristics correlate closely with HHSRS performance.
- Costs to address Category 1 hazards within the unsatisfactory housing stock are estimated at £34.434 m, averaging £4,773 per defective dwelling. The highest average costs are

associated with the Cardigan area (mixed-use flats, pre 1919 and detached dwellings).

- HHSRS will result in a significant increase in the level of statutory housing problems in the private housing sector. Whilst 2,944 dwellings are Unfit (S.604), under HHSRS 7,215 dwellings (19.7 %) experience Category 1 defects.
- 20,984 (57.4 %) of private dwellings require repairs to at least one essential building element. Of these, 5,956 (16.3%) require major works and fail to comply with WHQS. Costs are estimated at £24.656 m or £4,161 per dwelling.

Council housing stock

2.1.27 At 2005, Ceredigion County Council housing stock comprised 2281 dwellings. (Ceredigion Council Housing Condition Survey, 2005).

2.1.28 The Council has responsibility for a predominantly traditional, low rise, post-war housing stock. Houses comprise 994 dwellings (43.6%) and Bungalows 600 dwellings (26.3%). These are typically in terraced or semi-detached configuration. The remaining 687 dwellings (30.1%) are in purpose-built flats or maisonettes. These are of low or mid-rise construction. Sheltered accommodation is offered through 257 units, representing 11.3% of total Council housing stock. 193 dwellings (8.4%) were constructed pre-1945 with the remaining 2089 dwellings (91.6%) constructed post second World War. Of those dwellings constructed post-war, 620 dwellings (29.7%) were built post-1974.

2.1.29 The house condition surveys have documented physical housing conditions within the County Council's housing stock. All the dwellings are below the Welsh Housing Quality Standards (WHQS). Total expenditure required to meet and maintain WHQS over the 30 year planning period is estimated at £148.8 m.

RSL Housing Stock

2.1.30 Cymdeithas Tai Cantref has 844 units of accommodation in management in Ceredigion and Mid-Wales Housing Association a further 120.

2.1.31 Cantref works closely with local authorities to fulfil the local housing need and ensures that the housing provision only corresponds to the identified need and seeks to avoid overprovision to the detriment of rural villages.

2.1.32 Ceredigion Local Authority's Housing stock was transferred to Tai Ceredigion on 30 November 2009, and a Common Housing Register and Allocation Policy agreed. The Housing Register will be operated by the Council on behalf of its Housing Association Partners as well as the Council with the aim of providing a simpler more transparent route of entry to social housing in Ceredigion.

Vacant properties including Second homes

- 2.1.33 The problem of empty or ‘wasted’ homes has been widely acknowledged for some time – not only from within Ceredigion but nationally as well. The 2001 Census identified the number of ‘household spaces’ or ‘vacant dwellings’ in Wales at, around 51,000 i.e. more than one in 20 houses in Wales is empty – significantly greater than the UK average of 4%. In Ceredigion there are a wide range of housing indicators that provide some evidence of the problem locally. The 2001 Census puts the number of vacant household spaces in Ceredigion at 1,150 (3.5 %) with the number of second residences / holiday accommodation at 964 (2.9 %), out of a total of 33,086 household spaces (Key Statistics Table KS16. ONS 2003). The fact that a household space is either occupied or unoccupied under these headings may not mean that all the derelict, dilapidated or abandoned property in an area has been identified. The most recent Council Tax Records (October 2005) indicate that there are 604 dwellings in Prescribed Class C i.e. empty long term / more than 6 months, unoccupied and unfurnished, whilst a further 341 dwellings are in ‘Exempt’ Class C. The total number of dwellings in Prescribed Classes A & B i.e. primarily second residences, is 1488. The Council Tax figures also do not indicate how many properties may lie empty – derelict or dilapidated - but are currently not on the register. A draft Empty Homes Strategy for Ceredigion is at early stages of preparation.
- 2.1.34 Ceredigion has a lower proportion of second homes (however they are counted) than other rural and coastal local authority areas. On the data from the 2001 Census the percentage of second/holiday homes in Ceredigion, ranked the county fourth after Gwynedd (9.0%), Pembrokeshire (6.9%) and Ynys Mon (4.1%). According to data from 2001 Census and recent Council Tax lists (2004), second homes in Ceredigion are concentrated in three main areas: the southern coast, Borth, and the inland area around Pumlumon and the Rheidol valleys. These same areas are those identified in the earlier surveys from the 1970s onwards as having the greatest concentrations of second homes.

2.2 Specific Housing Provision

Affordable housing

- 2.2.1 The Average Gross Weekly Earnings of full-time employees in Ceredigion was £434.70 (ONS 2009). The Average Price of Residential Properties sold in Ceredigion is now around £179,345 (Land Registry HPI September 2010). Ceredigion, however, has typically low transaction volumes.
- 2.2.2 The provision of affordable housing across the County has traditionally been made up of existing Council Housing, housing provided by Registered Social Landlords. The Council’s housing stock was transferred in November 2009 to Tai Ceredigion housing

association, which has undertaken to bring the stock up to appropriate standards. The Right-to-Buy provisions had already seriously depleted the council's stock especially since 2000.

2.2.3 Activity in the field of 'intermediate market' housing has, with the exception of 'assisted purchase' under the Homebuy Scheme, been largely untried historically. However the authority has begun to deliver, in recent years, housing provision via the planning system using Section 106 (S106) planning obligations and is also looking toward more innovative developments involving the Council's own land holdings, in collaboration with Registered Social Landlords (RSL's) and Private Developers in the future. These include the provision for the homes to remain affordable for future eligible households using S106 Agreements, Resale Covenants or Equity Share retention.

2.2.4 The authority has made provision through the UDP for approximately 400 affordable housing units via Planning Obligations and Section 106 Agreements where arrangements with developers ensure that a proportion of dwellings on any development above certain thresholds are affordable. These may be private properties discounted for the local affordable market in perpetuity or RSL managed properties, likely to be tenure neutral. The target introduced by the Ceredigion UDP was acknowledged to be lower than the identified need.

2.2.5 At 1 June 2007, the planning system had delivered (subject to verification):

- 76 affordable housing units for which s106 agreements had been signed, of which:
- 67 were discounted sale properties, 9 to an RSL manager
 - Prices of properties sold to date:
 - £99 - £127 (4 No.)

Housing Requirements

2.2.6 With population continuing to increase and changes within household size set to continue the number of people who need to be housed will rise within the County in the future.

2.2.7 Such housing requirements are made up of 2 components, demand and need. The Ceredigion Housing Needs study provides a definition of both housing demand and housing need as follows:

- Housing demand is the quantity of housing of the type and quality that households both want and can afford to buy or rent in the open market without subsidy. In other words, housing demand takes account of both preference and the ability to pay.
- Housing need is the quantity of housing of the type and quality necessary to house those households currently lacking their own housing, or living in housing which is unsuitable or

inadequate, and who cannot afford to buy or rent suitable housing in the open market. In other words, housing need takes account of those without adequate housing who are unable to resolve their situation without assistance.

- 2.2.8 An understanding of the extent of both demand and need is required. This is being reviewed through an updating study of population and household projections and by means of a Local Housing Market Assessment.
- 2.2.9 These indicate a need for 6000 dwellings from 2007-2022.
- 2.2.10 The Ceredigion Housing Needs Study (ORS Opinion Research Services, 2004, updated in 2008), having considered the overall requirements for housing in the context of likely supply, identified a total net (demand and need) shortfall of 426 dwellings each year. It should be noted that the survey looks at a shorter period of time than that of the projections undertaken as part of the UDP. As noted in Table 6.1 below, private sector housing constitutes 77 % of the shortfall with social housing accounting for the 22 % balance. Just over one-tenth (11 %) of the net shortfall is social rented housing, and just over another tenth (11 %) is for alternative forms of subsidised housing.

Table 6.4. Net Shortfall (Surplus) of Housing

Type of Housing	Net Shortfall	Shortfall %
Private Sector Housing		
Owner occupation	328	65
Renting without subsidy	62	12
Subsidised Housing		
Discount Market Housing/Homebuy	42	8
Sub-market rent	17	3
Social Rented	53	11
All Housing	502	100

(Source: Ceredigion Housing Needs Study, ORS, 2004)

- 2.2.11 In terms of property size, the 2008 study found an overall requirement for 68% in market housing. Within this requirement, the focus is primarily for 3, 4 and 5 bedroom properties, although there is a clear requirement for additional 1 bedroom homes.
- 2.2.12 The requirement for intermediate housing is predominantly for two and three bed housing, with many local households unable to afford such family housing at market prices, despite being able to afford more than social rents.
- 2.2.13 The requirement for social rented properties is focussed on smaller properties, though the local allocation process is not factored into the analysis.

- 2.2.14 The Ceredigion Local Housing Strategy 2007-2012 provides an analysis of housing.
- 2.2.15 The Housing Register (Ceredigion and Cantref H A Joint Register), as of the 1st March 2007 was as follows (table 6.6). A Common Housing Register was established to coincide with the Ceredigion Housing Stock Transfer, which is now the basis for housing nominations to Tai Cantref, Mid Wales Housing Association and Tai Ceredigion Registered Social Landlords operating in Ceredigion.

Private Rental Market

- 2.2.16 The Private Rental Market is critically important to the functioning of the local housing system in Ceredigion. In the 2001 Census 13.45 % of occupied households were in the Private Rented Sector and, with two university towns within its boundaries at Aberystwyth - by far the larger - and Lampeter, this accommodation sector has historically made a significant contribution to the Ceredigion economy both in terms of rental income and construction activity.
- 2.2.17 Information from the Rent Officer Service from surveys of landlords and lettings agencies market rental activity in the Cardigan Coast Broad Rental Market Area (BRMA) is instructive of demand. When asked whether rental activity in 2006 had increased, remained the same or decreased; 20 % felt unable to comment, 16 % felt it had increased (27 % nationally) whilst 61 % thought the market to be unchanged (69 % nationally). Just 4 % (4 % nationally) reported a decrease in market activity. A similar survey, but from a smaller sample, between October 2004 – March 2005 covering the whole of West Wales showed that 58 % had experienced an increase in demand, 39 % had experienced no change and 3 % a downward trend.
- 2.2.18 When questioned about the levels of rents being achieved in the Cardigan Coast BRMA; 21% felt unable to comment, 23% felt activity had increased (32% nationally) 50% felt activity to be unchanged (64% nationally) and 7% felt rents had decreased (4% nationally).
- 2.2.19 Fundamental changes in higher education policy, student preferences and developments in HMO regulation and standards are likely to have a significant effect on the Private Rented Sector in Ceredigion in the near future. Research is needed on an all Wales basis to examine more rigorously the impact which the student accommodation sector has on the private rented sector and wider housing markets to inform policy locally and nationally.

Demographic Impacts

- 2.2.20 Increases in the numbers of older people and the aspirations of this group for an active, independent old age means the development of a new approach to accommodation and service provision. As a

result, Ceredigion has produced a Draft Accommodation Strategy for Older People, March 2007. The issues identified included:

- Moving to an enabling culture of supported independence at home wherever possible;
- Addressing wider issues affecting older people (education, employment, transport etc.) – this is not the exclusive domain of housing, health and social care;
- More choice in housing and support options;
- Engaging with older people in accommodation and service design stages;
- Encouraging the development of more smaller dwellings to lifetime home standards in Ceredigion;
- Adding to the overall housing stock for older people;
- Establishing extra care housing schemes in each of the local housing market areas;
- Ensuring that housing and support options for older people are located within sustainable communities; and
- Increasing flexibility in existing accommodation and services – to include the reconfiguration of buildings and services, and the development of 24 hour services to people at home.

2.2.21 Whilst there is overall growth in the population, the trend in the school age population in Ceredigion is declining, Any changes in education will have implications for the location and distribution of future housing development.

Gypsy Travellers

2.2.22 An extensive trawl of all sources of information on Gypsy Travellers in Ceredigion has produced limited information. It has been possible in the short term to identify some recurring patterns of Gypsy and Traveller activity within the county. Encampments in Ceredigion are more frequent in the summer months, last around a week to 10 days, consist of around 8 – 10 vehicles. The 3 larger towns are visited more frequently, though visits are predominantly based around Aberystwyth. There are two known sites accommodating individual households in caravan accommodation, one of which has planning consent and the other whose planning status is unclear at present. Survey work has been commissioned in a further attempt to obtain details of Gypsy Traveller patterns of travel through Ceredigion and associated needs, as well as of residential site needs.

Black Minority Ethnic Groups

2.2.23 The West Wales Black Minority Ethnic (BME) Consortium has an overarching BME Housing Strategy and an Housing Action Plan whilst each of the Consortium members also have local Housing Action Plans which interpret their Black, Minority Ethnic housing requirements according to local circumstances and need. The Housing Division has not yet considered its obligations in terms of the design and layout of individual dwellings in response to BME

requirements although a project being undertaken currently by Tai Pawb on behalf of the Council and Cymdeithas Tai Cantref examining engagement with BME groups scheduled to report in 2007 failed to do so.

Meeting Future Requirements

- 2.2.24 During the LDP process the LPA will need to take a decision as to how it intends to deal with the increase in housing requirements and whether further land needs to be identified to help provide for additional housing.
- 2.2.25 In terms of measuring what additional land may be available for further housing development - the WAG requires each LPA in Wales to undertake a Joint Housing Land Availability (JHLA) study. This study basically identifies how many additional units could be provided on sites that have not as yet been developed (either sites which have planning permission or those that have been allocated in a development plan). The Ceredigion JHLAS for 2003-7 indicated that on the basis of completion levels in Ceredigion over the previous 5.75 years the agreed land supply would provide for a further 1234 dwellings amounting to only a 3.7 year future supply. This included a small sites contribution (under 5 units) on the basis of previous completions.
- 2.2.26 The Ceredigion JHLAS for 2009 indicates that on the basis of completion levels over the previous 5 years, the agreed land supply would provide for a further 1350 dwellings, amounting to a 4.5 year future supply. This includes a small sites contribution (under 5 units) on the basis of previous completions. The 2010 study is underway.
- 2.2.27 The unadopted development plan UDP, currently material to basis planning decisions in Ceredigion is committed to provide just under 5000 residential units between 2001 and 2016. Distribution of provision is indicated at Table 6.5 below:

Table 6.5. UDP Distribution of Housing Requirement in Ceredigion

	Level of new housing provision (%)	
Main Towns	2220	(45)
Aberaeron	90	(2)
Aberystwyth	1400	(28)
Cardigan	300	(6)
Lampeter	180	(4)
Llandysul	150	(3)
Tregaron	100	(2)
Larger settlements	1315	(26)
Smaller settlements (with settlement boundaries)	1110	22
Out of settlement	At least 225	At least 4.5%

(derived from Ceredigion Unitary Development Plan)

2.2.28 Table 6.8 illustrates the level of completions against the UDP target to the start of the LDP plan period (2007):

Table 6.6. Ceredigion residential completions from 2001 to March 2007

		Actual (%)	Target (%)
Completions to date	1709	100	100
Towns	699	40.9	45
H1.2B	433	25.3	26
H1.3	376	22.0	22
Out of settlement*	201	11.8	

*Out of settlement figure derived simple by subtracting all the others from the total completions to date

2.2.29 Outstanding consents at April 2007 were 1455 units.

Crime

2.2.30 In respect of community safety, under the Home Office's new five year Strategic Plan for 2005/08 and the associated development of crime reductions, under new crime measuring comparators which utilise baseline crime data from 2003/04, Ceredigion is the 16th safest community in Wales and England, ranking 361 out of 376 (1 = least safe). The Ceredigion Community Safety Partnership, based within and serving the local community, translates its knowledge of local problems and conditions into strategic priorities and effective action to address crime and disorder issues. The overall detection rate for 2003/04 was 47.3 % as compared to 35 % for Wales and 23 % for England and Wales. Most crimes are against property, through theft and criminal damage (predominantly to vehicles), although violent crime is the second highest category of crime being recorded. Alcohol related crime is emerging as a significant problem within the County.

2.2.31 The Key Issues identified in the Community Safety Strategy 2004 were:

- The total crime rate for the County in 2003/04 was 59.59 per 1,000 population as compared to 99 for Wales and 113.4 for England and Wales during the same period;
- The overall detection rate for 2003/04 was 47.3 % as compared to 35 % for Wales and 23 % for England and Wales;
- The Community Safety Partnership ranking for the County was 361 out of a total of 376 Crime and Disorder Reduction Partnership and Community Safety Partnerships throughout England and Wales, making our community the 16th safest;
- Most crimes are against property, through theft and criminal damage, although violent crime is the second highest category of crime being recorded;
- Violent crime has increased by 47.7 % since the 2001 crime audit. Within that figure other wounding accounts for

approximately 45 % of the total violent crime followed by harassment 17 % and common assault 16 %;

- During 2003/04 51 % of violent crime was alcohol related;
- Domestic violence is often a hidden crime. In 2003/04 an arrest was made in 82.9% of domestic violence incidents;
- Alcohol related crime is emerging as a significant problem within the County. Of some 1,019 alcohol related offences committed in 2003/04, 61 % involved violence against the person and 16 % involved criminal damage;
- Criminal damage recorded a steady year on year increase since 2001 with 40 % of these cases involving damage to vehicles making this category the single most significant crime in the County;
- Auto related crime has increased by approximately 10 % when compared to the last audit period. Theft from a vehicle makes up 58.6 % of all auto crimes;
- Drug crime has increased by approximately 32 % since 2001 and constitutes;
- 9.5 % of total crime in the County;
- Domestic burglary decreased by 1.7 % over 1998/2001 and now constitutes 2.5 % of all recorded crime in Ceredigion;
- Fraud and forgery account for 5.6 % of all crime in the County with cheque and credit card fraud representing 43.9 % of total fraud;
- Public Order offences make up 1.6 % of total crime within Ceredigion but are higher than the England and Wales average of 0.4 %; and
- Racially motivated crime accounted for 0.4 % of reported crimes, below the average of 0.5 % for England and Wales.

Fuel Poverty

- 2.2.32 WAG estimates that there has been a rise of 9% in the proportion of households in fuel poverty, from 11% in 2004 to 20% in 2006 for Wales as a whole. The increase in the number of fuel poor households predicted from this modelling study results from the large rise in fuel prices that occurred during this time. However, it should be remembered that this study did not take into account the improvements in the energy efficiency of the housing stock that will have been made over this time due to programmes such as the Home Energy Efficiency Scheme (HEES). Data for 2005-2009 is expected in late 2010. The Defra Indicator is to measure energy efficiency of households inhabited by people claiming a defined set of income based benefits. Source of information will be annual House Condition Survey.

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Topic Area 7: Human Health and Well Being

1. Introduction

1.1.1 The importance of Health and Well Being is recognised at both a National and local scale. The Ceredigion Health Social Care and Wellbeing Strategy 2005-2008, for example, states that:

1.1.2 “Health is the state of physical, mental and social well-being and not just the absence of illness. There are considerable variations in the health status of different social groups and communities across Wales. Many social factors combine together to affect the health and well-being of individuals and communities” (Ceredigion County Council, 2004a).

Associated SA/SEA Objectives*

- 7a. Promote and provide opportunities and services to maintain healthy communities.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

Human Health and Well Being in Ceredigion

2.1.1 The Ceredigion Health, Social Care and Wellbeing Strategy 2011-2014 is the third edition of the strategy building upon the results of its predecessors.

2.1.2 On the Wales Index of Multiple Deprivation (WIMD) Cardigan is in the most deprived 10% on the Child Index, and Aberystwyth Penparcau falls into the 20% most deprived (CCC, 2011).

2.1.3 Aberystwyth town have the worst fuel poverty rates with 23% of households in the Aberystwyth Bronglais, Central and Rheidol LSOAs suffering fuel poverty. 21% of the people in Cardigan in the south of the county (Cardigan Rhyd-y-Fuwch and Teifi) are affected and approximately 19% of households in the rural east of the county (CCC, 2011).

2.1.4 Ceredigion has a total of 16 General Medical Practitioners practices, located in the main towns of the County. These are located in: Aberaeron, Aberystwyth, Borth, Cardigan, Lampeter, Llandysul, New Quay; and Tregaron. The Needs Assessment highlighted that in the South of the County, where Ceredigion borders with Carmarthenshire and Pembrokeshire, there is a large increase in registered patients. The reasons for this may be due to people living in Carmarthenshire registering with a GP based in Ceredigion (Ceredigion County Council, 2007). Additionally there are currently

11 dentists within the County, again these facilities are mainly offered in some of the main towns. These are located in: Aberaeron; Aberystwyth; Cardigan; Lampeter; and Llanbadarn Fawr. There are also four hospitals within the County, which are:

- a. Bronglais Hospital, Aberystwyth. 170 inpatient - 12 daycare beds;
- b. Aberaeron Hospital, Aberaeron. Outpatient clinics and community services;
- c. Cardigan Hospital, Cardigan. 25 inpatient beds; and
- d. Tregaron Hospital, Tregaron. 27 inpatient beds.

2.1.5 There is however inadequate provision of specialisation within the County. For example there is no Consultant Rheumatologist or Stroke Physician and therefore many patients have to travel out of the County to get specialist advice (Ceredigion County Council, 2004b).

2.1.6 The Health, Social Care and Wellbeing Needs Assessment of the Population of Ceredigion 2007 emphasises the point that many services and amenities have developed within the main settlements. Consequently this causes problems for those living in a rural locality. The rurality of the county therefore has a significant effect on the provision and delivery of health, social care and well-being services, thus increasing dependency on transport systems and road networks (Topic Paper 11). This is especially a problem for the elderly and the disabled, which make up a large proportion of the population. Between 2002 and 2006, 20% of the 60 to 69 year old age range within Ceredigion, claimed Disability Living Allowance, compared with an average of 28% for Wales overall (National Statistics Office, 2001 a). The cost of providing support/services is correspondingly higher than in areas that are not as rural. Funding is obtained according to the population figure, but it does not take into account the transport/travel costs and staff costs associated with living/travelling in the rural area.

2.1.7 Further information is needed regarding additional medical services/facilities, and associated environmental and sustainability impacts.

2.1.8 It has also been identified that Ceredigion's rising elderly population, are increasingly living alone. This isolation may affect participation in social, civic and cultural life within the community. The Health, Social Care and Wellbeing Needs Assessment of the Population of Ceredigion 2007, recommended that an increase of 'doorstep' activities and services for the elderly is required. However an increase in 'doorstep' activities will have an environmental impact due to increased transport (public and/or private); therefore producing a potential increase in greenhouse gas emissions.

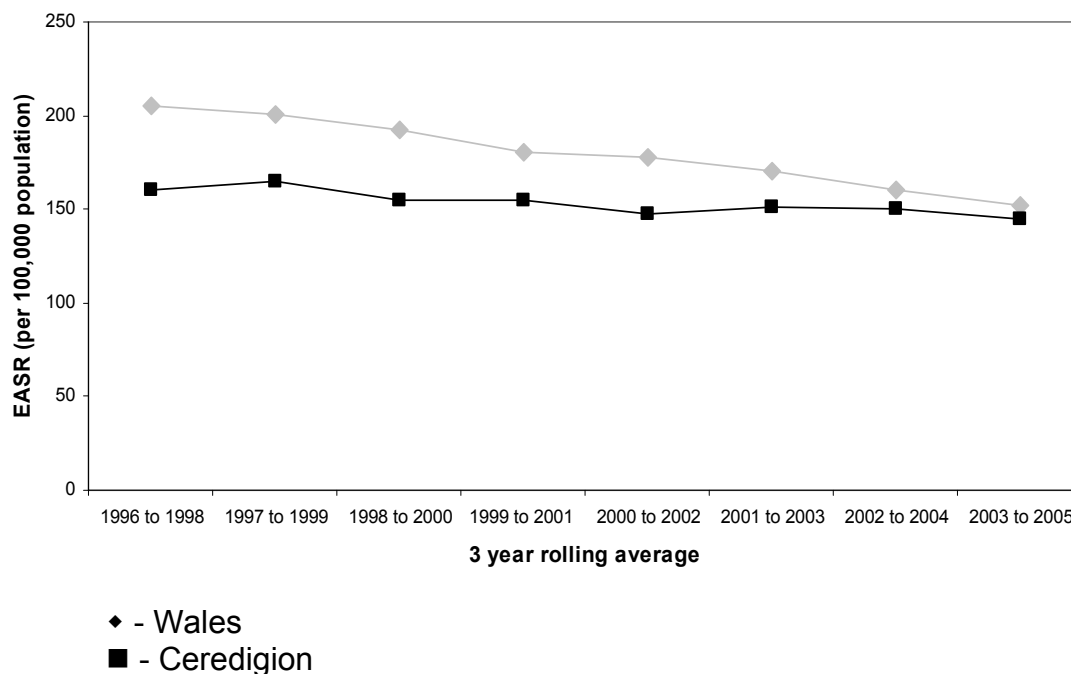
- 2.1.9 The average life expectancy for males in Ceredigion is 77.7 years, compared to 76.2 for Wales as a whole (National Statistics Office, 2001 b). The average life expectancy for women in Ceredigion is 82.2, compared to 80.6 for Wales overall (National Statistics Office, 2001 b). Therefore, average life expectancy is slightly higher in Ceredigion than in Wales overall. Table 7.1 shows the reported health status of people within Ceredigion and Wales as percentages of the population. The number of individuals within Ceredigion reporting good or fairly good health is slightly greater than the values for Wales overall.

Table 7.1. Reported health status for individuals in Ceredigion and Wales from 2001 census data (National Statistics Office, 2001 c).

Health Status	Ceredigion	Wales
	Percentage (%)	
Good Health	67	65
Fairly Good Health	23	22.5
Not Good Health	10	12.5

- 2.1.10 Despite the slightly higher life expectancy for people in Ceredigion than for Wales overall and the larger number of individuals reporting good health; some health issues are still evident. The number of people within Ceredigion reported to be living with a Limiting Long Term Illness (LLTI) (a health problem or disability which limits a persons daily activities or the work they can do) is 20.7 %, compared with an average for Wales of 23.2 % (National Statistics Office, 2001 d). However, the Needs Assessment highlighted that the number of people with a LLTI is increasing in the South and East of the County, compared with the North. The 2011 Census demonstrated that within Ceredigion 4.1% households with a dependant aged 0-4 had one person with long term health problem or disability. This rose to 25.6% for households with no dependants.
- 2.1.11 Coronary Heart Disease (CHD) and stroke account for significant mortality in both men and women. Around three out of every five hospital admissions for heart disease within Ceredigion are attributed to Ischaemic Heart Disease (IHD). Approximately 200 to 220 of Ceredigion residents die each year from IHD. It should be noted however that mortality rates for IHD are falling nationally and the rate for Ceredigion residents is seen to be well below the Welsh average. A projected increase in population, especially an ageing population, may however increase the number of patients requiring treatment for IHD (Ceredigion County Council, 2007).

Figure 7.3. Heart disease being a cause of mortality in Ceredigion and Wales. Three year rolling averages for European Age Standardised Rates (EASRs) by place of residence for deaths with heart disease as the underlying cause of death: 1996 to 2005 (National Public Health Service for Wales, 2007).



2.1.12 Strokes are also prevalent within Ceredigion. The Welsh Health Survey 2003 to 2004 reported that 2.65 % of Ceredigion residents are being treated for stroke; this proportion is marginally below the Welsh average of 2.7 % (Ceredigion County Council, 2007). Within Ceredigion there is approximately 150 to 175 hospital admissions of Ceredigion's residents with a primary diagnosis of stroke each year, and approximately 75 to 100 Ceredigion residents die each year from stroke. Consequently, the number of individuals within Ceredigion that will require care following a stroke in the future is also likely to increase (Ceredigion County Council, 2007). Within the Needs Assessment it is noted that the town of Tregaron has a high proportion of mortality by stroke (the highest in the County) and circulatory diseases.

2.1.13 The Mental Health Component Score for Ceredigion is slightly greater than the Welsh average of 49.7, however, all Welsh Authorities score between approximately 47 and 52 and so there is very little variation across Wales overall. The rising elderly population is expected to increase the number of people suffering with dementia and therefore the demand for care will rise. Currently, the majority of inpatient care for patients diagnosed with Dementia in Ceredigion is provided by: Aberystwyth Mental Health Unit (46 %); Bronglais General Hospital (18 %); and Tregaron Hospital (14 %). As the percentages do not add up to 100% the remaining inpatient care will be provided for outside of the County.

- 2.1.14 Ceredigion County Council has 3 Community Mental Health Teams based in Aberystwyth, Lampeter and Newcastle Emlyn. The teams work in partnership with health colleagues to assist and help adults who are experiencing a mental health illness to live as independently as possible within the community, in safety and security, according to personal preference.
- 2.1.15 The Assessment also reports on key issues such as smoking, drinking, substance misuse, and food and nutrition matters. It is the aim of the Council to raise awareness to the issues associated with these areas and to change the social and cultural habits that prevent people living healthy lives.
- 2.1.16 Ceredigion County Council established the Ceredigion Community Safety Partnership in 1999 and is one of 22 Community Safety Partnerships in Wales. The Community Safety Strategy and Substance Misuse Action Plan 2005 –2008 highlights the diverse range of topics that can cause social disorder. It is considered that through the use of spatial planning and the design of our built environment the effects of crime and disorder can be reduced and social interaction can be increased. By providing good designed public spaces i.e. well-lit pathways/cycle routes, play areas that are viewable from properties, a healthy lifestyle can be encouraged.
- 2.1.17 Within the Needs Assessment it was highlighted that The Welsh Health Survey 2003/04 reported that 47% of the population were overweight or obese. Additionally it stated that 55% of the population reported not eating the recommended five portions of fruit and vegetables a day.
- 2.1.18 To help promote healthy eating the Authority has produced a food mapping report that questions whether or not a person can eat healthily from their local shops. Within the study a total of 67 shops were visited across Ceredigion. The main finding is that 62% of households in Ceredigion are located in a food desert (more than 500 meters away from a shop selling food). However, whilst large proportion of the county is a food desert nearly all of the food shops offer enough of a range of food to allow people to eat a balanced diet. Consequently the report illustrates that the shops that do exist are able to provide a valuable and needed service (Ceredigion County Council 2005). The issue of local amenities not being supplied or closing within rural locations does raise cross cutting matters related to transport and climate change.
- 2.1.19 The Needs Assessment emphasised the importance of how the environment in which we live in affects our quality of life. Through the use of spatial planning issues, obesity can be tackled by the inclusion of play equipment, retaining/providing open spaces, provision of cycle/walkways etc. This topic area is discussed further in Topic Paper 8. Leisure, Recreation & Tourism.

- 2.1.20 It has been demonstrated that although there are some key issues concerning the health and wellbeing of the residents of Ceredigion as a County we do have one of the best general health profiles. Life expectancy within the area is higher than the national Welsh average and generally Ceredigion residents take a higher level of physical activity than other parts of Wales.
- 2.1.21 Through the LDP process a clear and active relationship with those that provide health care is needed to inform the LDP of the requirements of the County and the implications this will have on the LDP.

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Topic Area 8: Leisure, Recreation and Tourism

1. Introduction

1.1.1 This paper summarises some of the key issues relating to leisure, recreation and tourism provision within Ceredigion. Although these topics have very different issues affecting them within the County, many of the facilities within Ceredigion can be utilised by both tourists and local residents.

1.1.2 It is considered that recreation and leisure activities are an important element to creating a healthy lifestyle. The Welsh Assembly Governments Strategy for Sport and Physical Activity 2005, clearly illustrates that as a nation, sport and physical activity are an important part of creating a sustainable future. It states that Wales should be aiming to achieve:

1.1.3 “An active, healthy and inclusive Wales, where sport and physical activity provide a common platform for participation, fun and achievement, which binds communities and the nation and where the outstanding environment of Wales is used sustainably to enhance confidence in ourselves and our place in the world” (WAG, 2005).

1.1.4 Tourism is a major element in the Welsh economy and is particularly important in rural and coastal areas. Tourism is a significant and growing source of employment and investment and is often based on the country’s rich cultural and environmental diversity. According to Planning Policy Wales, tourism can be a useful catalyst for regeneration and improvement and also for enhanced environmental protection, in rural and urban areas of Wales (WAG, 2002).

Associated SA/SEA Objectives*

- 8a. Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

Leisure and Recreation within Ceredigion

2.1.1 Recreation and leisure opportunities are an important part of a healthy lifestyle. These opportunities can range from physical activities to taking part in a new training class. Overall, the county offers a variety of recreational activities, which may include both formal and informal provisions. For example, there is a diversity of private clubs, ranging from Archery to Trampolining. A directory of

sports clubs within the county have been published by Ceredigion County Council and this is available through the Council's website.

- 2.1.2 The level and type of provision for recreational and leisure activities vary across the county with many of the formal, organised activities being located in the main towns and larger settlements. There are currently seven leisure centres at:
- Aberystwyth: Plascrug Leisure Centre and University of Wales Aberystwyth Sports Centre, both centres offer swimming pools, classes and gyms. Both have indoor and outdoor facilities ranging from artificial pitch (Sports Centre) to basketball and netball courts (Plascrug Centre).
 - Tregaron: Caron Leisure Centre offers, weekly classes and clubs, fitness suite, junior sports development courses. A swimming pool is provided elsewhere in town.
 - Aberaeron: Aberaeron Sports and Leisure Centre offers, classes, fitness suite, solariums. A swimming pool is provided elsewhere in town.
 - Lampeter: Llambled Leisure Centre offers clubs and classes and junior courses. A swimming pool is provided elsewhere in town.
 - Cardigan: Teifi Leisure Centre offers various classes, fitness suite, solarium. A swimming pool is provided elsewhere in town.
 - Llandysul: The Llandysul Leisure Centre contains 4 court sports hall, fitness suite, resistance training machines. A swimming pool is located adjacent to the leisure centre.
- 2.1.3 The Strategy for Sports and Leisure notes that generally there is a strong facility base. However the strategy does identify that there is an unmet need for indoor bowling alleys and an athletics tracks (Strategy for Sport and leisure 2006-2010). Additionally there is concern on the current condition of swimming pools across the county.
- 2.1.4 Due to the rural nature of the county, consideration of how far residents need to travel to reach facilities is an important issue. It is recognised that the expected distance to travel for a facility depends on what is being sought. For example, it is reasonable to travel further for a climbing wall or swimming pool than for a children's play area. The matter of transport and sustainability are discussed further within Topic Paper 11.
- 2.1.5 As well as being a popular activity within Ceredigion for tourists walking is also of great importance to the local population. Walking provides an informal and accessible form of recreation and leisure. There is over 2506 km of public rights of way within Ceredigion offering short, medium and long distance walking opportunities. These public rights of way fall into the following categories: public footpaths (1663 km); bridleways (522 km); roads used as public paths (308 km); and byways open to all traffic (13 km).

- 2.1.6 The County has approximately 80 km of coastline open to the public. A programme of improvements and extensions are currently underway along the Ceredigion Coastal Path. As part of the Objective 1 European Funding, monies were obtained to renovate and extend the Ceredigion Coastal Path which links the two estuaries (Dyfi and Teifi) in the County together and now also includes routes off to towns and villages along the coast. The final length of the new coastal path is approximately 60 km. The Cardi Bach, a hail and ride bus that picks up and sets down along the Cardigan Bay coastline, operates along the coast allowing people to decide where to walk to and from. Additionally Ceredigion has two cycle routes: Aberaeron to Llanerchaeron and Cors Caron to Ystrad Meurig. The area also has a number of beaches and a marina at Aberystwyth. Further discussions on the coastal activities available within Ceredigion are discussed later within this paper under the tourism section.
- 2.1.7 The County also has a number and variety of access to what is classed as either open spaces or amenity areas. Village greens, are one such provision, of which there are 18 in the County. There are also 155 common land units within Ceredigion, 36 units (917 hectors) have no known owners and are therefore under the power of the Council to protect and prevent encroachment.
- 2.1.8 There are a number of play areas across the County. Approximately 34 play areas are managed by the council. Play areas can be both informal, no play equipment, or formal, play equipment and Table 8.1 Illustrates the allocation of play areas within the wards across the County.

Table 8.1. Play areas across Ceredigion according to wards.

Ward	Number of play areas	Ward	Number of play areas
Llandyfriog Ward	1	Llandysiliogogo Ward	1
Troedyraur Ward	1	Llandihangel Ward	2
Llanarth Ward	1	Llansantffraid Ward	1
Aberaeron Ward	6	Aberporth Ward	1
New Quay Ward	1	Beulah Ward	4
Llanrhhystyd Ward	1	Penparc Ward	2
Trefeurig Ward	1	Llanfarian Ward	1
Borth Ward	1	Ystwyth Ward	3
Ceulanamaesmawr Ward	1	Lledrod Ward	1
Melindwr Ward	1	Penbryn Ward	1
Llangybi Ward	1	Llangeitho Ward	1

- 2.1.9 In addition, there are eight general amenity playgrounds (playgrounds offering general play facilities, for example, slides, swings etc.) within the County, which are located at: Parc Y fro,

Aberaeron; Square Field, Aberaeron; Castle Grounds, Aberystwyth; Penparcau Playing Fields, Aberystwyth; Cae Bach Plascrug, Aberystwyth; Netpool, Cardigan; Memorial Field, Llandysul; Playing Field, Tregaron; King George V Playing Fields, Cardigan. Ceredigion County Council is currently undertaking a Community Council Questionnaire, additional information on the provision of play facilities can be added at a later date. However, they may be other privately managed play areas.

- 2.1.10 It is likely that the provision for open space is likely to increase due to policies included within the Ceredigion County Council Unitary Development Plan (UDP): Proposed Modifications Version 2006. The UDP includes policies which encourage the provision of further open space, particularly in relation to new housing development. This is in line with what the Sports Council for Wales are encouraging. Information on the current provision of open space and future requirements within Ceredigion is however lacking. Additional research into the sitting, standard of the facilities and access of these areas also needs to be undertaken.
- 2.1.11 As well as providing physical recreational opportunities, Ceredigion provides facilities for cultural activities, with numerous theatres, cinemas, museums and community learning centres. Examples include:
- Aberystwyth:
 - The University of Wales Aberystwyth Arts Centre: Great Hall, Theatre and Studio
 - Ceredigion Museum
 - The Commodore Theatre, a one screen cinema
 - Cardigan:
 - Theatr Mwldan: Cinema (2 screens) and theatre
 - Tregaron
 - Celf Cambria Arts
- 2.1.12 Ceredigion has a diversity of cultural activities that appeal to both the local population and tourists. Numerous exhibitions and events, ranging from Cardigan's Purple Dragon Story Festival (a book festival) to Cardigan Festival of Walking, are held throughout the year in the County. The County also has the Ceredigion Young Farmers Club, which has 22 branches across the County. This association holds a range of social activities and training/lectures for farmers aged between 10-26 years within Ceredigion.
- 2.1.13 Within Ceredigion there are also 18 Youth Clubs/Organisations, the majority of which are independently run, only 2 are run by the Council. The youth services have a curriculum which talks about voluntary participation, empowerment, informal education and providing activities that are expressive.

- 2.1.14 The County also has a commitment to Community Learning with learning centres in: Tregaron; Aberystwyth; Aberaeron; Cardigan; Llandysul; Penparc Community Education Centre; Tregaron Memorial Hall; Ysgol Y Dderi, Llangybi; and Brondeifi Vestry, Lampeter. These facilities provide evening and day classes in a variety of leisure/recreational activities e.g. IT courses (Computing for Fun, Digital Images), dancing, ceramics, needlework and Welsh poetry (Ceredigion Community Learning).
- 2.1.15 Ceredigion therefore provides a range of activities for recreation and leisure. However the fact that most of the formal and organised facilities are within the town centres, creates an accessibility problem for those living elsewhere in the County, particularly given the rurality of the County. However, to help improve access to library facilities the Library Service offers 6 Mobile Libraries; two visit villages and four visit the farms and remoter areas. Additionally the service will also call at your house on request if you do not live within a village. Additionally eAudioBooks is offered to any Ceredigion Library user. This service is offered through NetLibrary and provides digital audio books of classics, bestsellers and book club favourites
- 2.1.16 Further research is needed into what facilities are being locally provided, specifically as there appears to be a link between recreational activity and health and wellbeing and into the distance people travel to reach their facility.

Tourism in Ceredigion

- 2.1.17 Ceredigion is a place of outstanding natural beauty, from the Cambrian Mountains to the Cardigan Bay coastline. It is the outstanding physical characteristics of the County that contribute greatly to its attractiveness as a tourist destination. This unspoilt beauty needs to be protected.
- 2.1.18 The demands and expectations of the population, in relation to tourism aspects are changing and the tourism sector will need to adapt to meet those demands. In line with the tourism sector within the UK, the numbers of traditional long stay holiday breaks to the county are declining, whilst the numbers of short breaks, usually weekend-oriented, are increasing. This increase in short breaks pose a challenge to the tourist industry, as securing mid-week occupancy is a great concern for many accommodation providers. The short break holiday market is mainly dominated by pre and post family couples; either young adults seeking activity holidays or older couples seeking relaxation or special interest breaks (WAG, 2003).
- 2.1.19 As short breaks are increasing within the area and the seasonality of tourism is changing expectations regarding facilities are changing, for example, all weather activities are essential as is the need for businesses to stay open all year not just high season.

Economy and accommodation

2.1.20 The local economy of Ceredigion is more dependent upon the service industries than for Wales as a whole, with tourism and the higher education institutions playing a particularly important role (Ceredigion County Council, 2003). Work undertaken for the Authority in 2001 The Cambridge Economic Impact Model 2001: Final Report stated that:

- a. tourism spending in Ceredigion amounted to £124 million in 2001, of which 69 % was contributed from staying tourists, and 31 % by day visitors;
- b. the number of actual jobs supported directly and indirectly by visitor spending was 4,505, which is equivalent to approximately 3,287 Full Time Equivalent (FTE) jobs. Tourism supported jobs in Ceredigion benefited an estimated 22 % of the total employed population of the county;
- c. total output measured as business turnover in the Ceredigion economy, was estimated at £154 million for 2001.
- d. A breakdown of tourism expenditure by sector revealed that accommodation received £30 million (24 %), catering received £35 million (28 %), retailing £23 million (18 %), attractions and entertainment £14 million (12 %) and travel £22 million (18 %).

2.1.21 Ceredigion County Council, in common with most Unitary Authorities within Wales, subscribes to the STEAM (Scarborough Tourism Economic Assessment Model) methodology for measuring the economic impact of tourism on the county's economy. This work highlighted that there has been a steady increase to visitor numbers, visitor revenue and industries supported by tourism throughout the years (table 8.2, 8.3 and 8.4)

Table 8.2. Revenue by Category of Visitor (£'s millions). STEAM 2012

Category	2012	2010	2009	2008	2007	2006	2005	2004	2003
Serviced Accommodation	37.81	32.34	31.21	34.4	34.1	33.4	31.7	29.5	29.8
Non-Serviced Accommodation	213.12	213.23	199.03	206.7	192.9	188.5	184.6	183.9	181.1
SFR (staying with friends/relatives)	9.60	9.54	9.27	8.9	8.8	9.0	8.9	8.8	8.8
Day Visitors	38.14	38.67	38.11	36.5	38.0	37.1	37.9	38.3	40.7
Total	298.67	293.78	277.61	286.4	273.8	268.0	263.1	260.6	260.3

Table 8.3. Tourist Numbers in thousands (STEAM 2004-2011)

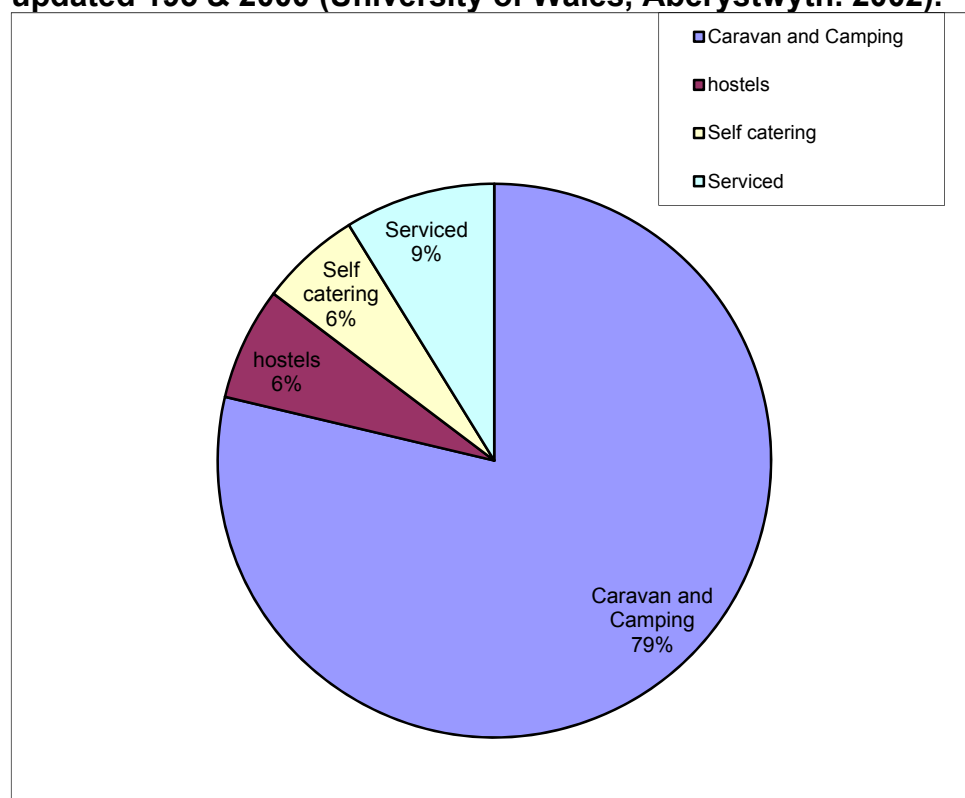
Category	2011	2010	2009	2008	2007	2006	2005	2004
Serviced Accommodation	252	214.4	218	250	237	235	226	206
Non-Serviced Accommodation	1021.9	1019	1000	1075	1019	995	975	966
SFR (staying with friends/relatives)	118.8	118	120	120	119	121	121	119
Day Visitors	1364.4	1383.5	1433	1421	1482	1450	1479	1496
Total	2757.1	2735	2771	2861	2857	2081	2801	2787

Table 8.4. Sectors in which Employment is supported 2002 to 2009 (STEAM 2002-2011).

Sector	Year									
	2011	2010	2009	2008	2007	2006	2005	2004	2003	2002
Accommodation	1881	1869	1878	1870	1881	1883	1879	1893	1883	1891
Food and Drink	1312	1323	1312	1400	1338	1321	1290	1275	1279	1297
Recreation	548	556	551	587	559	548	540	535	535	544
Shopping	659	670	666	705	679	666	658	652	656	663
Transport	253	256	255	270	260	255	252	250	252	255
Total Direct Employment	4654	4674	4663	4831	4718	4665	4618	4604	4605	4618
Indirect employment	1045	1054	1049	1121	1072	1048	1030	1024	1022	1037
Total	2011	2010	5712	5952	5790	5713	5648	5628	5627	5688

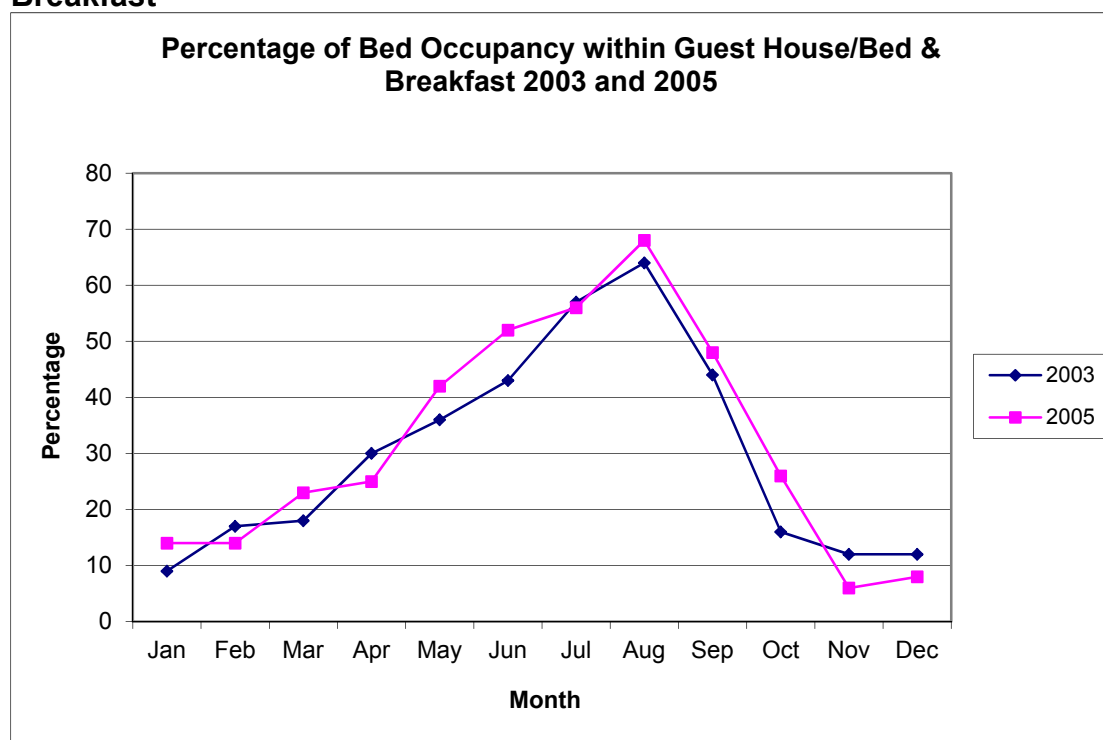
- 2.1.22 Accommodation for tourists within Ceredigion is dominated by the Caravan/Camping sector, which offers 36,192 of the total 46,000 available bedspaces 78 % (Figure 8.1). The caravan and camping sector is being controlled through policies within the Ceredigion Unitary Development Plan 2001 – 2016, Proposed Modifications, March 2006, which stop the development of new caravan and camping sites. Although the County is restricting the growth of new plots it does allow for the amalgamation of sites, thus a site may grow but the overall number of units does not increase. Further research may be required into the extent of privately owned caravans within the county and the frequency the owners visit. Studies into the expectations of those that use these sites in terms of size, space and facilities offered; needs to be addressed in order that these facilities remain attractive to visitors. Any additional work needed to the sites raised will have planning implications. For example, will the sites need to expand to accommodate new facilities in order to keep tourists visiting and staying within Ceredigion?
- 2.1.23 Visit Wales (formerly Wales Tourist Board) offers a grading scheme for accommodation, which offers the quality mark of Wales' official, nationwide quality assessment scheme. All national assessing bodies (VisitBritain, VisitScotland, Visit Wales and the AA) now assess holiday accommodation to the same criteria and award one to five stars. The stars reflect the facilities and overall quality of the experience.
- 2.1.24 Currently there are 92 graded (1-5 Star, based on the old grading system which is soon to be replaced) properties (Hotels/B&Bs/Guesthouses, Self-Catering, Hostels) within Ceredigion (Visit Wales). 17 of which are 5 star catered accommodation, this has been an increase from only 5 5 star accommodation in 2010.

Figure 8.1. Ceredigion County Council bedstock survey 1988-89 updated 195 & 2000 (University of Wales, Aberystwyth. 2002).



2.1.25 Within Ceredigion there are 4,056 bedspaces in Serviced Accommodation (direct and personal attention from the owners or staff of the place). Figure 8.2 shows the percentage of bed occupancy throughout the year of 2003 and 2005. As expected the peak of bed occupancy is in August with a sharp decline into the following months. The year 2005 saw an increase in bed occupancy when compared with the 2003 figures.

2.1.26 As part of creating a strong tourist sector within Ceredigion, it is a key objective to make tourism information accessible via numerous means i.e. telephone, Internet, brochures etc. It was highlighted within the TGA Implementation Plan that the Internet is an important element to tourism in terms of marketing, booking systems etc. It recognised that one of the strengths within Ceredigion was the well-established familiarity with the Internet. ICT technology and accessibility therefore has a significant contribution to make to the success of tourism in Ceredigion and is discussed in Topic Paper 11: Transport.

Figure 8.2. Percentage of Bed Occupancy within Guest Houses/Bed & Breakfast

Attractions

2.1.27 There are a number of tourist attractions within Ceredigion of which some examples are listed below. Leisure facilities have already been discussed above in recreation and leisure.

2.1.28 Manmade tourist attractions include:

- Borth Animalarium
- Canolfan Bwlch Nant yr Arian Forest Centre - Llywernog
- Canolfan y Barcud – Kite Centre - Tregaron
- Fantasy Farm Park – Llanrhystud
- Felinwynt Rainforest and Butterfly Centre
- Gwinllan Ffynnon Las Vineyard
- New Quay Honey Farm
- Red Kite Feeding at Talsarn
- The Hive on the Quay – Aberaeron
- The Walled Gardens at Pigeonsford - Llangrannog
- Gardens open under the National Gardens Schemes
- Dry ski slope - Urdd

2.1.29 Other tourist attractions that emphasise the important heritage within the County include:

- Abaty St.Dogmael's Abbey (CADW) and Water Mill
- Abaty Ystrad – Strata Florida Abbey (CADW)
- Aberystwyth Electric Cliff Railway, Camera Obscura

- Amgueddfa Ceredigion Museum
- Aberystwyth Castle
- Dyfi Furnace (CADW)
- St Padarn's Church
- Hanes Aberteifi Heritage Centre
- Llanerchaeron
- The National Library of Wales
- Llywernog Silver-Lead Mine Museum
- Teifi Valley Railway
- The National Coracle Centre
- The National Shrine of Our Lady Of Cardigan
- The Welsh Christian Heritage Centre at Aberystwyth
- Vale of Rheidol Railway (TGA Implementation Plan, April 2002)
- Spirit of the Miners (See Topic Paper 5: Landscape and Historic Environment)

2.1.30 It is considered within the TGA Plan that a weakness of tourism within Ceredigion is the lack of a single attraction that will draw consumers into the area. Very little information currently exists in relation to both the needs of established attractions, for example is there a need to expand, or with regard to what provide additional services/facilities are needed within the County.

2.1.31 Natural tourism features within the County focuses around walking, cycling watersports. Walking, cycling and open access have already been discussed in detail previously in this report under the leisure and recreation section of this report. Ceredigion is a natural destination for water activities, from angling to surfing. A new water sports centre opened in 2006 at New Quay, the centre offers the opportunity to learn how to sail, kayak, windsurf and use a powerboat. Additionally some of the accommodation within the County are part of the 'Ceredigion Anglers Welcome Initiative' which offers a range of facilities for anglers i.e. freezers for bait, clothes drying facilities etc.

2.1.32 There has also been discussion on the proposal for creating an artificial reef at Borth to create a better surfing experience within the County. This proposal is discussed further in Topic Paper 4: (Biodiversity).

2.1.33 One of Ceredigion's natural gifts is the Ceredigion Marine Heritage Coast. This stretch of coastline was the first area in Britain to be established as a Heritage Coast recognising the unspoilt nature of its coastline and wildlife. Within Ceredigion there are four separate sections that total nearly 35.4 km (22 miles) that are under Heritage Coast protection. These are: Gwbert – Pen-peles; Tresaith – New Quay; Llanrhystud – Monks Cave; and Clarach – Borth. Along the coastline are a number of beaches, eight of which are award winning and recognised for meeting the required bathing water quality and

beach management standards. These are: Aberporth; Aberystwyth - South Beach, North Beach; Borth; Clarach; Llangrannog - Traeth y Pentref; New Quay - Harbour Beach; Tresaith (Ceredigion County Council, 2007). Although it is recognised that the beaches are a popular and important feature to the tourism economy, there are issues with seasonal demand in terms of employment, parking, transport and health (under capacity of sewers) that will need to be explored. Information on the current infrastructure of services within Ceredigion is discussed within Topic Paper 3: (Material Assets).

- 2.1.34 The Cardigan Bay Action Plan produced by the Welsh Assembly Government lists 9 themes under which projects are planned. Although projects within each of these themes cover the whole of Cardigan Bay many of them will be run within Ceredigion. Examples of some of the projects planned are Marina and Harbour Improvements at Aberystwyth and to the beach defences at Aberporth (WAG 2007). Additionally the Welsh Coastal Tourism Strategy also highlights the opportunities for Coastal tourism within Ceredigion. For example, improvement to marina's (increasing moorings etc.).
- 2.1.35 As has been highlighted, tourism within Ceredigion is strongly based on natural features within the County. The concept of 'green tourism' is becoming a growing market in the tourism sector. At present there is no data/information on what is defined as 'green tourism' and what is offered through this market within Ceredigion. Future research may therefore be needed on 'green tourism' and how Ceredigion can develop this in a sustainable way and what the effects may be, for example, accommodation, public transport, creation of new walking and cycle routes. However a main crosscutting issue that would be related to natural tourism and green tourism would be transport, i.e. increase use in public transport, provision for bike storage.
- 2.1.36 Additionally the Countryside Council for Wales is working in partnership with, and funding a 3-year pilot between Carmarthenshire County Council, Powys County Council and Ceredigion County Council covering the Cambrian Mountains area. The partnership is led by Ceredigion County Council and is looking at the effects of Motorised Recreation. Within the LDP the implications and recommendations of this study may need to be taken into account.

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Topic Area 9: Education and Skills

1. Introduction

1.1.1 This paper summarises some of the key issues relating to Education and Skills in Ceredigion. It is the aim of the Welsh Assembly Government to make Wales into a centre for learning, from compulsory and higher education to lifelong learning. This objective is supported within the Ceredigion County Council Single Education Plan 2006 – 2008 which sets out a vision to:

1.1.2 “Provide and promote knowledge, skills, competencies, experiences, qualifications and attitudes to ensure that the children, young people and adults in Ceredigion fulfil their potential as bilingual individuals and as members of their local and global communities throughout their lives”.

Associated SA/SEA Objectives*

- 9a. Increase opportunities to build the Ceredigion education and skills base.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

Educational Facilities within Ceredigion: Compulsory education

2.1.1 There are currently 51 primary schools within the Authority, four of which are voluntary aided denominational foundations (schools which receive monies from a religious organisation; Ceredigion County Council, 2000). Secondary Education is provided in seven comprehensive schools (each of the 6 main towns has a secondary school, other than Aberystwyth which has two) and these all have a sixth form that provide further education for pupils aged 16 plus (Ceredigion County Council, Education Department).

2.1.2 Information produced by WAG, Department of Education, Lifelong Learning and Skills (Table 9.1), highlights that learning within the County is continuing beyond compulsory education, with women being the main participants. Research has demonstrated a link between the participation in education and lifelong learning and an individual's health (Topic Paper 7). Links may also exist between education and transport, especially in a rural area such as Ceredigion where accessibility may be an issue (Topic Paper 11).

2.1.3 Overcapacity within schools is another matter which has been raised in Ceredigion (Table 9.2). The capacity of all schools (nursery, primary and secondary) is 12913 places. In 2011 there were 10562 pupils attending nursery, primary and secondary, therefore there are

2351 places as surplus capacity. The majority of the spare capacity is within the primary schools. It should also be noted that the number of children within Ceredigion, especially within primary schools has already steadily fallen over the past few years. It is therefore justified to believe that with a steady decline the number of 'spare' places within schools will only increase.

- 2.1.4 It is anticipated that by 2012 pupil numbers in the primary sector will decrease by approximately 8.1% to a total of 4584 pupils whilst in the secondary sector a decrease of almost 13.7% to 4429 pupils. Additionally in January 2008 58.5% of primary schools had more than 25% of their places unfilled (Developing Education in Ceredigion: Planning Education Provision to 2020, pg 20, Ceredigion County Council 2008). Based on these figures it is considered that the issue of overcapacity is going to increase in the future and therefore there will be more vacant places within our schools.
- 2.1.5 Ceredigion has a number of small schools. According to Estyn (a Welsh examination standards board); a primary school with fewer than 90 pupils is deemed to be 'small'. Ceredigion has 51 primary schools (72 %) that meet this definition, which is the highest percentage in Wales. The financial support per pupil provided to very small schools is comparatively high in comparison with other Local Education Authorities (LEAs) in Wales (Ceredigion County Council, Education Department).

Table 9.1. Number of learners within Ceredigion 2004/05 (WAG, 2006).

Age Group	Gender	Mode of Learning			
		Full Time	Part Time	Work Based Learning	All Modes
Under 16	Male	25	110	40	175
	Female	45	135	5	190
16	Male	330	40	125	495
	Female	320	35	45	400
17	Male	195	25	100	320
	Female	290	30	40	360
18	Male	50	40	75	160
	Female	60	30	30	120
19	Male	35	45	55	135
	Female	25	30	25	85
20 to 24	Male	30	165	135	330
	Female	35	190	95	320
25 to 49	Male	25	605	135	765
	Female	55	1230	175	1460
50 to 64	Male	5	320	25	355

Age Group	Gender	Mode of Learning			
		Full Time	Part Time	Work Based Learning	All Modes
65 and over	Female	10	770	45	830
	Male	0	150	0	150
All Ages	Female	0	340	no data	340
	Male	690	1540	695	2920
	Female	845	2835	470	4145
	All	1530	4375	1165	7070

2.1.6 Within Ceredigion overcapacity within schools is a major problem, especially at a primary school level. The information presented below in Table 9.2 details the overall capacity of the schools and the number of surplus places.

2.1.7 Table 9.2: Surplus capacity within County areas (Ceredigion County Council, 2011)

	Aberaeron primaries	Aberystwyth primaries	Cardigan primaries	Tregaron primaries	Lampeter primaries	Llandysul primaries	Secondary schools
Surplus capacity	14.3%	24.7%	33.4%	22.7%	9.3%	25.0%	25.5%
Number of surplus places	113	668	392	88	61	144	1,615

2.1.8 It is an obligation of the LEAs to provide free transport to facilitate attendance of pupils. Pupils qualify for assistance if they are of compulsory school age, attend the nearest school or the school which normally serves the locality, and where they live is over the statutory walking distance, which is defined as being 2 miles in the case of children under 8 years old and 3 miles for children 8 and over (Ceredigion County Council, Education Department). This issue is discussed further in Topic Paper 11 (Transport). Due to the rural nature of the County there are high costs associated with providing this service. The total net expenditure is in the region of £2.6 million. Consequently there are key issues concerning the sustainability of the location of various schools within the County, especially if the number of schools change. Further research into the transport needs associated with education is required.

2.1.9 In terms of the physical characteristics of Ceredigion Schools a high percentage are relatively old. At the moment the primary pupils within Ceredigion are educated within 51 separate schools many of these were built before 1900. Although many of these buildings have undergone refurbishment, there are some whose layout does not provide facilities for modern day learning. Additionally, over the last 15-20 years it has not been possible to invest in the required level of building repairs and redevelopment required and therefore a

substantial amount of work remains outstanding. Although the outstanding monetary figure for maintenance has gradually reduced, it has to be expected that natural deterioration will have to be added.

- 2.1.10 A number of options are currently being looked at, one of which is the creation of area schools. Area schools involve the clustering of small schools under new administrative models and could improve sustainability within compulsory education. Such proposals may involve the closure of some existing schools. The LDP process, will need to take an account of these findings and assist with identification and allocation of sites for new schools if relevant. Key to the location of those schools will be their overall sustainability.
- 2.1.11 Currently there are two area schools within Ceredigion at Synod Inn and Brynhoffnant. The primary and secondary school in Lampeter have merged to form a 3-19 year old school. An outline permission is outstanding for a new 3-19 year old school at Llandysul.
- 2.1.12 Investigation on how Area Schools could seek to address the issue of Community Focused Schools within Circular 34/2003 and the Learning County may also have consequences for the LDP process. A concept of a community focused school is that of Integrated Children's Centres (ICCs). ICCs are based on the concept of providing integrated education, care, family support and health services play a key role in determining good outcomes for the children. It is the main idea of the ICCs to build on opportunities and facilities that already exist and extend them by involving all agencies and organisations involved with children's welfare. The Council has already established two areas, Cardigan and Llandysul, which will offer Integrated Centres. Others are planned throughout the Authority therefore any outcomes of this will need to be addressed within the LDP process (Ceredigion County Council, Education Department).
- 2.1.13 Existing Local Authority review and research work to date has mainly centred on primary schools; however, the needs of the secondary sector will also need to be considered in the future.

Further and Higher Education

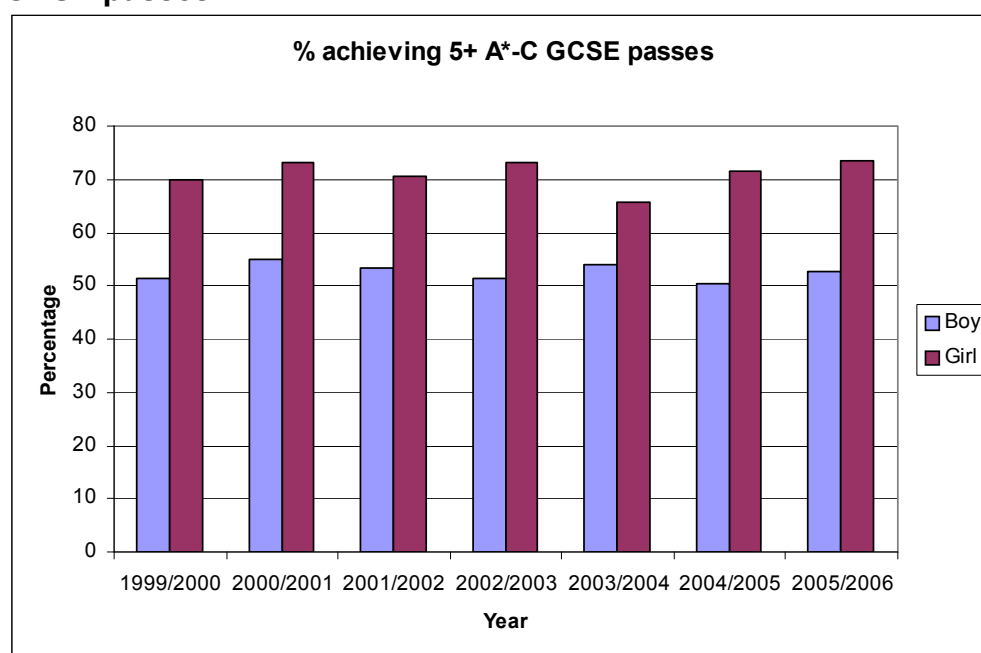
- 2.1.14 The County, along with its Sixth Forms, is also served by Coleg Ceredigion of Further Education. Coleg Ceredigion is a bilingual further education establishment overseen by a Board of Governors, maintaining campuses in Aberystwyth and Cardigan.
- 2.1.15 It is estimated that the college has over 2155 full time students and 1490 part students, offering GCSEs, A-level, AS-level, National Diploma, City and Guilds, Edexcel NVQ and other qualifications across a range of Vocational Areas. The college also offers Work Based Learning Programmes for those who wish to study whilst in employment. The college also offers one and two day School Link programmes in Wood and Brick trades, Hospitality and Catering,

Health and Care/Childcare, Fashion, Information Technology and Motor Vehicle Engineering for under 16s the college. All pupils studying on School Link programmes work towards accredited qualifications. Opportunities for studying in these areas are also available for pupils in year 10 wishing to access After School and Saturday Clubs.

- 2.1.16 Within Ceredigion additional vocational training is offered through Hyfforddiant Ceredigion Training, part of Economic Development Department at Ceredigion County Council. It has four centres of operation at; Aberystwyth, Llanbardarn, Lampeter and Cardigan. Examples of the courses on offer are: NVQ in MES Plumbing, Modern Apprenticeship in Electrical Installation, Motor Vehicle Mechanics and Horse Care. Most of these courses are offered within the County, however to study Electrical Installation students have to travel to Llanelli 1 day a week. There is also some concern on the funding that Coleg Ceredigion and Hyfforddiant Ceredigion Training receive for the students, as current funding restricts the number of students allowed on the courses.
- 2.1.17 To help promote skills and local businesses within the area ‘Spin Out’ industries are operating within Ceredigion, this is discussed further in Topic Paper 12 (Employment and Economy).
- 2.1.18 The County also possess two Universities. Aberystwyth University, which is an accredited institution of the University of Wales and the University of Wales Trinity St. David in Lampeter.
- 2.1.19 Aberystwyth University has a total of 9340 students studying for an Undergraduate Degree and 1800 studying for a postgraduate degree (2010/2011 HESA). Of 1315 full time students who left 2010/2011 who responded to the questionnaire 1060 were employed/studying.

Educational Accomplishment and Issues

- 2.1.20 The success of the education establishments within Ceredigion has been highlighted by the general increase in students achieving 5 or more GCSEs A* - C grades 1999 – 2006 (Figure 9.1). This success is also reflected by the number of people aged 16 to 74 within Ceredigion who possess qualifications (Table 9.4). Table 9.3 demonstrates the number of pupils within Ceredigion achieving Level 1 – Level 3 qualifications in the year 2010/2011. The success of pupils achieving GCSEs has continued to rise from the previous 2005/2006 results. Table 9.5 illustrates data from the 2011 census, demonstrating that Ceredigion has seen an increase in the number of persons attaining a Level 4 or above qualification.

Figure 9.1. Percentage pass rate of students achieving 5+ A*-C GCSE passes**Table 9.3: 2010/2011 Qualifications spilt by boy/girl (Welsh Government, 2011)**

Qualification	Boy	Girl	Total
Level 1 (GCSE Grades D-G)	87	94	181
Level 2 (GCSE Grades C –A*)	65	78	143
Level 3 (2 A-level)	95	99	194

Table 9.4. Percentage of people aged 16 to 74 who possess qualifications within Ceredigion (National Statistics Office, 2001).

Highest qualification level attained	Number of individuals (% of population)	
	Ceredigion	Wales
No qualifications	25.0	33.0
Level 1	12.5	15.5
Level 2	20.0	19.8
Level 3	17.8	7.1
Level 4/5	21.7	17.4
Other Qualification/ Level unknown	6.0	7.2

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Topic Area 10: Welsh Language

1. Introduction
 - 1.1.1 Until the middle of the 19th century, Welsh was the only language spoken by the majority of the population of Wales (Morgan, 2001). However, in the years that followed the language underwent an extended period of decline, culminating in a numerical nadir in the 1960s.
 - 1.1.2 Between 1991 and 2001 census figures suggested there has been a reversal of this declining trend and that a new platform had been established on which further revitalisation can take place (Aitchison & Carter, 2004). However, results from the 2011 census marked a return to a downward trend in both the number and proportion of Welsh speakers within all of Wales' Local Authorities bar Cardiff, Caerphilly and Monmouthshire Monmouthshire (Office of National Statistics, 2012a). The causes for this decline are still the subject of debate.
 - 1.1.3 Nevertheless, the Welsh language remains to be part of Wales' social and cultural fabric, which according to the 2011 census is spoken by just under 20% of the population. Across the country there are substantial variations in both the number and proportion of Welsh speakers, with Carmarthenshire being home to the largest (78,000) number of speakers and Gwynedd the highest proportion (69%). At the other end of the spectrum, Blaenau Gwent contains both the fewest number (5,300) and the lowest proportion (8%) of speakers (Office of National Statistics, 2012a) (Table 10.1). Whilst most fluent speakers were born and educated in Wales, many who have moved to Wales from other parts of the UK or from elsewhere, have learned the language and therefore also make a valuable contribution to their communities.

Table 10.1. Welsh Language Speakers 1991 to 2011 (Census Data 1991-2011)

Local Authority	1991		2001		2011		Change 1991-2001		Change 2001-2011	
	No.	%	No.	%	No.	%	No.	%	No.	%
Blaenau Gwent	1539	2.2	6417	9.5	5284	7.85	4878	7.3	-1133	-1.6
Bridgend	10282	8.3	13397	10.8	13103	9.74	3115	2.5	-294	-1
Caerphilly	9733	6	18237	11.2	19251	11.19	8504	5.2	1014	0
Cardiff	18071	6.6	32504	11	36735	11.06	14433	4.4	4231	0
Carmarthenshire	89206	54.8	84196	50.3	78048	43.94	-5010	-4.5	-6148	-6.4
Ceredigion	36020	59.1	37918	52	34964	47.35	1898	-7.1	-2954	-4.7
Conwy	31448	30.6	31298	29.4	30600	27.39	-150	-1.2	-648	-2
Denbighshire	22870	26.9	23760	26.4	22236	24.56	890	-0.5	-1524	-1.8
Flintshire	18403	13.5	20599	14.4	19343	13.16	2196	0.9	-1256	-1.2
Gwynedd	78719	72.1	77846	69	77000	65.37	-873	-3.1	-846	-3.6
Isle of Anglesey	41246	62	38893	60.1	38568	57.22	-2353	-1.9	-325	-2.9
Merthyr Tydfil	4225	7.5	5532	10.2	5028	8.88	1307	2.7	-504	-1.3
Monmouthshire	1666	2.2	7688	9.3	8780	9.91	6022	7.1	1092	0.6
Neath Port Talbot	23762	17.9	23404	18	20698	15.3	-358	0.1	-2706	-2.7
Newport	2877	2.3	3135	10	13002	9.3	10258	7.7	-133	-0.7
Pembrokeshire	19729	18.3	23967	21.8	22786	19.25	4238	3.5	-1181	-2.5
Powys	23770	20.7	25814	21.1	23990	18.6	2044	0.4	-1824	-2.5
Rhondda, Cynon, Taff	20035	9	27946	12.5	27779	12.32	7911	3.5	-167	-0.2
Swansea	28590	13.3	28938	13.4	26332	11.39	348	0.1	-2606	-2
The Vale of Glamorgan	7674	6.8	12994	11.3	13189	10.81	5320	4.5	195	-0.5
Torfaen	2119	2.4	9780	11.1	8641	9.84	7661	8.7	-1139	-1.3
Wrexham	16360	13.8	18105	14.6	16659	12.87	1745	0.8	-1446	-1.7
Wales	508098	18.7	582368	20.8	562016	19	74270	2.1	-20352	-1.7

1.1.4 In land use planning terms, despite one attempt by a consortium comprising of the Welsh Language Board, the Welsh Assembly Government and a number of Local Authorities to create a sound methodology for conducting Welsh Language Assessments, there is currently no nationally adopted system for accomplishing such study. "Planning and the Welsh Language: the way ahead" was published in December 2005. The partnership recognised that there was still work to be done to refine the proposed methodology, and since 2005 a number of authorities, including Gwynedd, Snowdonia NPA, Ynys Mon and Carmarthenshire have been using and testing the methodology to varying degrees. The Welsh Government has committed to reviewing and revising its current advice on Welsh language issues in planning - TAN20 - which was subject to public consultation in 2011.

Associated SA/SEA Objectives*

- 10a. Promote the use of the Welsh language.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

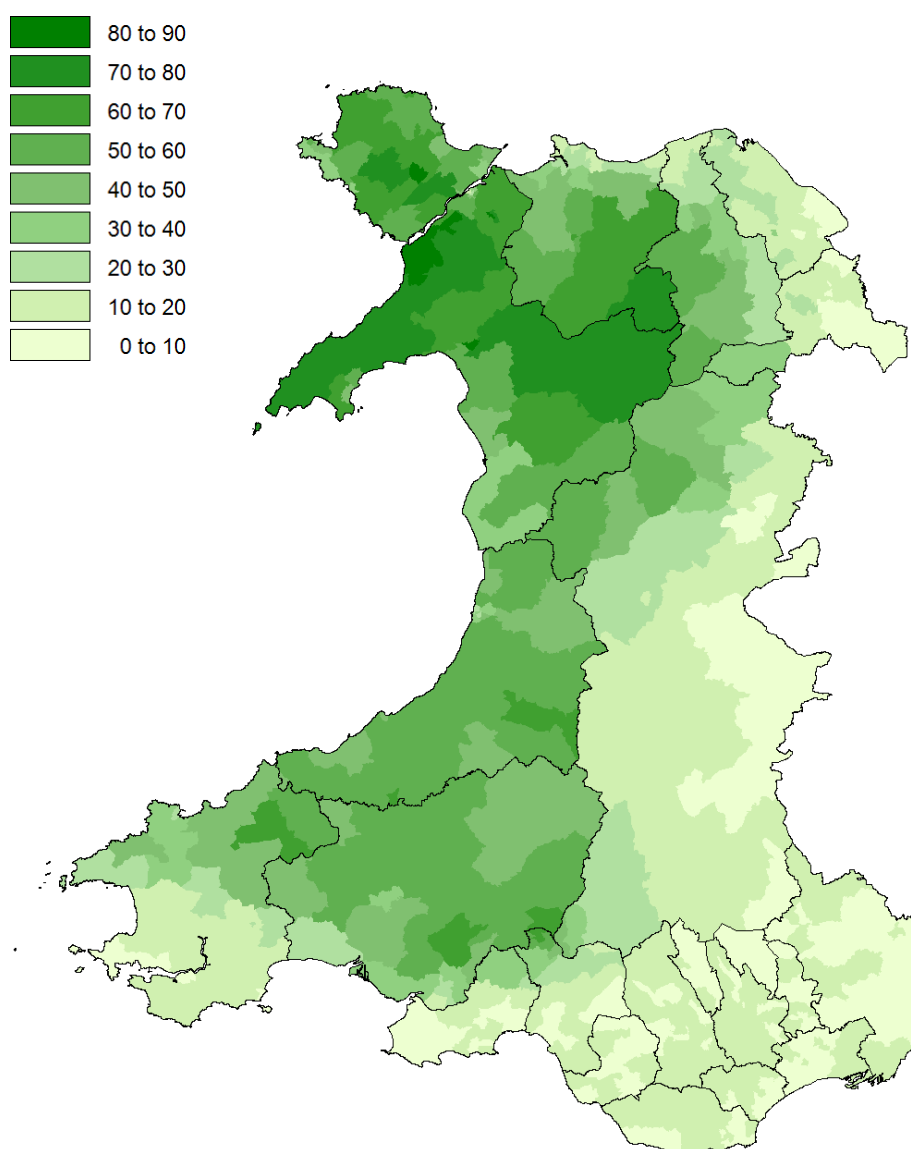
The Welsh language in Ceredigion

- 2.1.1 While the proportion of Welsh speakers in Ceredigion fell below 50% between 2001 and 2011, the county remains to be home to one of the strongest Welsh speaking communities in Wales, with around 47% of its resident population speaking the language. This strong representation of Welsh speakers means that the language is very much part of Ceredigion's social fabric and that it is therefore appropriate that it be taken into account in the formation of land use policies.
- 2.1.2 From the late 18th century and through the first half of the 20th century Ceredigion, as did much of rural Wales, suffered from a prolonged period of depopulation, resulting in a general loss in the number of Welsh speakers living in the county. By 1961, Ceredigion had lost a quarter to a third of its 1871 population. Furthermore, this depopulation was a more persistent feature of rural areas. In towns such as Aberystwyth, some reversal of the trend was apparent by the 1960s, but rural areas such as Tregaron, were still experiencing out-migration of the more mobile, skilled and ambitious, and those motivated by a lack of local capital or property.
- 2.1.3 Despite sustained depopulation and out-migration, these rural areas maintained a high proportional level of Welsh speakers; they are precisely those areas which form the traditional Welsh speaking heartlands, sometimes referred to as *Y Fro Gyrate* (Balsom, 1985). However, given the age profile of the population, the dependency of the local economy on transfer payment from central government, and the decline of local services by the 1960s, it is questionable whether this situation could be described as sustainable in the medium to long term. That is, without a change in continuing depopulation, these communities are at the edge of a step change, a true 'tipping point' of population decline.
- 2.1.4 Since the 1960s, the loss of the local population has been partially counterbalanced by immigration, from outside the County. This growth has been apparent in a number of other areas in the UK defined as 'remote and rural'. These were often areas which had also seen depopulation in the late 19th and early 20th centuries. Consequently, even a fairly modest rate of re-population, has often resulted in a large rise when expressed as a percentage of population overall. Therefore, a shift in the population demographic, often leads to a fall in the proportion of Welsh speakers, most notably in larger settlements. This is one aspect of the widespread trend, covered by the general term 'counter-urbanisation' that has been a persistent feature of the internal migration pattern of the UK and other developed nations over the past few decades. This process encompasses many, at times contradictory, trends and movements, but of special interest locally is the mass movement to

rural areas such as Ceredigion. Since the 1980s the +3 age group within the population (as defined by the Office of National Statistics) of Welsh speakers has grown, however the proportion of Welsh speakers overall has continued to drop, albeit at a slower rate. The proportion of individuals able to speak Welsh in 2011 is shown by figure 10.2 for Welsh Electoral Divisions.

Figure 10.2. Proportion of persons aged 3 and over who are able to speak Welsh by electoral division in 2011 (2001 Census).

Able to speak Welsh
(%) 2011

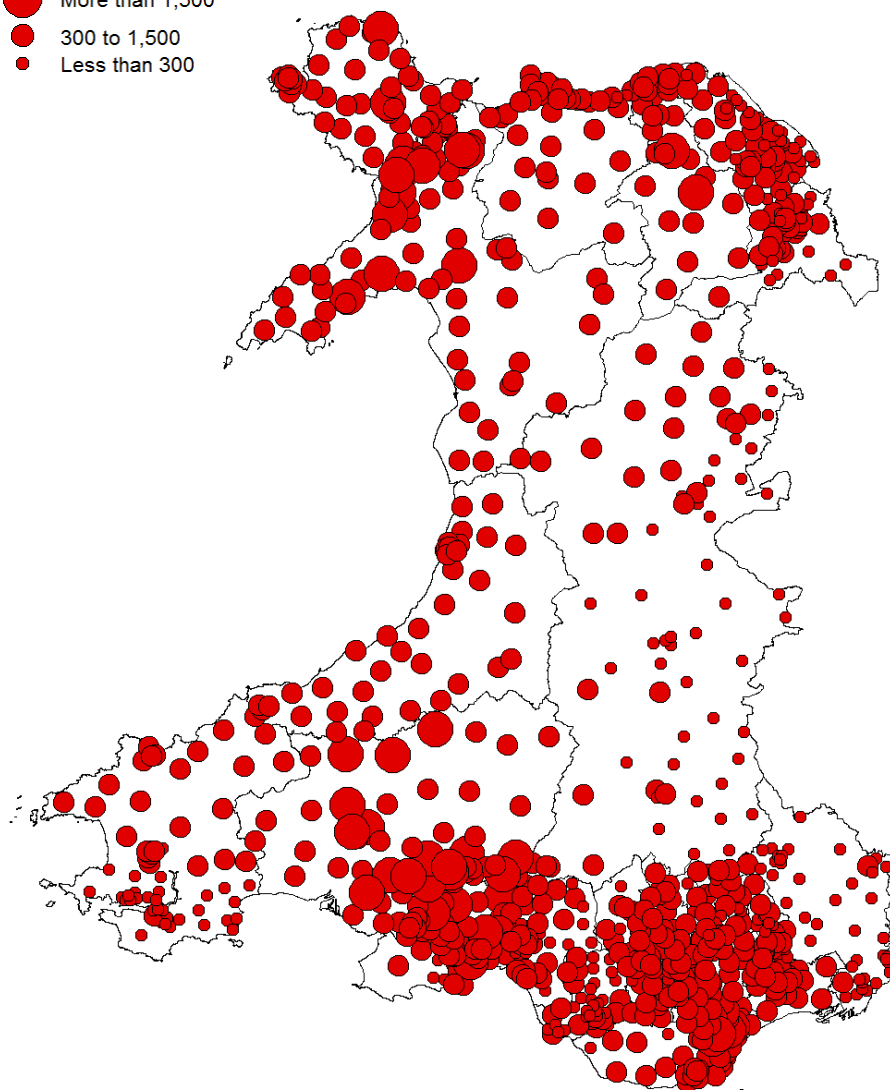


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Figure 10.3. Number of persons aged 3 and over who are able to speak Welsh by electoral division in 2011 (2001 Census).

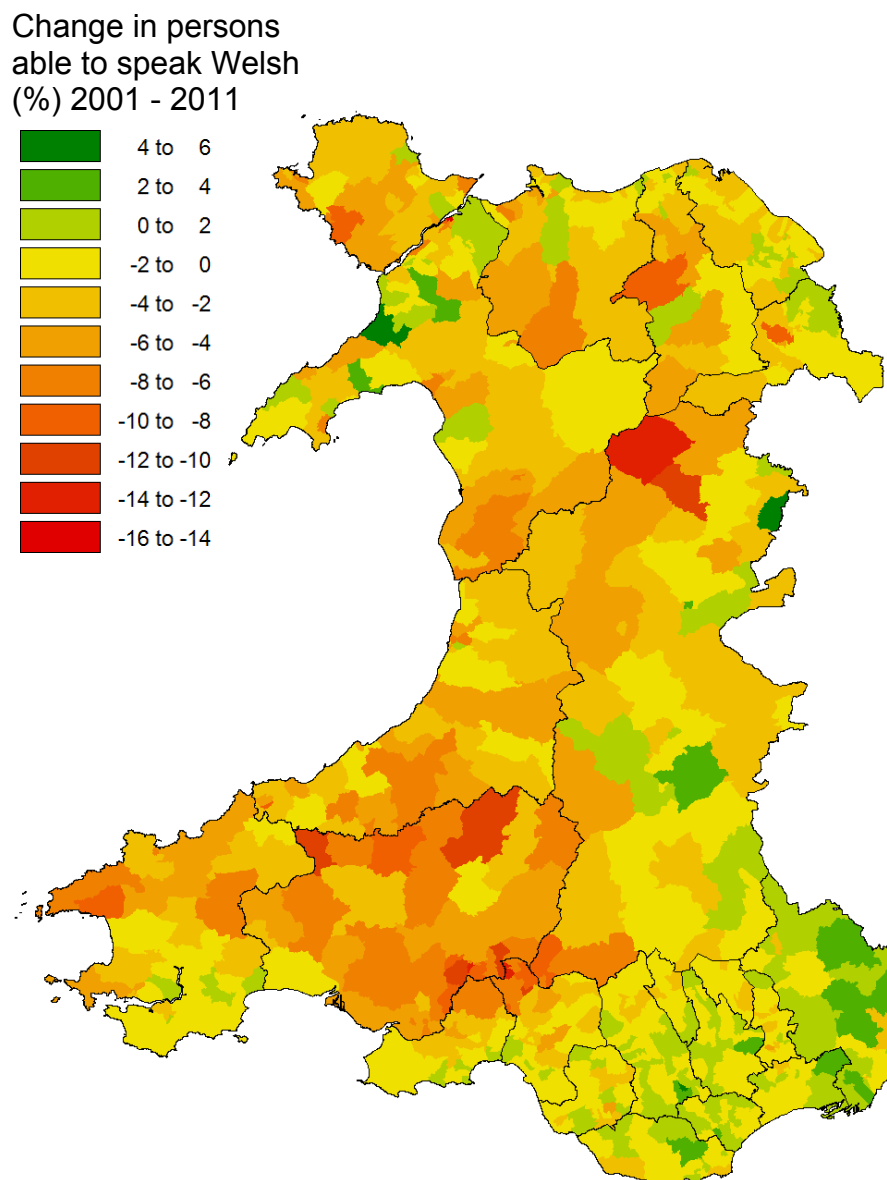
Number able to speak Welsh 2011

- More than 1,500
- 300 to 1,500
- Less than 300



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Figure 10.4. Proportional change in persons aged 3 and over who are able to speak Welsh by electoral division in 2011 (2001-2011 Census).



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- 2.1.5 The most accurate information available regarding the proportion of Welsh speakers within Ceredigion is derived from National Census data (Tables/Figures 10.2 to Figure 10.5). Changes in the methodology between 1991 and 2001 created problems in comparing figures before and after these dates. Between 1991 and 2001 the enumeration of Higher Education students changed from their home address, to that of their term time address, creating a distortion in both Ceredigion's normal population and the number

and proportion of Welsh speakers found within the County. Caution must therefore be taken when attempting to derive trends from census data.

Figure 10.5. Proportion of Welsh speakers including HE student population by electoral ward (Census Data 1891-2011).

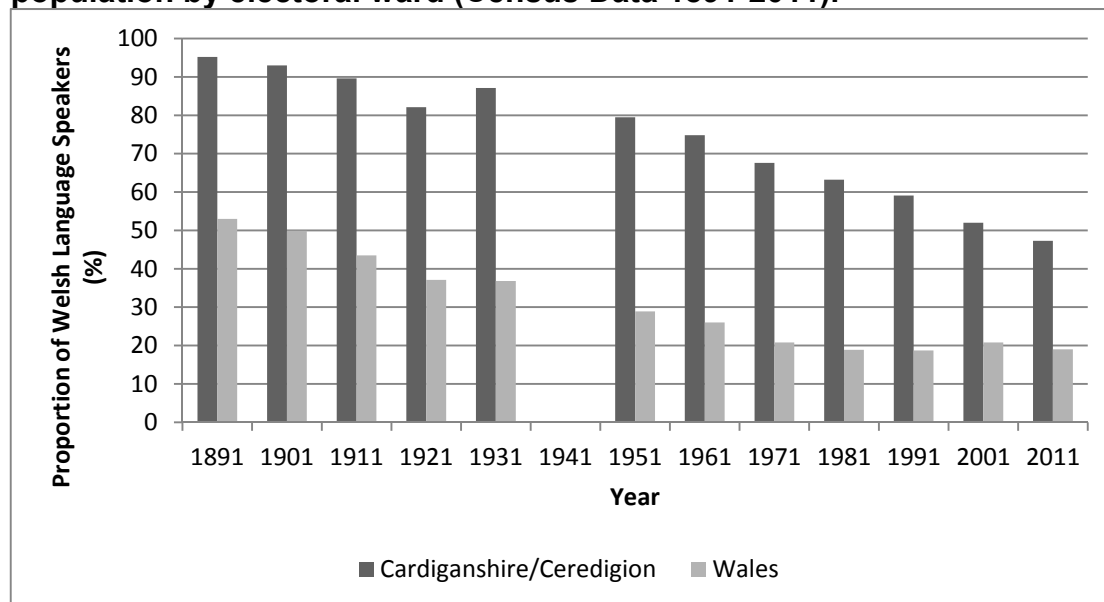


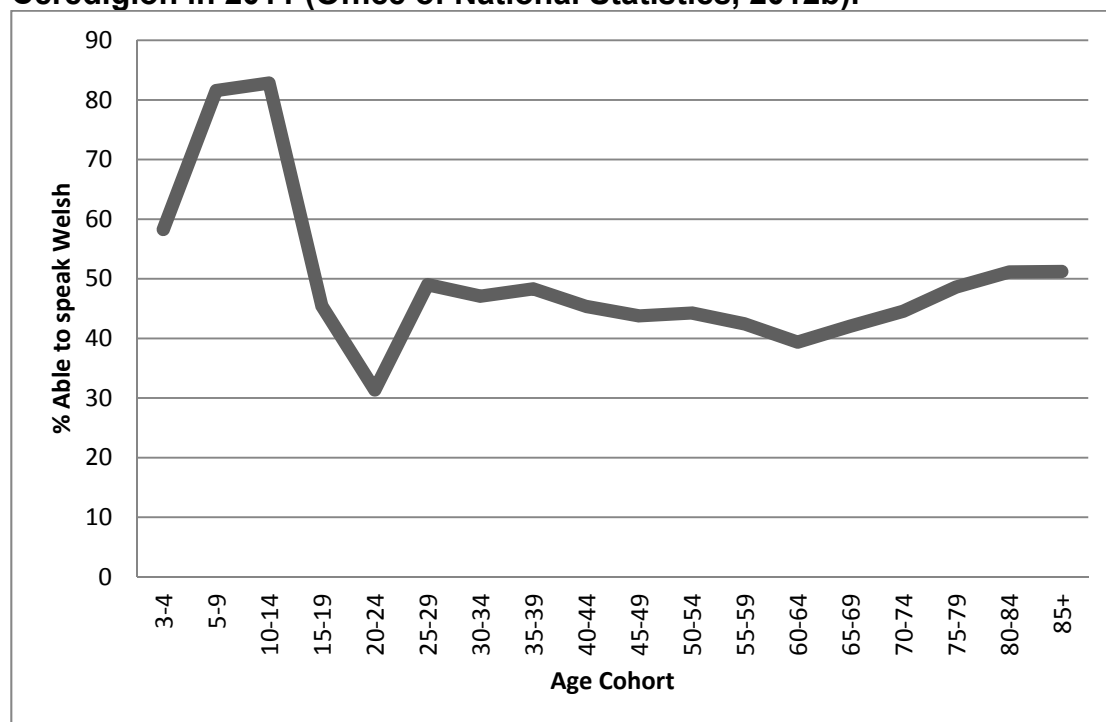
Table 10.6. Welsh speakers by Electoral Division 2001-2011 (2001-2011 Census).

Electoral Ward	2001			2011			Change 2001-2011			
	All people aged 3 and over	Welsh speakers (no.)	Welsh speakers (%)	All people aged 3 and over	Welsh speakers (no.)	Welsh speakers (%)	All people aged 3 and over	Non-Welsh speakers (no.)	Welsh speakers (no.)	Welsh speakers (%)
Aberaeron	1,478	954	65%	1,390	832	60%	-88	34	-122	-5%
Aberporth	2,434	1,188	49%	2,293	1,018	44%	-141	29	-170	-4%
Aberteifi/Cardigan-Mwldan	1,693	1,066	63%	1,721	1,012	59%	28	82	-54	-4%
Aberteifi/Cardigan-Rhyd-y-Fuwch	1,201	771	64%	1,180	658	56%	-21	92	-113	-8%
Aberteifi/Cardigan-Teifi	1,153	581	50%	1,117	524	47%	-36	21	-57	-3%
Aberystwyth Bronglais	1,902	818	43%	2,041	745	37%	139	212	-73	-7%
Aberystwyth Canol/Central	2,146	612	29%	2,447	652	27%	301	261	40	-2%
Aberystwyth Gogledd/North	1,930	611	32%	2,618	639	24%	688	660	28	-7%
Aberystwyth Penparcau	2,979	1,191	40%	3,005	1,095	36%	26	122	-96	-4%
Aberystwyth Rheidol	2,402	837	35%	2,686	819	30%	284	302	-18	-4%
Beulah	1,585	860	54%	1,591	841	53%	6	25	-19	-1%
Borth	2,177	927	43%	2,026	823	41%	-151	-47	-104	-2%
Capel Dewi	1,349	759	56%	1,267	642	51%	-82	35	-117	-6%
Ceulanamaesmawr	1,862	1,051	56%	1,848	977	53%	-14	60	-74	-4%
Ciliau Aeron	1,954	1,141	58%	1,926	1,040	54%	-28	73	-101	-4%
Faenor	2,360	929	39%	2,505	823	33%	145	251	-106	-7%
Lampeter	2,802	1,449	52%	2,870	1,346	47%	68	171	-103	-5%
Llanarth	1,502	855	57%	1,549	785	51%	47	117	-70	-6%
Llanbadarn Fawr-Padarn	1,236	502	41%	1,013	414	41%	-223	-135	-88	0%
Llanbadarn Fawr-Sulien	1,611	380	24%	2,298	549	24%	687	518	169	0%

Electoral Ward	2001			2011			Change 2001-2011			
	All people aged 3 and over	Welsh speakers (no.)	Welsh speakers (%)	All people aged 3 and over	Welsh speakers (no.)	Welsh speakers (%)	All people aged 3 and over	Non-Welsh speakers (no.)	Welsh speakers (no.)	Welsh speakers (%)
Llandyfriog	1,773	1,038	59%	1,773	970	55%	0	68	-68	-4%
Llandysilio-gogo	1,909	1,000	52%	1,925	977	51%	16	39	-23	-2%
Llandysul Town	1,473	1,031	70%	1,398	888	64%	-75	68	-143	-6%
Llanfarian	1,403	770	55%	1,468	792	54%	65	43	22	-1%
Llanfihangel Ystrad	1,989	1,254	63%	1,973	1,123	57%	-16	115	-131	-6%
Llangeitho	1,547	886	57%	1,416	777	55%	-131	-22	-109	-2%
Llangybi	1,712	936	55%	1,454	713	49%	-258	-35	-223	-6%
Llanrhystyd	1,434	906	63%	1,510	871	58%	76	111	-35	-5%
Llansantffraed	2,426	1,344	55%	2,323	1,198	52%	-103	43	-146	-4%
Llanwenog	1,829	1,193	65%	1,788	1,058	59%	-41	94	-135	-6%
Lledrod	2,170	1,290	59%	2,149	1,166	54%	-21	103	-124	-5%
Melindwr	2,105	1,094	52%	1,956	967	49%	-149	-22	-127	-3%
New Quay	1,089	511	47%	1,048	435	42%	-41	35	-76	-5%
Penbryn	2,040	1,067	52%	2,003	971	48%	-37	59	-96	-4%
Pen-parc	2,292	1,320	58%	2,262	1,244	55%	-30	46	-76	-3%
Tirymynach	1,818	1,091	60%	1,837	1,006	55%	19	104	-85	-5%
Trefeurig	1,617	934	58%	1,713	967	56%	96	63	33	-1%
Tregaron	1,186	809	68%	1,173	785	67%	-13	11	-24	-1%
Troedyraur	1,372	805	59%	1,272	647	51%	-100	58	-158	-8%
Ystwyth	1,943	1,154	59%	2,015	1,175	58%	72	51	21	-1%

- 2.1.6 The decline in the +3 proportion of Welsh speakers has been far from homogeneous throughout the county, and an analysis of the data indicates some quite significant differences between electoral division, as different processes are in train at a local level. In 2011, with the exception of Aberystwyth Central, Aberystwyth North, Llanbadarn Fawr-Sulien, Llanfarian, Trefeurig, and Ystwyth, all divisions showed a decrease in the number of speakers (Table 10.4). This is in contrast to 2001, where with the exception of Capel Dewi, Lledrod, Llandyfriog, Ceulanamaesmaer, Beulah, Aberaeron and Tregaron, all divisions showed an increase.
- 2.1.7 In Ceredigion, education appears to have been the primary driver in increasing the numbers of Welsh speakers. Evidence for this is presented in Figure 10.7, which shows a significant spike in the proportion of Welsh speakers between the ages of 5 and 15. The graph also shows a significant decrease in the proportion of speakers in the 20-24 age cohort, which reflects the significant number of Higher Education students residing within the County.
- 2.1.8 This process of education is likely to lead to an increase in the number of Welsh speakers in certain age groups. It could be argued that these new Welsh speakers do not use the language in the same way as the 'lost speakers' of twenty or thirty years ago, for whom Welsh was the language of daily work, society and culture, who may not have moved outside a Welsh milieu. There is a difference between the social context of language use of these 'new' speakers and the former context of language use in rural areas of several decades ago. However, the health of the language can only be maintained or improved through a variety of responses, including education of second language speakers, maintaining the economic social and cultural vitality of local communities, encouraging Welsh use and proficiency through other local and national policies, etc.

Figure 10.7 Age profile of Welsh language speakers in Ceredigion in 2011 (Office of National Statistics, 2012b).



- 2.1.9 Another factor that may be influencing the use of the language is the increasing recognition of the economic benefits of Welsh, both by employers and by employees. According to the Welsh Language Board (which was disbanded with the Welsh Language (Wales) Measure 2011) in response to the growing expectations of their customers employers throughout Ceredigion, and Wales in general - in the public, private and voluntary sectors - are becoming aware of the possible benefits of using the language, such as:
- a. improving the quality of customer service,
 - b. attracting new customers,
 - c. increasing customer loyalty,
 - d. harnessing goodwill at relatively low cost,
 - e. gaining a marketing edge over competitors, and
 - f. enhancing public relations efforts.
- 2.1.10 Increasingly organizations in all sectors have been offering more bilingual services, and consequently the demand for people with bilingual skills has increased. It is recognized that in the workplace, the ability to speak or write in both Welsh and in English is a valuable skill. The need for bilingual skills may vary from one organization to the next, depending on its location what type of service it provides and how it deals with its customers, with public sector, being the largest single employer, leading the way.
- 2.1.11 It is likely that over the next decade in Wales, this situation will continue to develop, in response to customers' wishes and expectations. There will be jobs at all levels for which an ability to

work bilingually will be desirable, if not essential, which will consequently have an effect on the health of the language. This is one of the major factors which continue to drive the demand for Welsh-medium education and vocational training, as young people and their parents recognize the economic value of the Welsh language.

- 2.1.12 The UDP suggests that there are 2 socio-linguistic factors at work in Ceredigion:
- a. Demographic change; and
 - b. The inability of Welsh speaking communities to effectively manage the linguistic side effect of demographic change.
- 2.1.13 Demographic change is brought about by changes in birth and mortality rates, as well as population movement. When the UDP was written, within Ceredigion mortality rates outweigh birth rates so there was a naturally declining population of around 200 people a year. Population movement on the other hand meant that there was a net population increase of around 500 people per year.
- 2.1.14 There are few mechanisms, particularly planning mechanisms that can restrict inward or outward migration. The plan attempts to take the impact of inward migration into account, as well as trying to enhance opportunities and services to encourage people to stay.
- 2.1.15 The health of the Welsh language in Ceredigion encompasses many complex issues that extend beyond the land use planning system. It might be argued that Welsh is in a better position as a community language, within those communities where there has been an increase in the number of Welsh speakers, and where the proportion has shown only a slight decline; but where community life remains vital. There is indeed, an argument that a community language which is capable of growing whilst adapting to changing social contexts, which utilises the growing pool of non-first language Welsh speakers, will be in a far healthier state to react to the challenges of social change in the 21st Century.

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Topic Area 11: Transport

1. Introduction

- 1.1.1 The topic of transport is at the heart of sustainable development, affecting the global environment in terms of impacts of travel on greenhouse gas emissions and climate change. It is also a topic that affects many other matters such as; the local built environment and quality of life, social health and well-being and in terms of equalities of access to work, services and facilities.
- 1.1.2 The topography of the County and its peripheral location create significant challenges in respect to the accessibility and connectivity of Ceredigion. Meeting the need for sustainable development, meeting the needs for travel and transport of people and goods in such a rural county requires innovative thinking beyond standard approaches, since urban solutions do not meet the need to enable rural residents to visit shops and leisure facilities, attend health, education and other service establishments and, in particular, to access jobs.

Associated SA/SEA Objectives*

- 11a. Reduce the need to travel/transport and promote sustainable modes of transportation.
- 11b. Improve accessibility to services for communities, and connectivity for the sake of the economy.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information:

Broad profile

- 2.1.1 Ceredigion's main transport issues arise from its geographic location on the western seaboard of the UK, its size, topography, its very rural nature and dispersed population which are responsible for its transportation requirements and the development of the transport infrastructure.
- 2.1.2 At present, there is a high level of reliance on the predominant road network infrastructure servicing a high proportion of private and commercial motor vehicle journeys. Ceredigion has 114 km of trunk roads, the A487 (T) Fishguard to Bangor coast road and the A44 (T) road from Aberystwyth to Shrewsbury. The remainder of the county is served by a network of 158 km of principal county roads, of which the A486 Llandysul-Synod Inn Ceredigion Link Road route is to be trunked.
- 2.1.3 Rail-based public transport within the County is limited to the Aberystwyth to Shrewsbury and Birmingham Cambrian line and the

Aberystwyth to Pwllheli Cambrian Coast line, with stations at Aberystwyth and Borth only. In addition, there are 2 tourist railways operating, one between Aberystwyth and Devil's Bridge, the other at Henllan in the south east of the county. Potential climate change impacts on rail infrastructure at the coast north of Aberystwyth are likely to be the subject of study at the request of the Environment Agency to determine the most feasible infrastructure management measures for the future. In October 2011, TraCC commissioned the production of a Carbon Baseline Report to provide an overview of climate change policy and to establish baseline data for the region (included in Appendix A of the Tracc RTP Annual Progress Report 2011/12). The report places a commitment from TraCC to make an annual carbon equivalent emission reduction of 3% a year by 2011 and further reductions of at least 40% by 2020. TraCC seeks to achieve reductions in CO2 emissions by targeting distance travelled per year, modal shift, vehicle occupancy rates, relative efficiency of cars, buses and trains. A range of interventions have been identified which will assist TraCC in achieving these commitments, including 'mode specific' frameworks and prioritised list of associated works/measures, e.g., for Highways, Walking and Cycling, Passenger Transport, Road Safety, etc.

- 2.1.4 Public transport bus services link main towns to each other and to main towns outside the county (Traws Cambria service) and more isolated areas and sectors of society are served by a range of linked or coordinated public and community transport services to local service centres.
- 2.1.5 Walking and cycling are important travel modes not just for journeys of local residents to school and work and local facilities, but leisure walking and cycling are important activities for the County's residents and components of the tourism economy. There are some 2,500 kms of public rights of way in Ceredigion. The Rights of Way Improvement Plan required by CROW Act 2000, published in September 2008, sets out a Statement of Action for improvement around the themes of Maintaining the Definitive Map, Managing and protecting the Rights of Way network, Meeting the needs of users, Working in partnership and Raising awareness. The RTP, October 2008 sets out a five year program for Safe Routes in Communities, with priority schemes identified at Aberporth, Llandre and Rhiwgoch, Aberaeron, as part of an on-going programme. Many settlements sit astride roads, with severance and pedestrian road safety issues arising particularly in settlements on the principal roads – the key examples relate to the Cardigan bypass and to the hostile environment for pedestrians and cyclists in getting from Aberystwyth railway/bus station to the town centre (see Aberystwyth Master Plan). Sustrans (the sustainable transport charity) have been instrumental in establishing a network of recreational cycle routes as part of the National Cycle Network (NCN), which in Ceredigion include the Lon Cambria (NCN 81) Aberystwyth to Shrewsbury route

and the Lon Teifi (NCN 82) Aberystwyth to Fishguard route. More routes are to be added.

- 2.1.6 Ceredigion's nearest ferry port is at Fishguard, approximately 60 km (40 miles) from Cardigan. There is a small civilian airport, West Wales Airport, at Blaenannerch, Aberporth, approximately 6.4 km (4 miles) from Cardigan.

Detailed profile, baseline data, strengths, weaknesses, opportunities

- 2.1.7 Its dispersed population, small towns and predominantly agricultural role with small to medium size businesses, give an impression of few transport issues, as these are often perceived solely in terms of the peak hour congestion experienced during journeys to work and to school. But the congestion that does occur stems mainly from historical loss of rail connectivity in the south of the county and associated bus feeder services, which has on the one hand encouraged car ownership and use and on the other hand, excluded people who cannot drive or do not have a car. In Ceredigion, these are a relatively small proportion of the population, though there are wards where car ownership is particularly low – in parts of Aberystwyth (2001 Census) less than 60% of households had access to a car (TraCC Regional Transport Plan Position Statement October 2007) (Table 11.1). A comparison of 2001 Census proportions at a County level shown at Table 11.2 and Figures 11.1 and 11.2 is shown in updated figures for the 2011 Census at Table 11.2(U) and Figures 11.1(U) and 11.2 (U).

Table 11.1. Households without car ownership in Ceredigion in 2001 (2001 Census).

RTP Zones	Total Households	Total Households with No access to car	% Households with No access to a car
1 Aberystwyth	6373	1312	20.6
2 Coastal Zone-South	10719	1573	14.7
3 Coastal Zone-North	9396	1748	18.6
4 Cambrian Mountains	3958	883	22.3
5 Teifi Valley	8327	1328	15.9

- 2.1.8 The extent of reliance on private motor vehicles becomes apparent from the Census figures for percentages of households with 2, 3 and 4 cars compared to the Wales average.

Figure 11.1. Percentage of households without access to a car for selected Welsh counties in proximity to Ceredigion (2001 Census).

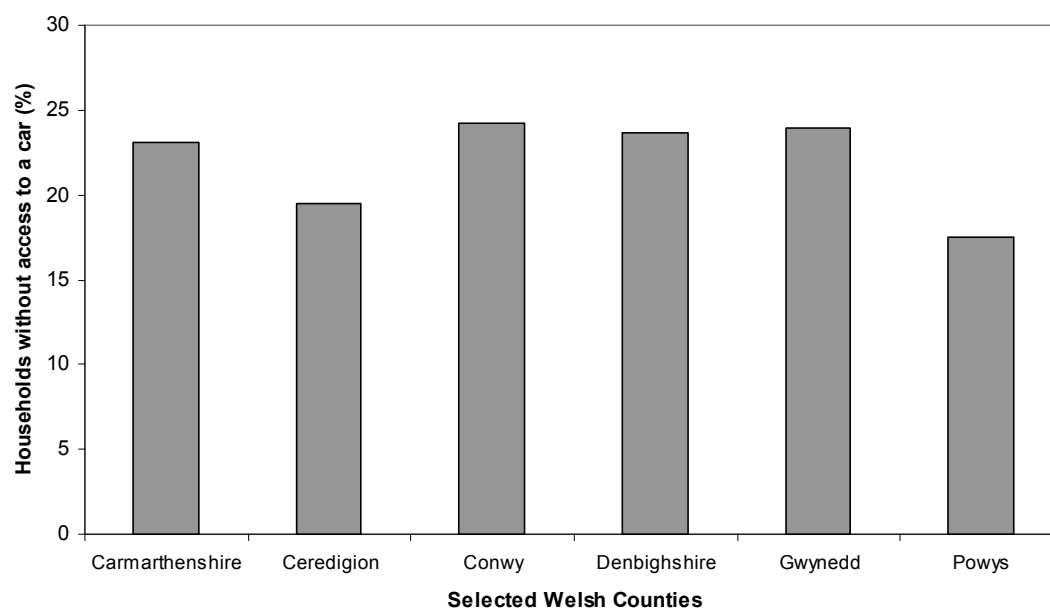
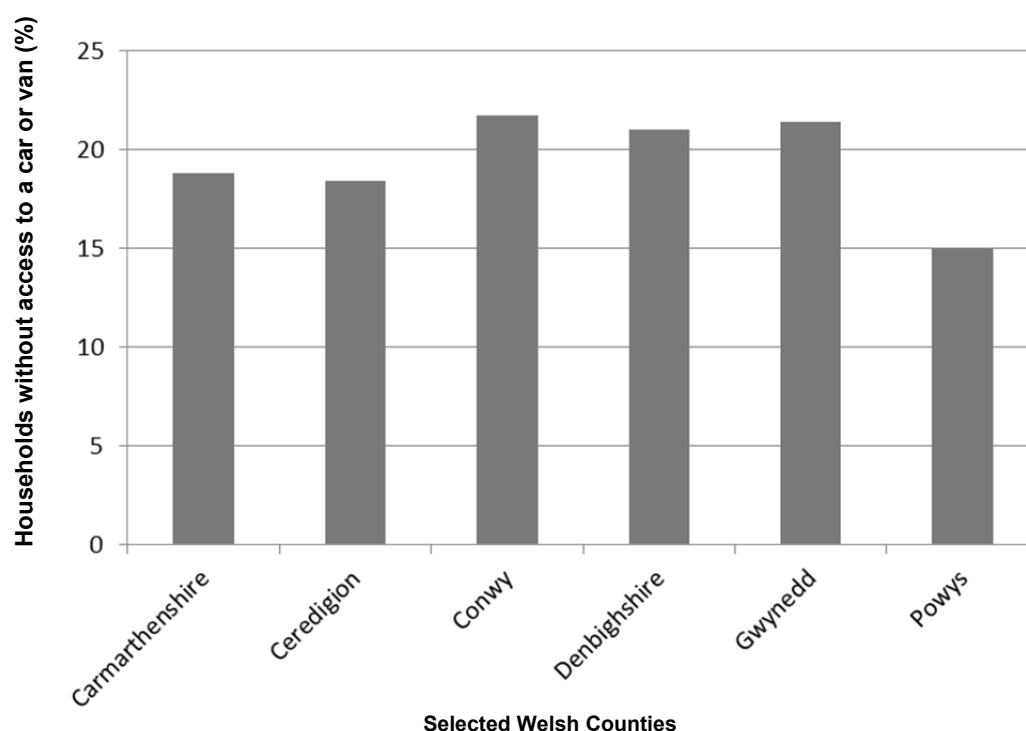


Figure 11.1(U). Percentage of households without access to a car or van for selected Welsh counties in proximity to Ceredigion (2011 Census).



Source: Office for National Statistics: 2011 Census KS404EW

In comparing Census 2011 figures with Census 2001, all selected counties show a reduction in the percentage of households with no access to a motor vehicle. The smallest reduction is in Ceredigion as compared to counties in proximity.

Figure 11.2. Percentage of households with car ownership for selected Welsh counties in proximity to Ceredigion (2001, Census).

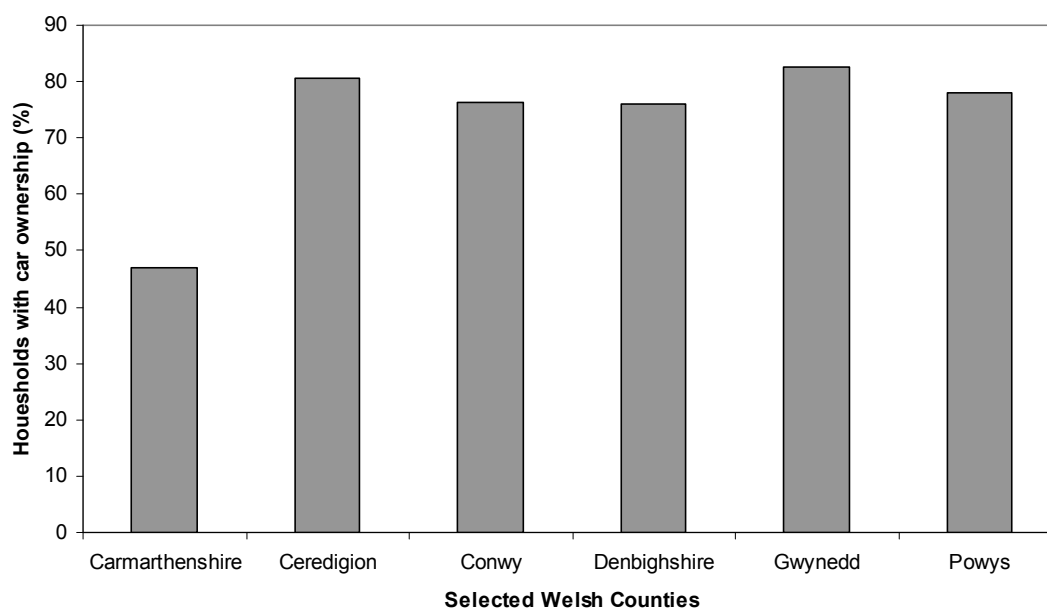
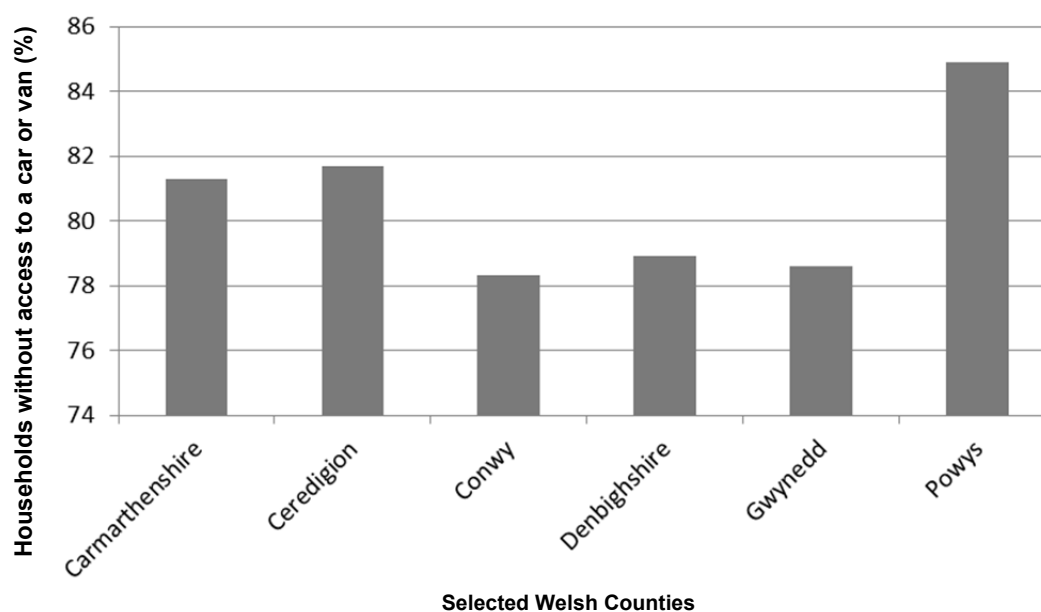


Figure 11.2(U). Percentage of households with car ownership for selected Welsh counties in proximity to Ceredigion (2011, Census).



Source: Office for National Statistics: 2011 Census KS404EW

Table 11.2. Percentage of cars or vans per household for Ceredigion in 2001 compared with Wales (Source: Office of National Statistics).

Description for households	%	
	Ceredigion	Wales
No cars or vans	19.5	26.0
One car or van	46.7	45.5
Two cars or vans	26.0	22.9

Three cars or vans	5.90	4.30
Four or more cars or vans	1.90	1.25

Table 11.2(U). Percentage of cars or vans per household for Ceredigion in 2011 compared with Wales (Source: Office of National Statistics).

Description for households	%	
	Ceredigion	Wales
No cars or vans	18.4	22.9
One car or van	43.2	43.0
Two cars or vans	27.5	25.8
Three cars or vans	7.8	6.1
Four or more cars or vans	3.2	2.2

- 2.1.9 There are special problems of lack of equality of access to services and facilities in remoter settlements and for particular sectors of the population. For example, the needs of the Ceredigion ‘Communities First’ settlements have been identified in recent community engagement exercises.
- 2.1.10 These revealed the experience of public transport users in a rural deprived area to affect predominantly younger people and older people, for whom services are either scant, mis-timed or subject to erratic punctuality and where the effects of this result in missed appointments or ‘hanging around’; lack of opportunity to attend social events; physical exposure to bad weather; vulnerability to passers-by in cars and vans that are strangers; compounded by uncertainty about whether the bus is on its way or already gone; and for the pedestrian part of the journey, where there is a lack of footways and public lighting. Whilst schemes are being introduced to check timetable details by mobile telephone to a number supplied at the stop, there are signal ‘black spots’ and potential for the elderly to be less likely to use this form of ICT to access the information; and it is less satisfactory than real-time electronic service information that is more easily deployed in urban areas than in dispersed rural areas. The example also illustrates the further issue of the need to improve safety for non-car users of the highway, so as to make walking and cycling more attractive options.
- 2.1.11 For an urban Communities First area, the deprivations related to relative lack of investment in the fabric of the built environment to remove unnecessary street clutter, as well as raise the standards of the street surfaces and furniture and reduce impacts of traffic congestion (including commuter parking) on the people that live there. The relative degradation of the local street scene is therefore an issue which was perceived to contribute to a level of ‘alienation’ which resulted in vandalism and attacks on buses entering the locality.

2.1.12 Public transport bus services link Ceredigion to North and South Wales and beyond on a daily basis (Traws Cambria services). Local journeys operate between the main towns mostly on an hourly basis, whilst connecting services to the principal road routes from smaller settlements vary between several journeys daily, to limited numbers of journeys on limited numbers of days. New cooperative approaches to rural transport are being piloted in the county for the more isolated and disadvantaged communities and individuals. These include:

- Dial a ride schemes – these are community based and are run by voluntary management committees.
- Taxi Card Schemes run by Voluntary Groups.
- The provision of minibuses for hire.
- Group hire schemes and voluntary car schemes.

2.1.13 The Wales Walking and Cycling Strategy (2003) quotes evidence from countries with developed pro-cycling and pro-walking policies which suggests that increases in walking and cycling can go hand in hand with improved safety. The main issue for encouraging walking and cycling within and between communities is that of creating accessible and safe routes. Often the road widths are limited and do not incorporate footways or sufficient width for a cycle lane or dedicated cycle route. The Regional Transport Plan 5 year programme supports transport sustainability with proposed investment in community transport, cycling, safe routes in communities and 20 mph zones.

Safety

2.1.14 Over the years since 1998, accident numbers have shown increases in the region of 10% for Ceredigion (although this is from a relatively low base). For the Central Wales area as a whole, accident levels have remained static. These figures compare to a reduction of 8% for Wales as a whole (Figure 11.3, Table 11.3 and 11.4).

Figure 11.3. Total number of individuals killed or seriously injured (KSI) in 2005 for selected Welsh counties in proximity to Ceredigion (Source: Office of National Statistics).

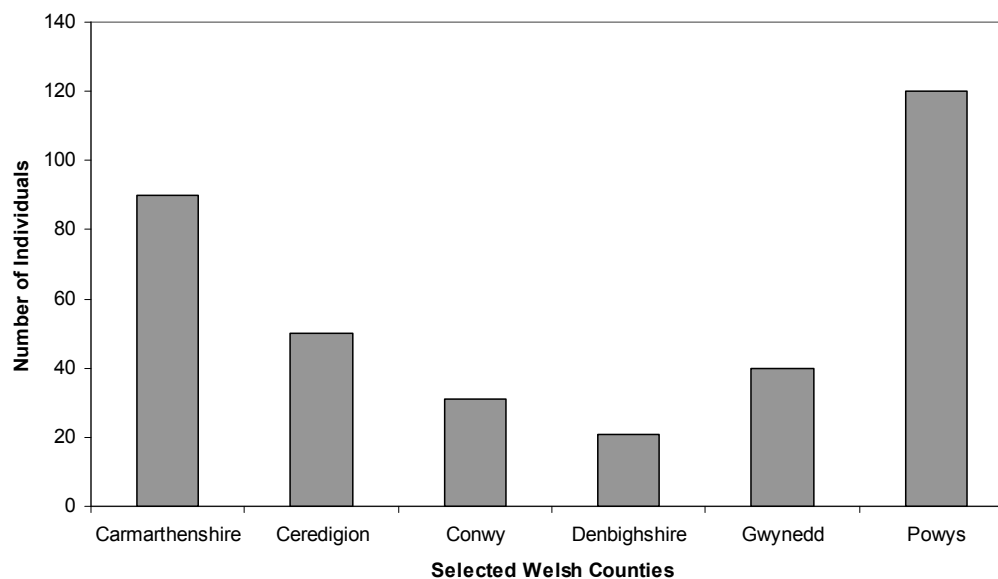


Table 11.3. Percentage of road accidents by type and the age of the individuals affected in, 2003 for Ceredigion (Source: Office of National Statistics).

Description	%	
	Ceredigion	Wales
All Car Occupants Killed or Seriously Injured	73.5	56.3
Those Killed or Seriously Injured When Using a Two Wheeled Motor Vehicle	12.7	17.6
All Pedal Cyclists Killed or Seriously Injured	None	4.60
All Pedestrians Killed or Seriously Injured	9.80	17.6
All Child Casualties	9.80	11.6
All Child Pedestrian Casualties	None	5.14
All Elderly Pedestrian Casualties	None	2.11

Table 11.4. Total accidents for Ceredigion, other Welsh counties, for TRACC Area (Central Wales Area defined by the Draft Wales Transport Strategy) and for Wales overall for the period 2000 to 2005.

Area	2000	2001	2002	2003	2004	2005
Gwynedd	412	420	428	395	377	340
Powys	455	510	518	540	555	493
Ceredigion	255	251	273	284	278	285
TRACC Area	1122	1181	1219	1219	1210	1118
Wales	9588	9512	9700	9744	9535	8710

Economy

- 2.1.15 There is a need to provide travel choices and a transport system that is suited to the nature of Ceredigion. There is a need for a balanced approach that recognises the necessity of the road network and car use in the county, but which addresses the issue of managing the demand for travel and widening the choice for commuters and businesses to reverse the trends of increasing dependence on the car and reduction in public transport use (Figure 11.4 and Table 11.5).

Figure 11.4. Percentage of resident working population travelling to work by car for Welsh counties in proximity to Ceredigion in 2001 (Source: Office of National Statistics).

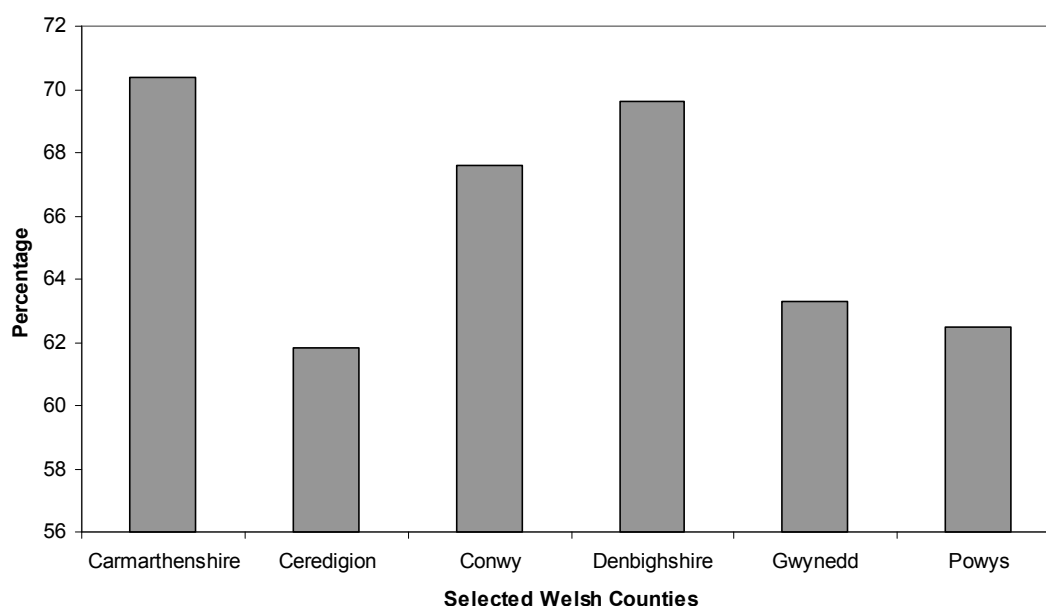


Table 11.5. Percentages for different modes of travelling to work for areas within Ceredigion in 2001 (Source: Nomis, 2001 Census).

Method of Travel	Aberystwyth	Coastal Zone South	Coastal Zone North	Cambrian Mountains	Teifi Valley
Work at home or mainly from home	8	21.8	18.1	20.7	26.2
Train	0.5	0.4	1.4	0.3	0.2
Bus/ mini bus	4.9	2.7	2.7	1.8	1.5
Taxi/ mini cab	0.9	0.3	0.3	0.1	0.2
Drive (car/ van)	42.2	57.2	52.1	63.3	55.2
Passenger	8.2	6.4	6.7	8.1	5.9

Method of Travel	Aberystwyth	Coastal Zone South	Coastal Zone North	Cambrian Mountains	Teifi Valley
Motorcycle/scooter	0.5	0.5	0.5	1.0	0.4
Bicycle	2.1	0.6	2.4	0.6	0.7
On foot	32.3	9.4	15.1	3.4	8.9
other	0.4	0.8	0.8	0.7	0.8

2.1.16 According to the 2001 Census, there are wide variations in distance travelled to work, with 62% of people in Aberystwyth travelling less than 2km compared to only 7% of those in the Teifi Valley (21% in Wales). Nearly 30% of people travel more than 20km in the Teifi Valley compared with 13% in Wales). The most likely prospect of reducing car dependence is to reduce the number of single occupancy car journeys.

2.1.17 Additional statistics relating to road travel in Ceredigion, compared to other Welsh Counties is shown by Figures 11.6 and 11.7.

Figure 11.6. Volume of road transport (billion vehicle km) in Welsh counties in proximity to Ceredigion in 2005 (Source: Welsh Transport Statistics).

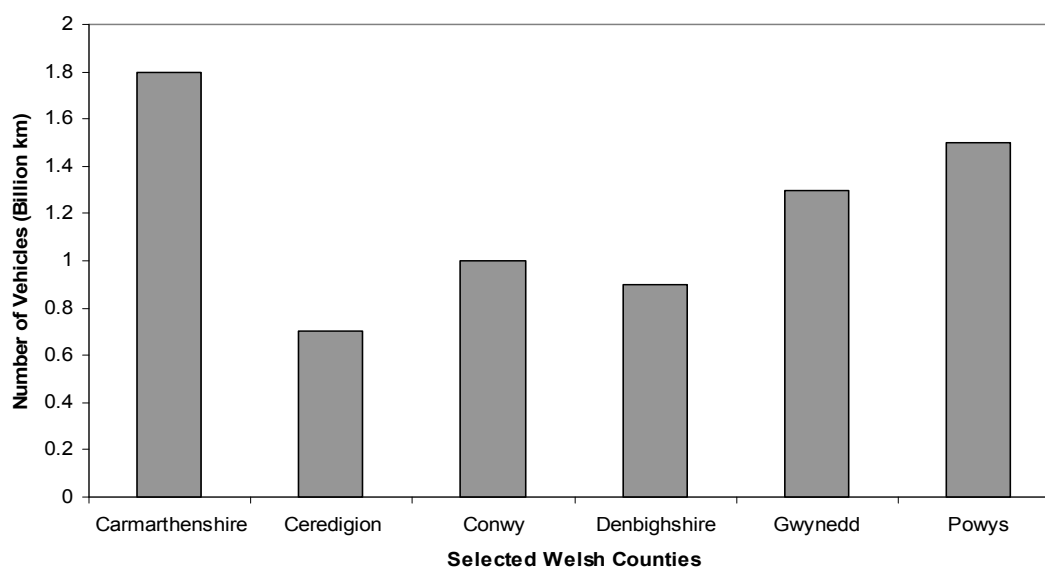
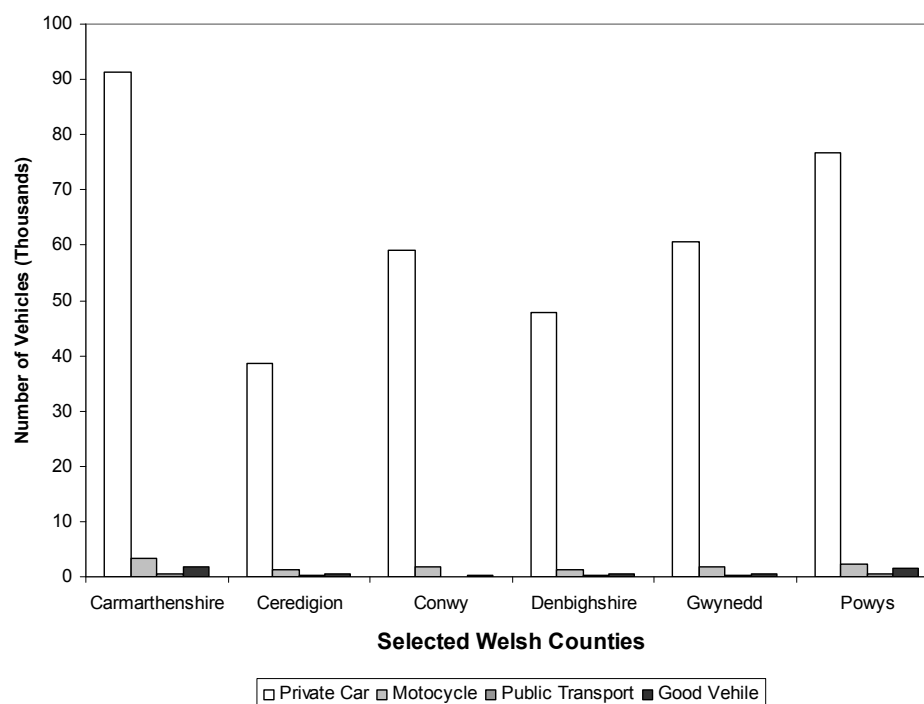


Figure 11.7. Number of licensed vehicles (thousands) in Welsh counties in proximity to Ceredigion in 2005 (source: Welsh Transport Statistics).



Accessibility and connectivity within Ceredigion is vital for its sustainability.

2.1.18 The map at Figure 11.8 shows the highway routes identified by Ceredigion County Council members as strategic to the county. This incorporates Trunk roads, A class roads and B class roads deemed essential for internal connectivity of the county.

Figure 11.8. Strategic Routes in Ceredigion (From Strategic Routes in Ceredigion Draft Report Feb 2004)



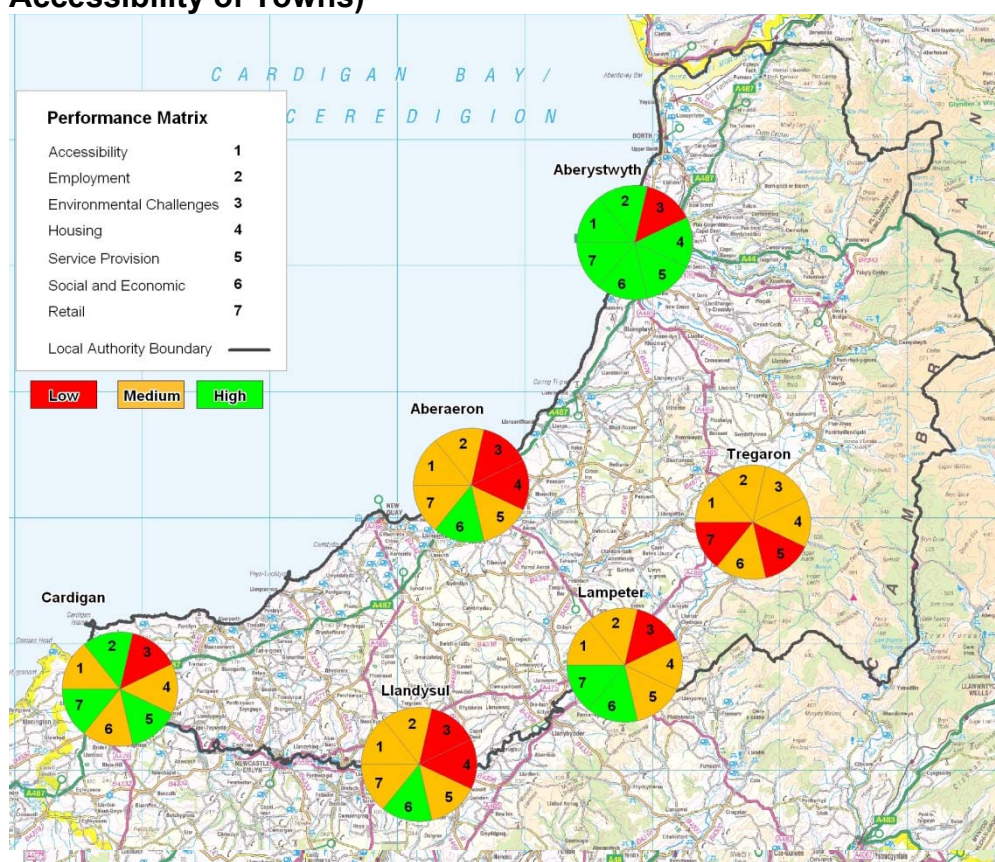
- 2.1.19 This information formed the basis of Ceredigion's submission to the regional transport consortium, TraCC, containing details of the strategic transportation improvements included in the Regional Transport Plan.
- 2.1.20 In a widely dispersed, geographically large county, there are special challenges involved in encouraging opportunities for walking and cycling and for reducing reliance on the car. The ambition for these routes is that any schemes will include provision for walkers and cyclists, to encourage rather than respond to the current level of demand for such use, in order to advance the Health and Well-being agenda in Ceredigion – an issue of importance and a prime duty of the Council. This would include a more ambitious target than those emerging from the WAG, for minimum appropriate standards of 6.75 m road widths.
- 2.1.21 As well as internal connectivity, the Council recognises that the accessibility and connectivity of Ceredigion to the rest of Wales and beyond are important as the main drivers of the economy, though it has to be acknowledged that this will depend mostly on the road network. There may be an opportunity to switch some freight to rail on the Aberystwyth to Shrewsbury line.
- 2.1.22 A key aspect of road freight movements to and from areas within the Central Wales region is that the main movements are firstly within the counties, but when coming or going elsewhere in Wales or England, are predominantly east-west flows. There is very little movement north-south. This emphasises the importance of the east-

west links within Wales and into England for Central Wales along the A44/ A483 (Ceredigion - Powys).

Sustainable location of development and promoting accessibility

- 2.1.23 As stated earlier, meeting the need for sustainable development requires innovative thinking beyond standard approaches and involves the sustainable location of development involving a reduction in the need to travel.
- 2.1.24 At a strategic level, the Wales Spatial Plan and the Wales Transport Strategy 'Connecting Wales' respectively provide spatial expression of the role and relationship of settlements and the role transport and land use planning needs to play in improving both connectivity and access for the population.
- 2.1.25 The Regional Transport Plan for the TraCC Consortium of local authorities charged with developing central Wales transport strategy emphasises that for transport policy to be effective there must be integration between land use planning, transport planning, economic development, tourism, health, education and community issues.
- 2.1.26 Evidence gathered as part of preparation work for the Central Wales Settlement Strategy (2007) provided an analysis of the performance of Ceredigion which included a performance score for Ceredigion's main towns in relation to accessibility. This is summarised in the map extract at Fig. 11.9 below.
- 2.1.27 This map demonstrates that five of the six towns identified by Ceredigion County Council as 'main towns' are considered only to have 'medium' accessibility (item 1 on the matrix) in a Central Wales context.

Figure 11.9. Extract map: Evidence from September 2007 working draft for Central Wales Settlement Strategy (showing Accessibility of Towns)



Map contains Ordnance Survey data © Crown copyright and database right 2013.

- 2.1.28 The Wales Spatial Plan also identifies the need to look for new and innovative ways to deliver services and to consider the future roles of towns and hubs in this process. It acknowledges the need to identify areas of poorest transport accessibility in central Wales, to improve the quality of journey experience by incremental Trunk road improvements and enhancements to rail and long distance coach services through direct support. The need to develop better ease of transfer between trains and buses through integrated timetables and through-ticketing. The lack of a seamless and comfortable public transport service is a significant issue for Ceredigion as for the rest of Mid-Wales.
- 2.1.29 The challenges associated with physical travel point to the increasing importance of robust Information Technology systems to support the competitiveness of commercial, knowledge based ventures, and to facilitate homeworking, so as to reduce the need to travel for an increasing proportion of the local population.
- 2.1.30 A high proportion of people in Mid Wales work at home representing 20% of those in employment. This compares to only 10% of

employed people in Wales as a whole. The figure is even higher in the Teifi Valley, at 26%.

- 2.1.31 The provision of ICT facilities to support home working is an essential part of the region's growth. Broadband (between 512kb/s and 8mb/s bandwidth) is currently available to around 98% of Mid Wales with BT being the sole provider over the copper based technology called Asymmetric Digital Subscriber Line (ADSL). The remaining 2% of households who are unable to get at least a 512kb/s service live too far from the exchange for ADSL technology to work although the Assembly is considering the implications of the UK Government's Digital Britain Report particularly the introduction of a Universal Service Commitment of at least 2Mbps broadband by 2012.
- 2.1.32 The need for a fit for purpose high bandwidth data communications infrastructure in Ceredigion and for mid Wales generally is an important issue: otherwise, as the Mid Wales Partnership in its ICT Futures Paper, 'Pushed to the Periphery' highlights, there is a very serious risk of a "digital divide" between urban and rural areas emerging. This would have a major impact on the ability of Mid Wales to play a central part in a prosperous Wales, yet the region can most benefit from such technologies, given the relative remoteness for travelling to work, education and social activities.

3. References

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Topic Area 12: Employment

1. Introduction

1.1.1 This paper summarises some of the key issues relating to employment and the economy in Ceredigion. The Welsh economy has the advantage of sitting within the wider UK economy where monetary and fiscal policies are set. However, Wales does have the opportunity to develop its own initiatives that may contribute to creating a strong and vibrant Welsh economy. Available information regarding the economy and employment within Ceredigion is largely reliant on work conducted for the Ceredigion County Council Unitary Development Plan: and is mostly concerned with manufacturing and employment land allocations. This is not entirely representative of the structure of Ceredigion's economy as tourism, retail and agriculture are the more dominant sectors. However, some additional research has been conducted recently and other work is on-going. Any new information and data will be fed into the SA/SEA and LDP processes as soon as it becomes available.

Associated SA/SEA Objectives*

- 12a. Encourage a vibrant and diversified economy.

*Full details of SA/SEA Objectives, including Sub-Objectives, may be found in Appendix 1.

2. Baseline Information

Population

2.1.1 The overall population in Ceredigion is 75,300 at 2011, which is the latest date available. The population has increased by around 15,000 between 1986 and 2011. This rapid population growth of around 25% is in comparison to growth of 7% in GB, over the same period.

2.1.2 The population in Ceredigion has shifted towards the older age categories, a trend that has also been seen nationally. Most of the younger age categories have seen a decline in their share of the overall population. The only category under the age of 39, which has seen a significant change in its relative share of total population, is 20-24, which is an indication of the increasing student population. There has also been a decline in relative share of 25-39 year olds in the region, suggesting that many of the students are not retained in the region once they graduate.

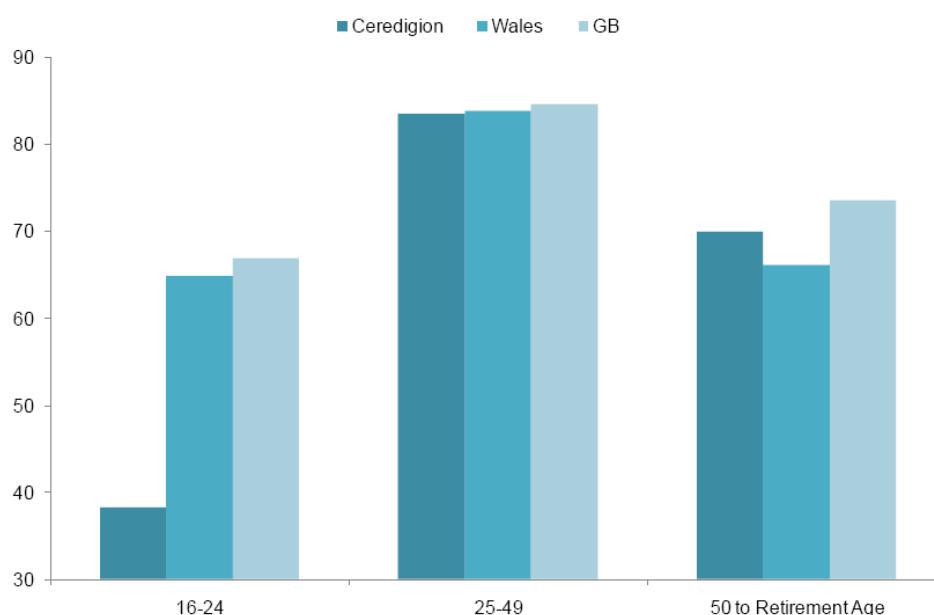
2.1.3 At 2011, the working age population in Ceredigion has increased over this same period, rising to 48,400 in total. working age population as a percentage of total population is around 63%, which compares to the national averages. Over time, the working age population has increased, but not as fast as the non-working age

population. Therefore, the dependency on the working age population has increased, as its share of the overall population decreases.

Economic Activity, Employment and Unemployment

2.1.4 Economic activity rates have fallen considerably and are well below the levels in benchmark areas. In 2006 the activity rate as a percentage of the working age population in Ceredigion is 68.4%, compared with 78.6% in GB and 75.1% in Wales.

Figure 12.1. Economic Activity by Age Group (%) (Annual Population Survey, 2006)



2.1.5 Figure 12.1 shows the breakdown of activity rates by age cohort within the population and clearly illustrates the implications of a large student population in Ceredigion relative to Wales and GB. Activity rates among the 16-24 age cohort are very low. However, for 25-49 the rates are comparable. Within the 50 to retirement age group the economic activity rate is higher than Wales and lower than GB. Elsewhere in Wales there are major problems with long term limiting illness creating high levels of economic inactivity. In Ceredigion there may be different drivers, in particular, early retirees moving to a very desirable location.

2.1.6 Employment rates (Figure 12.2) mirror activity rates for exactly the same reasons. The employment rate as a percentage of the working age population in Ceredigion is 64.6%, compared with 74.3% in GB and 71.1% in Wales.

2.1.7 The labour market in Ceredigion is characterised by a large percentage of the working age population who are self-employed. In Ceredigion in 2006, 24.5% of those people employed, were self-employed, compared with 12.5% in GB and 12.2% in Wales.

2.1.8 Part time employment is also relatively more important in Ceredigion than Wales or Great Britain as a whole. In 2006, 42% of employees were part time in Ceredigion compared to 33% in Wales and 31% in GB. Part time employment is concentrated in the retail, tourism, public administration and other services sectors. Over the period 1998-2006 the increase in part time employment (five percentage points) was far greater than in benchmark areas (one percentage point). This is in large part due to increases in part time working in the public sector (including education and health).

2.1.9 Unemployment rates shown in figure 12.3 indicate how, once the effects of the student population on economic activity are stripped out, the labour market is broadly in line with the benchmark areas. Due to the small scale of Ceredigion the data shows slightly greater fluctuations than Wales and GB data.

Figure 12.2 Employment as a Percentage of Working Age Population (%) (Annual Population Survey, 2006)

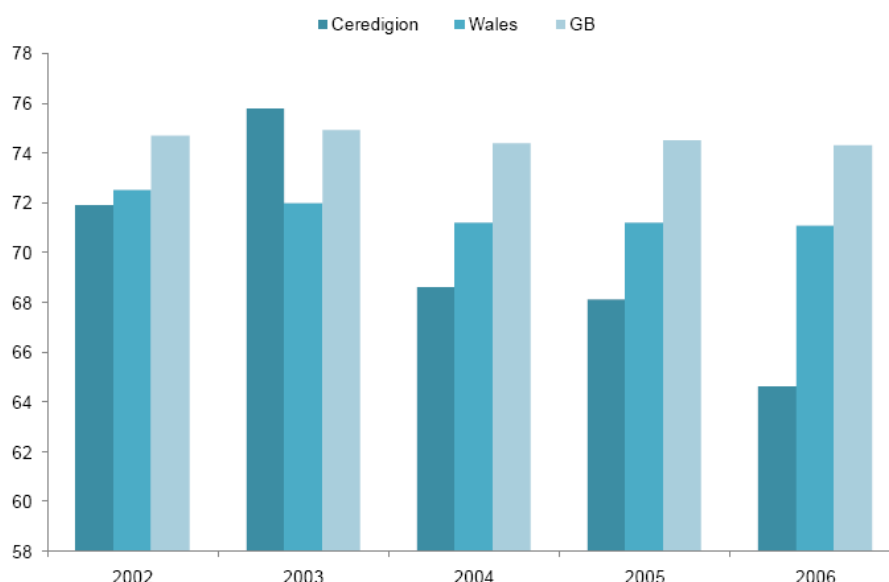
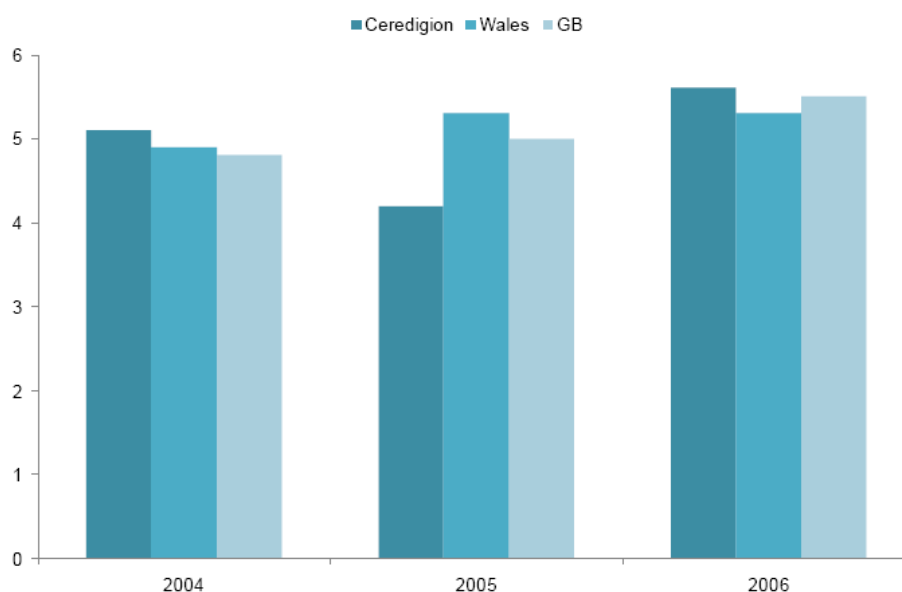


Figure 12.3 Unemployment Rate as a Percentage of Working Age Population (%) (Annual Population Survey, 2006)



2.1.10 In 2006 the average gross weekly income of Ceredigion's residents who work full time was £351.80, compared to £408 for Wales and £449.60 for GB. Men on average earn more with an average weekly wage of £364.60, while women earn only £330.80. In Wales this compares to £448.40 for men and £353.70 women, while over GB as a whole men earn £490.50 while women earn £387.60. In terms of the difference between male and female wages, in Ceredigion it is only £33.80, while for Wales it is £94.70 and for GB it £102.90 (ONS, 2006). Weekly wages for Mid Wales are also shown, as presented in Table 12.1.

Table 12.1 Average gross weekly and hourly pay for Mid Wales authority areas compared with Wales as a whole. (Wales Spatial Plan Update 2008)

Area	Average Gross Weekly Pay	Average Gross Hourly Pay
	2006	2006
	£ (Full Time Workers)	
Powys	383.90	9.32
Ceredigion	351.80	9.22
Gwynedd	401.00	10.17
Wales	408.00	10.16

Economic Context

2.1.11 The presence of two Universities and the attraction of students to the area have a substantial effect on the labour market statistics for the County. However, this is a temporal impact and large numbers of well qualified students are not being retained in the area after graduation. Once the effects of the student population are removed

from the County's data, Ceredigion appears to perform broadly in line with the benchmark areas of Wales and GB (Table 12.2).

- 2.1.12 The rurality of Ceredigion is a second key factor. This creates markedly different patterns of travel to work than the national averages. There are very high levels of home working coupled with a high degree of long distance commuting. A high proportion of people in Mid Wales work from home, representing 20% of those in employment. This compares to only 10% of employed people in Wales as a whole. The figure is even higher in the Teifi Valley, at 26%. There are also very high levels of self-employment and part time workers working in the County. This, in part, reflects the dominance of the service sector. Part time working has been particularly boosted by changes in the public administration, education and health sectors in recent years.
- 2.1.13 Over the last 25 years the population has increased at a rate well ahead of Wales and GB but this growth has not filtered through into the labour market. The population is aged and this could bring challenges in the future as the dependency rate increases. It is evident that the population is being boosted by the middle aged who are not economically active but who have retired and chosen to relocate for life style reasons. A high proportion of the population, therefore, is not actively contributing to the local economy. However, the presence of the two Universities provides an opportunity to stimulate high quality employment as well as attract well qualified young people into the area to help boost the economy.
- 2.1.14 The service sector dominates the industrial structure of Ceredigion, particularly public services, education and tourism and leisure. Major employers include the University of Aberystwyth, University of Wales Lampeter, Coleg Ceredigion, Institute of Grassland and Environment Research (IGER), QinetiQ Aberporth, Ceredigion and Mid Wales NHS Trust and Ceredigion County Council. It is estimated that some 3,200 Full Time Equivalent jobs in Ceredigion are supported by tourist spending of around £124 million per annum. Recent employment growth has been concentrated in service sector activities including tourism. As a result, Ceredigion has a larger than average share of its employment in activities that do not relate well to B Use Class or to be located in employment sites and premises.

Table 12.2. Jobs per employment sectors in Ceredigion (NOMIS 2008).

Employee jobs	Ceredigion (employee jobs)	Ceredigion (%)	Wales (%)	Great Britain (%)
Total employee jobs	25,800	-	-	-
Full-time	14,300	57.4	66.4	68.8
Part-time	10,600	42.6	33.6	31.2
Employee jobs by industry				
Manufacturing	1,500	5.9	13.7	10.2
Construction	1,200	5.0	5.2	4.8
Services	21,800	87.3	79.1	83.5
Distribution, hotels & restaurants	7,000	28.0	23.0	23.4
Transport & communications	800	3.3	4.3	5.8
Finance, IT, other business activities	2,200	8.8	14.1	22.0
Public admin, education & health	10,400	41.5	32.9	27.0
Other services	1,400	5.7	4.8	5.3
Tourism-related†	3,300	13.2	8.6	8.2

- Data unavailable

† Tourism consists of industries that are also part of the services industry. Some employees have therefore been counted twice in the 'Employee jobs by industry section'.

Notes: % is a proportion of total employee jobs

Employee jobs excludes self-employed, government-supported trainees and HM Forces because the figures are disclosive. Therefore, proportions may not add up 100%.

2.1.15 The agriculture sector is an important employment sector in Ceredigion, which has experienced slight growth in recent years. This employment growth has come from an increase in the number of farmers and their spouses working rather than an increase in other paid employment on farms. Measures currently proposed for enhancing economic viability within agriculture and the Ceredigion rural economy include:

- a. a focus on adding-value at source, quality, branding, niche marketing in the food industry,
- b. organic farming,
- c. bio-energy production,
- d. agri-economic tourism links
- e. agri-environmental schemes such as Tir-gofal and Tir-cynal.

2.1.16 Whilst employment in agriculture does not affect the demand for future employment sites, continued restructuring of the sector may present opportunities and challenges in local employment land demand and the distribution of land within the rural areas of the County.

- 2.1.17 The vast majority of firms in Ceredigion are very small. However, there has been a trend of late towards larger firms. This has come about through both an increase in employment and a decrease in the number of business units. According to the Department of Business, Enterprise and Regulatory Reform, in 2006 there were only 3,895 VAT registered business within Ceredigion. In the same period there were 195 new VAT registrations and 195 de-registrations. This data does not include the smallest businesses which are not VAT registered, and should therefore not be treated as an absolute.
- 2.1.18 Ceredigion has a number of business and organisations that **adhere to** the Green Dragon Environmental System. The system is a five step program which allows large and small organisations, in any industry or business sector, to gain recognition for effective environmental management at a pace that suits their own needs. In Ceredigion there are currently over 75 businesses complying with Level 2 of the program, 1 at Level 3 and 1 at Level 5.
- 2.1.19 The provision of ICT facilities to support home working is an essential part of the region's growth. Broadband (between 512kb/s and 8mb/s bandwidth) is currently available to around 98% of Mid Wales with BT being the sole provider over the copper based technology called Asymmetric Digital Subscriber Line (ADSL). The remaining 2% of households who are unable to get at least a 512kb/s service live too far from the exchange for ADSL technology to work although the Assembly and BT are currently discussing the problem with a number of other suppliers to see what can be done, for example through the use of satellite technology where the costs of cable provision is prohibitive for the number of users.
- 2.1.20 Whilst work is being done to address the gaps, this does not consider bandwidth beyond basic broadband designation, and sooner, rather than later, users will require this.
- 2.1.21 The need for a fit for purpose high bandwidth data communications infrastructure in Ceredigion and for mid Wales generally is an important issue: otherwise, as the Mid Wales Partnership in its ICT Futures Paper, 'Pushed to the Periphery' highlights, there is a very serious risk of a "digital divide" between urban and rural areas emerging. This would have a major impact on the ability of Mid Wales to play a central part in a prosperous Wales, yet the region can most benefit from such technologies, given the relative remoteness for travelling to work, education and social activities.

Property Market Context

- 2.1.22 The Ceredigion office market is dominated by Aberystwyth although there are small pockets of office development further south around Cardigan. Although a new, small scale office scheme is currently being developed in Lampeter, the provision of offices in the rural areas of the County is poor and is dominated by aging stock in

buildings converted from the use for which they were originally developed. The majority of demand for office accommodation is for smaller units of under 5,000 sq ft.

- 2.1.23 The Ceredigion manufacturing industry has been adversely affected by the small pool of labour, general skills levels, the transport networks and in some instances, by the lack of suitable, local grow-on space for expanding businesses which do not want to relocate out of the area. Presently, it is the small, indigenous, light manufacturing firms which are driving the industrial property market in the region.
- 2.1.24 Industrial accommodation is concentrated around the major towns of the region in Aberystwyth and Cardigan and, with the exception of Llandysul, the more rural areas are characterised by occasional pockets of small, low value, dated accommodation with high vacancy rates.
- 2.1.25 The current stock of employment accommodation on allocated employment sites is dominated by B2 (general industrial) and B8 (distribution) uses, with only 10% of B1 accommodation (office and high-technology) located on existing allocated sites. This is not an unexpected statistic as office stock in the County is generally of a small scale and located in and around town centres. However, many emerging technology sectors require accommodation of a high specification and which is generally classed under the B1 use class. A dearth of such units could restrict the County's future growth and prevent the County from capitalising on the opportunity to accommodate modern growth industries.
- 2.1.26 Approximately 50% of employment accommodation on allocated employment sites in Ceredigion is targeted at users requiring less than 250 sq m (5,000 sq ft.) and only a small proportion of units are for large scale users requiring in excess of 1,000 sq m (10,000 sq ft.).

Review of Current Land Supply

- 2.1.27 Ceredigion Economic Needs Assessment (DTZ, 2008) identifies four categories of employment land type, each of which has particular requirements for any industry that is proposed to be sited on it.
- a. Prestige Sites: A strategically located site in its regional context offering medium to large scale employment opportunities and characterised by its high quality environment.
 - b. High Quality Sites: Smaller site of regional significance offering either small or medium scale employment opportunities in attractive surroundings that are well positioned in relation to the County's main road network
 - c. Local Sites: Providing a more varied industrial image and setting yet with close proximity to the County's main road

network adjacent to existing settlements. Likely to serve a local market and may include small scale local office developments.

- d. Neighbourhood Sites: Typically suited to a smaller or local operation and located in a very mixed environment within or in close proximity to existing built up areas or small towns.

2.1.28 These categories are consistent with the land classifications which have been adopted in the emerging Framework for Employment Sites and Premises in Wales document being prepared by the Welsh Assembly Government.

2.1.29 Table 12.3 below presents the extent of sites allocated in the UDP as employment land in Ceredigion in terms of developed and undeveloped allocated land by category of site.

Table 12.3. Extent of Allocated Employment Land by Category (CCC and DTZ, 2008)

	Undeveloped Allocated Land (ha)	%	Developed Allocated Land (ha)	%
Prestige	31.75	45%	4.65	5%
High Quality	19.9	28%	20.5	23%
Local	15.9	23%	60.86	69%
Neighbourhood	2.3	4%	2.4	3%
Total	69.85		88.41	

2.1.30 The current supply of employment property in the County is dominated by development on local sites providing a range of industrial accommodation with only some small scale office accommodation. The buildings on these sites generally accommodate industrial B2 type users in low grade environments. The local site development, however, is dominated by only two sites, Glanyrafon and Felinfach industrial estates.

2.1.31 There is only one site which currently provides prestige employment accommodation and this is located in the south of the County at Aberporth. Only 5% of the County’s developed employment land provides prestige accommodation.

2.1.32 High quality sites located in Aberystwyth, Cardigan and Llandysul account for approximately one quarter of the current developed allocated land. Only a small proportion, 3%, of existing developed allocated land is provided by neighbourhood sites which are suited to smaller, local businesses located in and around the smaller towns.

- 2.1.33 The total undeveloped land available on allocated sites is estimated to lie in the region of 70 hectares. The supply is dominated by two prestige allocations, Parc Aberporth and Capel Bangor, providing 31.75 hectares of important strategic employment land in the north and the south of the County respectively, close to the major centres of population.
- 2.1.34 The sites assessed as high quality locations with regional significance and which are well located in relation to the County's main road network, Parc Teifi and Croesffordd, for example, provide a further 20 hectares of development potential, 28% of current undeveloped allocated employment land.
- 2.1.35 Allocations assessed as high quality and prestige development opportunities together account for over 50 hectares of current undeveloped allocated supply of employment land in Ceredigion. This equates to around 75% of the total undeveloped allocated land in the County. In a region where, historically, provision has been dominated by local sites concentrating on general industrial accommodation, the current allocations provide the opportunity to attract modern, growth businesses with requirements for better quality accommodation in attractive environments and which are strategically well located within the County.
- 2.1.36 The current local site undeveloped allocation, which includes land at Pentod and Felinfach industrial estates, for example, comprises some 16 hectares which equates to approximately 25% of the overall undeveloped allocated land. This compares with the local sites estimated 70% of developed allocated land and reflects the need for a change in the County's type of provision of employment land.
- 2.1.37 The lowest proportion of undeveloped employment land is categorised as suitable for neighbourhood sites suited to the smaller or local operator close to small towns. This category includes land allocated at Tregaron. At an estimated 2.3 hectares, such sites account for only 4% of the current undeveloped allocated employment land in the County. Considering the extent of the rural area falling within Ceredigion, this is of concern and is discussed in greater detail in the following section.

Future Economic Change

- 2.1.38 Employment land provision should not constrain the economy. There is therefore a need to accommodate growth, change, churn and choice. As a result, the analyses of labour supply and demand have considerable upside risks.
- 2.1.39 In determining the future economic change within Ceredigion, projections have been developed for labour demand and supply in the Ceredigion economy over the period 2007-2022. These projections have been used in the assessment of employment land

requirements over the period, as described previously and are explained in greater detail in Technical Report 3 of the Ceredigion Economic Needs Assessment (DTZ, 2008).

- 2.1.40 Employment projections developed for Ceredigion forecast net employment growth of around 3,000 additional jobs in the County over the period 2007-2022. Taking the upside scenario for each sector, total employment growth is around 4,000 additional jobs. The implications for broad sector groupings within the economy are for employment decline in primary industries, a relatively stable employment picture, in terms of overall scale, for manufacturing sectors and growth within the service sector. The stable net position for the manufacturing sector is largely a result of its small scale in Ceredigion. Nationally, manufacturing is projected to experience employment decline and is a major factor in the lower overall employment growth rates for Wales than Ceredigion.
- 2.1.41 Overall, projected growth rates are lower than recent history. The reasons for this include a tighter anticipated labour supply, a reduction in the rate of growth of public sector employment and lower overall expectations of growth.

Economic and Employment Land Forecast

- 2.1.42 In 2008 Ceredigion County Council commissioned consultants DTZ to carry out an economic needs assessment for the county. The study produced a forecast of the county's future economic growth and how this growth translates into land area.
- 2.1.43 The tables below provides a summary of the first stages of analysis on floorspace requirements arising from economic change and shows the results of converting the sectoral employment projections to type of employment property demand. This analysis considers only net additional requirements for office, industrial and warehouse space, based on projected employment change. For more detailed information, a full copy of the report (DTZ, 2008) can be obtained from the County Council.

Table 12.4. Employment Projections by Use Class LDP Period and Beyond (DTZ, 2008)

	2007-12	2012-17	2017-22	2022-27	2027-32	LDP Period 2007-22	
						Jobs	%
Office B1a/b	310	280	340	270	270	930	23%
Industrial B1c, B2	220	50	100	130	130	370	9%
Warehouse B8	60	40	140	110	110	240	6%
Outside B Use Class	910	830	820	790	790	2570	63%
Total	1,500	1,200	1,400	1,300	1,300	4,110	100%

Note: Figures may not sum due to rounding.

Table 12.5. Floorspace Requirements from Projected Employment Change by Use Class LDP Period and Beyond (sq m) (DTZ, 2008).

	2007-12	2012-17	2017-22	2022-27	2027-32	2007-22
Office B1a/b	5,690	5,180	6,240	4,900	4,900	17,110
Industrial B1c, B2	7,120	1,440	3,280	4,240	4,240	11,840
Warehouse B8	2,850	2,200	6,850	5,430	5,430	11,900
Relevant Non B Class	2,300	3,100	2,800	2,800	2,800	8,200

Table 12.6 Employment Land Requirements from Projected Employment Change by Use Class LDP Period and Beyond. Phased Land Requirement for LDP Period and Beyond (ha) (DTZ, 2008).

	2007-12	2012-17	2017-22	2022-27	2027-32	2007-22
Office B1a/b	1.4 - 1.9	1.3 - 1.7	1.6 - 2.1	1.2 - 1.6	1.2 - 1.6	4.3 - 5.7
Industrial B1c, B2	1.8 - 2.4	0.4 - 0.5	0.8 - 1.1	1.1 - 1.4	1.1 - 1.4	3.0 - 3.9
Warehouse B8	0.7 - 1.0	0.6 - 0.7	1.7 - 2.3	1.4 - 1.8	1.4 - 1.8	3.0 - 4.0
Relevant Non B Class	0.6 - 0.8	0.8 - 1.0	0.7 - 0.9	0.7 - 0.9	0.7 - 0.9	2.1 - 2.7
Total	4.5 - 6.0	3.0 - 4.0	4.8 - 6.4	4.3 - 5.8	4.3 - 5.8	12.3 - 16.4

Table 12.7. Total Land Requirements by Use Class 2007-2022 (ha) (DTZ, 2008).

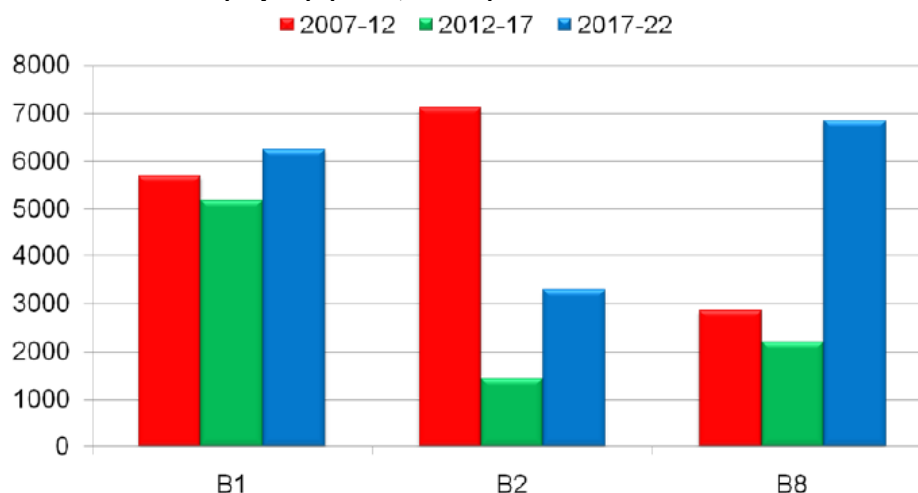
	Employment Change (sq m)	Replacement (sq m)	Choice	Total Floorspace (sq m)	Land (ha)
Office B1a/b	17,110	4,500	2,160	23,770	5.9 – 7.9
Industrial B1c, B2	11,840	10,650	2,250	24,740	6.2 – 8.2
Warehouse B8	11,900	6,150	1,810	19,860	5.0 – 6.6
Relevant Non B class	8,200	n/a	n/a	8,200	2.1 – 2.7
Total					19.1 – 25.5

Table 12.8. Phased Land Requirement for LDP Period and Beyond (ha) (DTZ, 2008).

	2007-12	2012-17	2017-22	2022-27	2027-32	2007-22
Office B1a/b	2.0 – 2.6	1.8 – 2.5	2.1 – 2.8	1.8 – 2.3	1.8 – 2.3	5.9 – 7.9
Industrial B1c, B2	2.9 – 3.9	1.4 – 1.8	1.9 – 2.5	2.1 – 2.9	2.1 – 2.9	6.2 – 8.2
Warehouse B8	1.3 – 1.8	1.2 – 1.6	2.4 – 3.3	2.1 – 2.7	2.1 – 2.7	5.0 – 6.6
Relevant Non B Class	0.6 – 0.8	0.8 – 1.0	0.7 – 0.9	0.7 – 2.9	0.7 – 2.9	2.1 – 2.7
Total	6.8 – 9.1	5.2 – 6.9	7.2 – 9.5	6.7 – 8.9	6.7 – 8.9	19.1 – 25.5
Av'g. Annual Req't.	1.4 – 1.8	1.0 – 1.4	1.4 – 1.9	1.3 – 1.8	1.3 – 1.8	1.3 – 1.7

2.1.44 In terms of phasing, the spread of office demand is fairly even throughout the LDP period, 2007 - 2022. Industrial requirements are skewed towards the first five year period and warehousing and storage requirements towards the last period. This is due to the change in industrial decline as a proportion of employment. Economic restructuring, as evidenced by the employment projections presented in Table 12.4., shows a move towards a more service sector led economy / activities and a decline in more traditional industrial activities. The phasing in Figure 12.8. is based on the timing of employment projections presented in Table 12.5. Table 12.7. shows how floorspace translates into land requirement. Although B1 uses require the highest floorspace area, they require the least amount of land area. This is because B1 uses may be developed more densely and incorporate more storeys than other use classes.

Figure 12.4. Net Additional Floorspace Requirements by Use Class 2007-2022 (sq m) (DTZ, 2008).



2.1.45 To maintain an element of flexibility and adaptability in the County’s employment land supply, a safety buffer has been provided on top of the projections shown in Table 12.9. This provision accounts for:

- Special needs such as that arising from waste management and recycling which may not be so readily contained within the employment forecasts based on sector activity;
- Unpredictable demand requirements such as the recent office developments in Aberystwyth which may occur in addition to the regular annual market take-up;
- Potential constraints upon supply due to changing market conditions; and
- Ensuring an adequate supply at the end of the LDP period.

2.1.46 A buffer equivalent to an average five year requirement or 6.4 – 8.5 hectares should therefore be provided for. This will provide additional flexibility, and if not required can be used in future plan periods or dealt with through on-going monitoring.

Table 12.9. Phased Land Requirement for LDP Period and Beyond (ha) (DTZ, 2008).

	2007-22	Flexibility Buffer	Total
Office B1a/b	5.9 – 7.9	2.0 – 2.6	7.9 – 10.6
Industrial B1c, B2	6.2 – 8.2	2.1 – 2.7	8.3 – 10.9
Warehouse B8	5.0 – 6.6	1.7 – 2.2	6.7 – 8.8
Relevant Non B Class	2.1 – 2.7	0.7 – 0.9	2.8 – 3.6
Total	19.1 – 25.5	6.4 – 8.5	25.5 – 34.0

2.1.47 In total, provision over the entire LDP period, including the buffer should be in the region of 25.5 – 34.0 hectares. This range reflects the varying density assumptions as outlined at Appendix II. At higher densities, this would lead to a provision of around 25 hectares. However, local evidence of schemes, taking account of site constraints indicates that lower densities may be more appropriate.

Allocation of Sites

2.1.48 A key role of the LDP is to provide opportunities for the investment, economic development and jobs necessary to secure rising standards of living, in a way that is consistent with the principles of social justice and inclusion and the need to protect and enhance the environment. Planning policy currently favours the siting of retail, leisure and residential development in urban areas.

2.1.49 Policy also states that employment locations should be selected in line with sustainable development principles, with preference for the use of brownfield land, proximity to urban centres, good accessibility and good telecommunications.

2.1.50 Demand modelling concludes that in order to accommodate the forecasted growth in employment in Ceredigion together with the requirements originating through churn and choice, an estimated 30 hectares (gross) of employment land is required up to 2022. The portfolio of sites must offer a range of sites to cater for traditional and modern occupiers, therefore the total requirement has been calculated to be 64.49ha. The forecasted take up of this land would be 1.08ha per annum, compared to present take up of 1.0ha per annum.

2.1.51 The current allocations have been assessed and categorised by DTZ (2008) according to their location, accessibility, type of current accommodation and their overall image. Their study showed the extent of the current allocation of undeveloped employment sites in Ceredigion is more than double the requirement.

2.1.52 The extent of undeveloped allocated employment land has been broken down by site category and location and is presented in table 12.10. In terms of location, the County has been divided into areas centred on the six main towns.

Table 12.10 Spatial Distribution of Undeveloped Employment Land Allocations (CCC and DTZ, 2008).

	Prestige	High Quality	Local	N'hood	Total
Aberaeron			6.0		6.0
Aberystwyth	13.4	1.7	8.6		23.7
Cardigan	18.35	13.5			31.85
Lampeter			1.3		1.3
Llandysul		4.7			4.7
Tregaron				2.3	2.3
Total	31.75	19.9	15.9	2.3	69.85

Table 12.11. Extent of Allocated Employment Land by Category (CCC and DTZ, 2008).

	Undeveloped Allocated Land (ha)	%	Developed Allocated Land (ha)	%
Prestige	31.75	45%	4.65	5%
High Quality	19.9	28%	20.5	23%
Local	15.9	23%	60.86	69%
Neighbourhood	2.3	4%	2.4	3%
Total	69.85		88.41	

2.1.53 Table 12.10 clearly shows that the allocated undeveloped employment land in the County is concentrated around Aberystwyth and Cardigan. The total allocated land in these areas lies in the region of 55 hectares which equates to almost 80% of the total supply. This estimate is dominated by prestige and high quality allocations (Tables 12.10 and 12.11).

2.1.54 The prestige allocation in both Cardigan and Aberystwyth is in excess of what will be required during the 15 year plan period but it does reflect the need to maintain longer term capacity beyond the current plan period. The high quality provision in Cardigan is similarly high. However, there is currently no allocated land classed as local sites in the town and this needs to be addressed. Aberystwyth's failing is in relation to high quality land provision where the 1.7 hectares of land allocated is provided by one site adjacent to the former IGER at Penrhyncoch.

2.1.55 Future employment land allocations for Aberaeron and Lampeter are concentrated on the Felinfach site. In addition, Lampeter has the benefit of a site which has the potential to extend the existing

Llambed Industrial Estate on Tregaron Road and this should be protected.

- 2.1.56 Compared to its size, Llandysul has a relatively high proportion of high quality allocated land which is located at two separate locations in close proximity to each other to the north-west of the town. A small scale local site, however, would benefit this area. Tregaron is the most rural town in terms of location and this is reflected in the neighbourhood classification of the two employment land allocations in the town. The nature of the town is such that only neighbourhood sites are suitable in this location.
- 2.1.57 A significant excess of prestige land has been allocated and there is a good supply of high quality land. There is, however, a need for further high quality allocations in Aberystwyth. Overall there is a paucity of local sites allocated in Cardigan and a county wide issue in relation to the paucity of neighbourhood sites.
- 2.1.58 As 62% of employment growth will be small-scale and local in nature, and therefore unsuitable for employment site locations, the report recommended that a flexible planning policy should be introduced specifically to address this need. Policy should dictate individual applications for employment uses in rural areas outside allocated sites are dealt with sympathetically to ensure local businesses can continue to contribute to their local, rural economy.
- 2.1.59 On the next page Table 12.12 provides a summary of the proposed allocations to be included in the LDP for the period 2007 – 2022 for Ceredigion as recommended by DTZ.

Site Reference	Site Name	Category	Total Site Area	Developed Land	Proposed Allocation*
Prestige Sites					
118/E1	Capel Bangor Business Park	Prestige	13.4	0	13.4 [#]
10/E1	Parc Aberporth, Blaenannerch	Prestige	23	4.65	18.35 [#]
Sub Total					31.75
High Quality Sites					
52/E1	Teifi Valley Business Park, Horeb	High Quality	3.9	1.2	2.7
149a/E2	Parc Teifi, Cardigan	High Quality	20.5	7.0	13.5 [#]
140/E1	IGER Penrhyncoch	High Quality	1.7	0	1.7
152/E1	Croesffordd, Llandysul	High Quality	6.7	4.7	2.0
Sub Total					14.6
Local Sites					
150a/E5	Glanyrafon Industrial Estate	Local	33	26	7.0
150a/E5ex	Glanyrafon Industrial Estate (extn.)	Local	2.16	0.56	1.6
125/b	Felinfach Industrial Estate	Local	28.1	22.1	6.0
151/E3	Gwili Jones Site, Lampeter	Local	1.3	0	1.3
149a/E1	Pentood Industrial Estate, Cardigan (redevelopment potential)	Local	6.3	6.3	0
Sub Total					15.9
Neighbourhood Sites					

Site Reference	Site Name	Category	Total Site Area	Developed Land	Proposed Allocation*
150a/E4	Llanbadarn (redevelopment potential)	Neighbourhood	2.4	2.4	0
153/E2	Tregaron (Adj to School Fields)	Neighbourhood	1.7	0	1.7
New	Site LI1, Llon Letty, Llandysul	Neighbourhood	0.54	0	0.54
Sub Total					2.24
TOTAL					69.79

Apportionment of Employment Land

- 2.1.60 Following on from the Employment Needs Assessment and its revisions prepared by DTZ, Nathaniel Lichfield and Partners (NLP) were appointed to undertake a study to identify and assess suitable sites to provide for the future economic needs within Ceredigion. The study was split into two parts, one report focusing specifically upon the Aberystwyth area and the other on the Cardigan and Lampeter area (which incorporates Aberaeron, Llandysul and Tregaron). The purpose of these studies was to consider how the identified future B Class employment requirements might be satisfied within the northern and southern parts of the County.
- 2.1.61 The Aberystwyth area study (NLP, 2009) was conducted first. Initially a calculation of the employment land requirement for the area was needed. This involved:
- a. An identification of the Aberystwyth area, based upon an analysis of travel to work patterns;
 - b. An assessment of the proportion of workers in the identified Aberystwyth area relative to the total number of workers in Ceredigion by employment sector; and,
 - c. A calculation of the expected growth in each sector, based upon the assumption that growth will follow the existing pattern of distribution (i.e. that the strongest economic centres will grow at the fastest rate in the future).
- 2.1.62 Based upon an application of DTZ's plot ratio and worker floorspace figures, the outcome from this process was the identification of a requirement for 14.3ha employment land to be identified in the Aberystwyth area.
- 2.1.63 In addition to this 'business as usual' baseline approach in respect of the spatial distribution of future growth, NLP also adopted an

alternative disaggregation scenario. The purpose of this was to understand the sensitivity of the employment land requirement for the Aberystwyth area to changes in its relative importance as an employment centre.

- 2.1.64 The basis for this assumption is a higher level of employment growth in Aberystwyth, reflecting its strategic regeneration status and its role as a key settlement of national importance. It follows that the level of growth that should be accommodated within the Aberystwyth area might not reflect a business as usual approach but might actually be greater than is currently anticipated.
- 2.1.65 This alternative scenario assumed that the share of jobs in the Aberystwyth area for most of the 23 sectors upon which this analysis is based would increase by 20%. This additional share of employment would be achieved through the creation of new jobs in the Aberystwyth area (and not through the redistribution of existing or potential employment from the Lampeter or Cardigan areas). As such, it would result in an overall increase in employment in each sector in Ceredigion.
- 2.1.66 The alternative scenario indicated that 16.7ha employment land should be provided within the Aberystwyth area. It is assumed that the additional jobs in the Aberystwyth area that would lead to this change in its relative position would be in supplementary to (and not at the expense of) anticipated growth in the Cardigan and Lampeter areas.
- 2.1.67 The selection of which figure to adopt (14.3 or 16.7ha) represents a policy choice for the LDP. This must be based upon:
- a. Its strategic aspirations for the future enhancement of Aberystwyth as the key settlement within Ceredigion relative to other parts of the County; and,
 - b. Its policy objectives for the smaller settlements in Ceredigion and the role that they might reasonably be expected to perform in the future;
- 2.1.68 These key policy decisions will flow from the general approach of the Preferred Strategy and the Council's decisions on the strategic direction of growth within and across the County.
- 2.1.69 The study was therefore based upon the requirement for Ceredigion and the resultant 14.3ha to 16.7ha requirement for the Aberystwyth area. Whilst NLP have identified sufficient land to meet the upper requirement, it is for the Local Planning Authority to make the strategic policy decision regarding the amount of employment space within this range that it decides to allocate within the LDP. This decision should be based upon the imperative of ensuring that the LDP is internally consistent in its vision, objectives and policies.

2.1.70 The study concluded that the following sites should be allocated for development in the Aberystwyth area:

Figure 12.13. Recommended employment allocations for the Aberystwyth area.

Site / Location	Suggested form of Employment development	Area (ha) for employment
Llanbadarn Fawr Campus	B1a/b	4.5ha to include 3 – 3.5ha offices plus some research and development premises
Land within Glanyrafon Industrial Estate and part of land to south with planning permission for a waste transfer facility	B1b/c / B2 / B8	3.5
Land to west of Ty Llwyd, Capel Bangor	B1b/c / B2 / B8 plus small scale ancillary B1a	9.7
TOTAL		16.7

2.1.71 In addition to this recommendation, in order to ensure that the strategy that is established in the LDP has the capacity to deliver long term benefits, NLP proposed that the following sites should be safeguarded for future development:

- a. Penglais Farm;
- b. The area of land that is to be retained for existing education purposes at Llanbadarn Fawr; and,
- c. The remainder of Capel Bangor.

2.1.72 In allocating this land for development, the LDP policy should specify:

- a. The types of employment uses that are to be provided in each location;
- b. The package of local and environmental enhancements that would be expected to come forward as part of any development, including highway/access improvements and adequate landscaping and screening; and,
- c. The location of any development within the larger site (Capel Bangor).

2.1.73 A requirement of 13ha was subsequently identified for the South Ceredigion area. NLP identified separate requirement figures for the

Cardigan and Lampeter areas, the implication of which is the need for some future employment provision in each of the Urban Service Centres, so far as this is possible within the context of environmental, economic constraints and ownership/availability. It is not possible to achieve an employment land requirement for each of the Urban Service Centres and so a consideration must be given to the way in which it might be distributed on the best quality sites that are most readily available and capable of coming forward within the LDP period. In the context of the overall size of the South Ceredigion area, this requirement is relatively limited. It equates to an average of 6.5ha in Cardigan and Llandysul and 6.5ha in Aberaeron, Lampeter and Tregaron over the 15-year LDP period.

2.1.74 The study concluded that the following sites should be allocated for development in the Aberystwyth area:

Table 12.14. Recommended employment allocations for the Aberystwyth area.

Site / Location	Suggested form of Employment development	Area (ha) for employment
Pwllhai Development, Cardigan	B1a as part of mixed use development	0.25
Cardigan Hospital, Cardigan	B1a	0.5
Parc Teifi Business Park, Cardigan	B1, B2, B8 (25% B1, 75% B2/B8)	3.4
Llandysul Enterprise Park Cardigan	B1, B2 (25% B1, 75% B2)	1.6
Teifi Valley/Horeb Business Park Cardigan	B1, B2 (25% B1, 75% B2)	3.2
Parc Aberporth Cardigan	B1, B2, B8 (25% B1, 75% B2/B8)	3.2
CARDIGAN TRAVEL TO WORK AREA TOTAL		12.15

Site / Location	Suggested form of Employment development	Area (ha) for employment
Llambled Business Park, Lampeter	B2, B8	1.1
	B1	0.1
	B1, B2, B8 (50% B1, 50% B2/B8)	1.8
Llanwnen Road, Lampeter	B1, B2, B8 (25% B1, 75% B2/B8)	4.4
LAMPETER TRAVEL TO WORK AREA TOTAL		7.4
SOUTH CEREDIGION TOTAL		19.55

The Sustainability of Rural Development

- 2.1.75 Lowe and Ward (2007) present two examples of a sustainable approach to sustainable development in rural areas. Although it only relates to England, the lessons learnt can also be applied to Wales.
- 2.1.76 The first involves a renewal of small market towns which can play significant roles as service centres. Areas to address may include: inadequate leisure and recreational facilities, especially for young people; poor range and quality of shops; insufficient support for local businesses; poor quality of employment; healthcare services and housing affordability.
- 2.1.77 The second strategy involves an increase in rural home working. There are reportedly more people working in rural England than in Birmingham and Glasgow. It is suggested that this has been unplanned and unaided, but is clearly providing a useful contribution towards sustainable rural communities (Lowe and Ward, 2007).
- 2.1.78 Sustainable Rural Development or Integrated Rural Development (IRD) is fundamentally concerned with seeking benefits for the rural environment, economy, and community together. In other words, avoiding approaches that leave one aspect clearly worse off. It is about developing sustainable long term futures for rural areas that enhance all aspects of an area. The six tenets that underlie Integrated Rural Development are simply common sense and can be summarised as:

- a. Taking a long term view
- b. Putting local communities at the centre of decisions
- c. Working within a defined geographical area where common issues and opportunities can be defined and acted upon
- d. Respecting local distinctiveness and character and responding to the needs of local people
- e. Ensuring that different arms of government, policies and programmes work together to deliver multiple benefits for the community, environment and economy (cross sector working or horizontal integration)
- f. Ensuring that national and regional strategies and delivery meet local needs (vertical integration).

2.1.79 The need for better integration in rural policy and delivery has been widely recognised. In 2000 the Wales Rural Forum noted “There are no neat divisions between the economic, social, environmental, cultural and political dimensions in rural life. Changes in the rural economy are closely connected to social and cultural developments; they also help shape the natural ecology and environment. There is a need for an integrated approach which pays attention to the linkages between all these elements and seeks to ensure that they can be made to work together.”

2.1.80 As previously stated, Ceredigion’s rurality is a key factor in its economic character. There are very high levels of home working, coupled with a high degree of long distance commuting. A high proportion of people in Mid Wales work from home, representing 20% of those in employment. Much of this can be attributed to the very high levels of self-employment and part time workers working in the County. In the future it is thought that the good provision of ICT services will be a significant factor in the development of the county’s economy, and will help in the growth in the home working sector.

2.1.81 The service sector dominates the industrial structure of the county, particularly public services, education and tourism and leisure. Recent employment growth has been concentrated in service sector activities including tourism. Agriculture is also an important employment sector in Ceredigion, and has experienced slight growth in recent years. This employment growth has come from an increase in the number of farmers and their spouses working rather than an increase in other paid employment on farms.

Retail and Town Centre Uses

Overview

2.1.82 Ceredigion is a large rural County of approximately 1,795 square kilometres incorporating a network of small settlements with only a few sizable towns. The County is particularly known for its coastline and landscape and both tourism and agriculture are dominant industries. Retail centres within the County are only really located in

the six main towns; although retail provision in the smaller settlements are of importance locally and should be preserved as far as possible to assist with the delivery of sustainable development (refer to the Sustainable Development and Climate Change Paper). The provision of post offices, general stores and the location of retail centres across Ceredigion are catalogued for all the settlements within the County.

- 2.1.83 Small and market towns, typical within Ceredigion, are reported to service up to a quarter of the nation's population. Such towns provide services both for the town's population and for the rural hinterlands. Food shopping in these towns is often of paramount importance. In order to assess the level of growth likely to be seen in these towns, Retail Needs Planning Studies have been carried out for Aberystwyth, Cardigan and Lampeter. The studies were only carried out on these settlements as the county's other retail centres are not under such pressure for development, or of a size which when modelled, provides reliable forecasts. Regeneration studies also exist for Cardigan, Lampeter, Llandysul and Tregaron, as well as a Masterplan for Aberystwyth. These studies should be referred to for detailed analysis of retailing and regeneration in these locations. This topic paper aims to provide an overview of selected important features and does not seek to replicate the studies listed previously.
- 2.1.84 The addition of new retail facilities, adjacent to existing town centres can often help improve the role of small towns as a focal point for their rural communities in terms of both service provision and in stemming travel and 'out shopping' to urban areas (Findlay and Sparks, 2008).
- 2.1.85 Another approach to tackling problems faced by small market towns involves the 'agri-food' approach which encourages the re-emphasis of localised production and the development of 'alternative food networks'. Such an approach is already gaining prevalence in Ceredigion where quality food production thrives. A Short Food Supply Chain (SFSC) is often associated with this approach and is again applicable to Ceredigion. Three types of SFSC exist which include: i) Face to Face; where consumers buy a product directly from the producer/ processor; ii) Spatial Proximity; where products are produced and sold in the place of production; and iii) Spatially Extended; where products are trans-located to consumers outside the region, but where the place of origin is an important part of the goods attractiveness (libery *et al.*, 2004). Consequently, the development of specialist quality niche markets within the county may help 'drawback' shoppers from larger retail areas outside the county.
- 2.1.86 In certain parts of the county, tourism is a key component of the areas retail provision. Settlements such as Ceinewydd, Y Borth and

Aberaeron rely on tourism to provide a significant portion of their retail income.

- 2.1.87 A number of problems are typically associated with retailing in remote rural areas, these include: geographical remoteness; poor infrastructure; low population densities; limited employment opportunities and poor development capacities (Libery et al., 2004). Furthermore, changes in retailing and consumer behaviour have led to difficulties in establishing adequate retail provision in such rural communities. Examples which contribute to this effect include: the decline and closure of local and village shops; problems of traditional small town high streets; and perceived high levels of 'out shopping' from rural to urban locations (Findlay and Sparks, 2008).

Main Towns

Aberaeron

- 2.1.88 Aberaeron is a picturesque harbour town, which contains a large number of Georgian listed buildings. The town is one of the principal tourist locations within Ceredigion and consequently its retail provision is tailored to this sector. Currently, no retail or regeneration studies have been conducted for the town and it is assumed that any future retail development, will be limited to a small number of units complementing the existing provision. Currently no significant demand exists for future retail growth.
- 2.1.89 There are a large number of coffee shops, takeaways and restaurants within the town, which is a reflection of the town's tourist appeal. Anecdotal evidence suggests that grocery provision within the town is however lacking. By and large the town is mostly serviced by small independent shops, with only a small number of multiple retailers such as Boots having established themselves in the town.

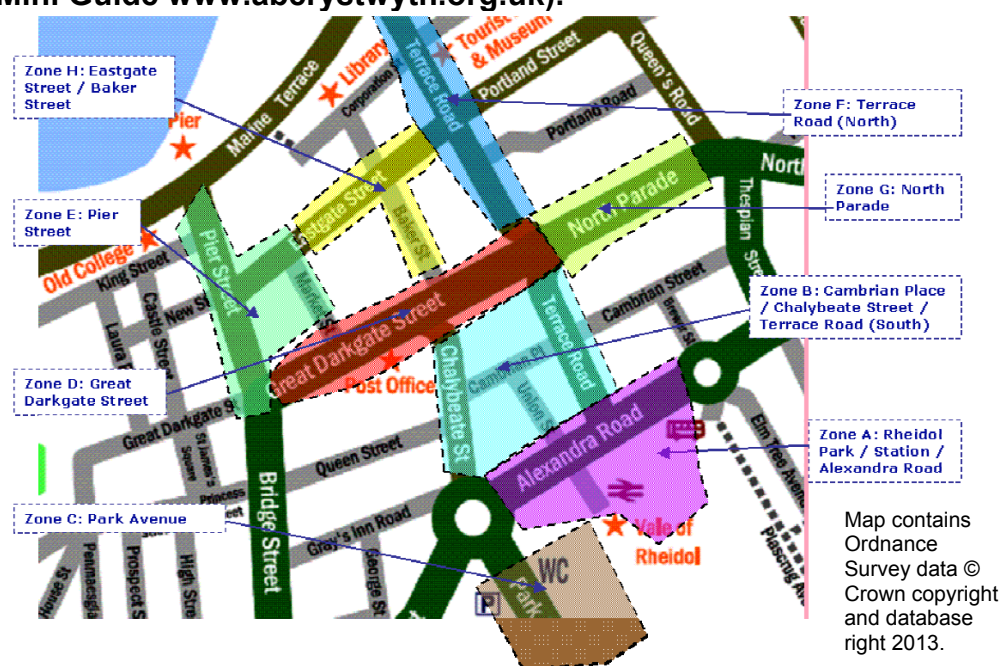
Aberystwyth

- 2.1.90 Aberystwyth is situated on the Ceredigion coast at the mouth of the rivers Rheidol and Ystwyth. The town has been identified as a primary settlement in the recently published Wales Spatial Plan Update, reflecting its role as a strategic centre. It is also a major administrative service centre and acts as a key tourism centre for people visiting the area. The town boasts a leading university and arts centre, along with the National Library of Wales. The Spatial Plan confirms the town's role as a service provider for education, emergency (health, fire, and police), leisure and recreational facilities; along with a strong retail offer (WAG, 2008).
- 2.1.91 According to the Aberystwyth Masterplan, there is a good range of buildings available for retail use within the town, including a good variety of unit sizes, small, medium and large. Independent retailers within Aberystwyth are particularly strong although there is a good

range of national retailers, with strong demand for further representation from such stores.

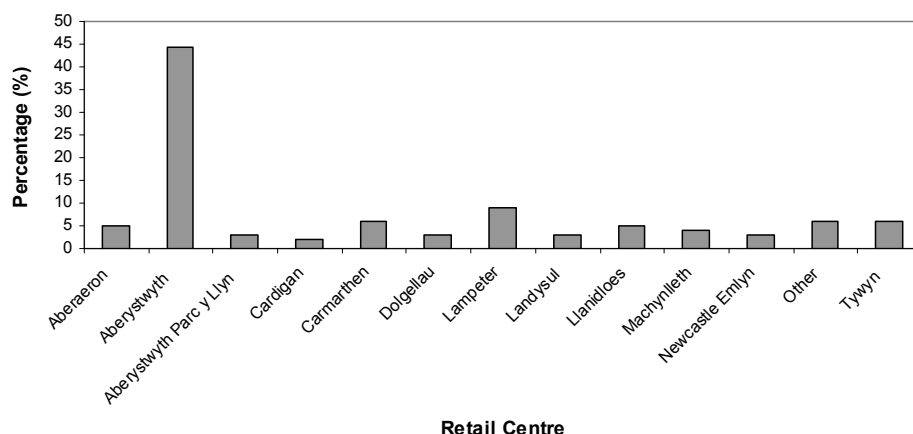
- 2.1.92 In addition to a strong town centre, there are also three ‘out of town’ retail centres, Central or Ystwyth, Rheidol and Parc y Llyn. However, both the Ystwyth and Rheidol centres are within easy walking distance of the traditional town centre. These centres may become closer to the main retail focus of the town depending on the direction of future development (discussed below).

Figure 12.5. Map illustrating the location of the main retail centres and the town centre within Aberystwyth (Area Map and Mini Guide www.aberystwyth.org.uk).



- 2.1.93 A town centre health check has been completed which reveals that there is little external competition for retailing to the town centre, other than from the Parc Y Llyn retail park on the edge of the town. The town centre therefore commands a very high market share from its total catchment area (Figure 12.6.).

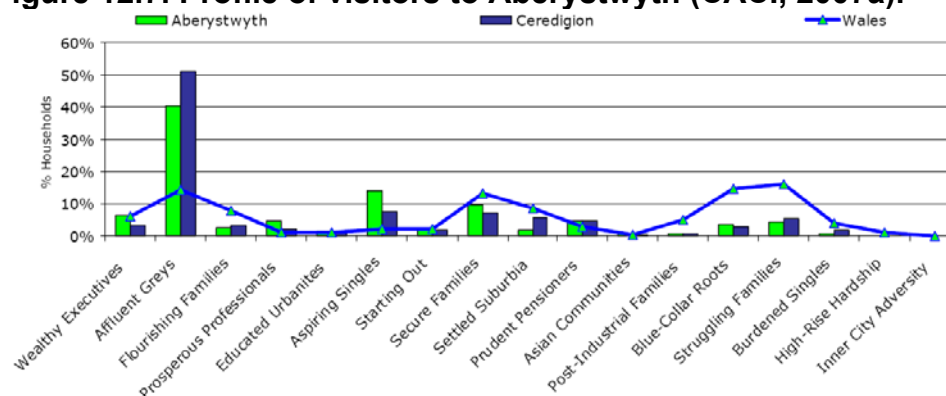
Figure 12.6. Market share of the total catchment area for Aberystwyth (CACI, 2007a).



2.1.94 The market for Aberystwyth has a strong ‘aspiring singles’ (young people who live in urban or suburban locations). There are large numbers of both students and well qualified young people who have recently finished their studies and started working) component, which can be accounted for by the relatively large student population within Aberystwyth. The student population is approximately 7729 (HESA 2004-2005), whilst the population of the town is approximately 60,270 (Ceredigion Small Area Population Estimates 2001). The other most significant group within the Aberystwyth market are ‘affluent greys’ which can be accounted for by the high number of retirees to the area; this group makes up 27 % of the Aberystwyth core market (CACI, 2007a). The third most important group within the market is ‘secure families’, however, as this group shop in a wide range of stores they may have the greatest importance overall (Figure 12.7.).

2.1.95 The Aberystwyth Retail Study includes a floorspace benchmarking exercise, where Aberystwyth is compared with similar UK towns. This work reveals that there is slightly above average clothing provision and slightly below average convenience provision. Some types of clothing retailing, for example women’s clothing are significantly underprovided. Catering is significantly overprovided within the town, although this is suggested to be due to the tourism demand. Variety stores are significantly underprovided and there are no department stores.

Figure 12.7. Profile of visitors to Aberystwyth (CACI, 2007a).



2.1.96 There are 12 vacant units from a total of 292 (according to the CACI analysis, 2007) which is thought to be transitional and highlights the relative economic prosperity of the town.

2.1.97 The report suggests there is a lack of a true prime pitch within the town, in addition to a lack of any particularly strong retail anchor or retail cluster. This presents a problem as retailers are currently spread across the whole town.

2.1.98 There are reported to be a number of multiple retailers in Aberystwyth which make up approximately one third of the total stores. However, a large number of stores within Aberystwyth are independent. The majority of grocery/convenience stores are independent and almost all catering units are independent. It is this large and dense range of independent retailers that help to establish the character of the town centre. Furthermore, the number of service units overall account for approximately half of all stores in the town and it is suggested there are adequate levels of banks, estate agents, restaurants, pubs and other basic types of service infrastructure.

2.1.99 Yields provide a measure of investor confidence in the long-term profitability of the town centre. Generally speaking, low yields indicate that the town is considered to be attractive by investors and as a result will be more likely to attract investment than a town with high yields. However, it should be noted that other factors such as town centre development can affect yields. Yields have been calculated based on the 'Valuation Property Market Report, 2006' and reveals that yields in Aberystwyth are relatively constant with a slight decline from 8.5 to 8% between 2001 and 2006. The yields quoted are "all risk yields" calculated by dividing annual rent. As though it had been received as a single lump sum at the end of the year, by the capital value or sale price of the property. Investment confidence has remained consistently at a relatively high level. Furthermore, Aberystwyth has a relatively average yield compared to other centres in Wales. Therefore Aberystwyth presents a good investment proposition. An opportunity exists to add a department store, increase the range of variety stores and improve the retail mix

within the comparison goods sector. This would help to improve attainment levels of retailing within the town thus improving rent and therefore property values.

2.1.100 The amount of comparison floorspace in Aberystwyth is currently 16,410 square metres. The average comparison good premises within Aberystwyth are trading at £4,571 per square metre which is higher than the expected value for sustainable trading of £3,750 per square metre. This indicates there is significant over trading. Projected values for 2012 and 2016 are for £5,476 and £6,756 per square metre respectively which indicates an increasing trend of over trading.

2.1.101 Future needs have been calculated for comparison (e.g. shoes, clothes, music, games etc.), bulky (e.g. fridges, furniture, entertainment systems etc.), and convenience goods (e.g. food, toiletries, newspapers and magazines etc.) (Table 12.15.).

Table 12.15. Predicted future requirements for retail provision for Aberystwyth (CACI, 2007b).

Type of Goods	2007	2012	2016
	Square Meters (net)		
Comparison Goods	3,594	7,555	8,228
Convenience Goods*	1890-3947	2003-4098	2190-4347
Bulky Goods	1387	1938	1938

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

2.1.102 One of the key proposals from the Aberystwyth Master Plan and Retail Action Plan is the suggested focus of retailing between a proposed department store development on the existing post office site and the existing and proposed retailing around the Ystwyth, Rheidol and Mill Street sites. This would involve increasing the role of Terrace Road and Chalybeate Street. Reference should be made to the studies mentioned above for greater detail of this proposal.

2.1.103 Walking and cycling provision within the town centre is considered poor which has the potential to influence the success of retailers. A key requirement of the Aberystwyth Masterplan is therefore to improve accessibility between the station area and the main part of town. The Masterplan suggests there are also opportunities to enhance the rail and bus provisions within the town. There are also said to be identified issues associated with car access and parking. An analysis of parking provision has been conducted for Aberystwyth and is available as part of the Retail Study.

2.1.104 Overall the town is considered to be attractive to visitors, with good standards of cleanliness, little evidence of litter, fly posters or graffiti. However, some buildings on the sea front are run down and are in need of repair. These buildings need protecting and preserving.

Aberystwyth Strategic Regeneration Area

- 2.1.105 It was announced in October 2009 that Aberystwyth would be designated a Strategic Regeneration Area (SRA). SRAs are integrated, cross-cutting initiatives aimed at promoting economic development and regeneration – especially in areas of high deprivation. The approach stresses the need to enhance people’s skills and employability, as well as physical and environmental improvements.
- 2.1.106 This proposed SRA programme will add value to the range of on-going activities and pipeline projects in Aberystwyth:
- a. The creation of new WG and Ceredigion County Council Offices is reinforcing a cohesive regional presence;
 - b. The expansion of Bronglais Hospital will underline its importance as the key provider of secondary healthcare servicing Central Wales;
 - c. The creation of the Institute of Biological, Environmental and Rural Sciences (IBERS) as part of the University is a world leading research facility which will support the development of knowledge based sectors highlighting the area’s strengths in environmental sciences;
 - d. The town is also best placed to maximise the opportunities afforded by Wales’ only UNESCO Biosphere Designation – The Dyfi biosphere, to boost the vital economic contribution to tourism; and
 - e. Support through the Rural Development Plan will also develop the town’s distinctive sense the place by utilising its unique assets.
- 2.1.107 Key additional opportunities presented by the private sector are:
- a. Seafront and Promenade – There are opportunities to further develop Aberystwyth as a key tourism destination in Central Wales and a potential centre of excellence for coastal and inland tourism;
 - b. Private Sector Investment – The town is experiencing interest from private sector developers in relation to the redevelopment of key town centre sites which are being bought forward for development;
 - c. Aberystwyth University – There is an opportunity to explore the tourism potential and wider town centre benefits linked with the University’s review of its property portfolio and redevelopment of the iconic Old College Building;
 - d. Enhancing the Build Environment – There are opportunities to increase the town’s vitality and viability through improvements to the physical fabric and the urban environment; and
 - e. Accessibility – Improvements top Aberystwyth’s Train Station and the development of a sustainable travel transport interchange will improve connectivity and act as an enhanced

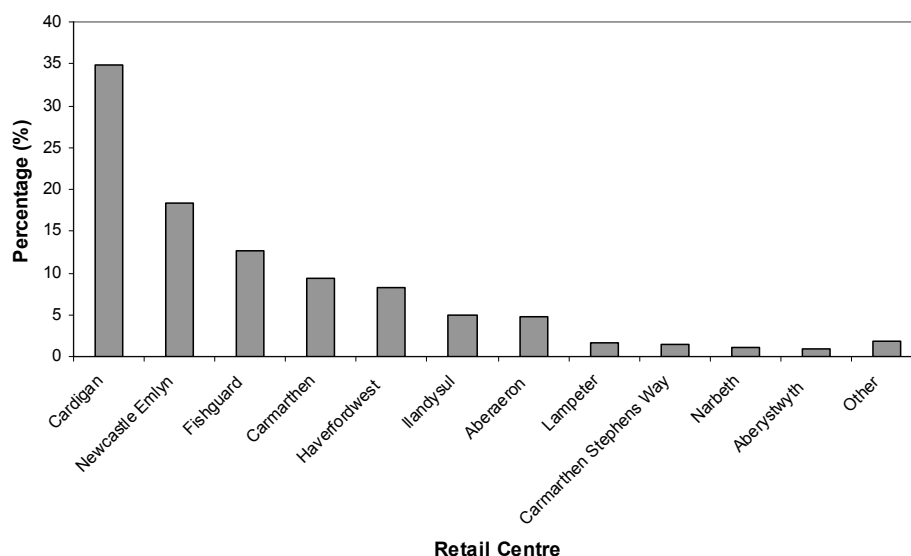
gateway to the region whilst encouraging the use of public transport.

- 2.1.108 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 2014/15. The total cost to WG (Regeneration SPA) to deliver or to facilitate the Programme Areas outlined is estimated to be in the order of £25m.

Cardigan

- 2.1.109 Cardigan is the second largest town in Ceredigion and is recognised as a Primary Key Settlement and of regional importance in the Wales Spatial Plan. It is a historic town, which formally functioned as an important port, and is built around the physical presence of its castle, quayside warehouses and numerous listed buildings. A recent project 'Recreating Pride in Cardigan' has been very successful in improving the physical appearance of a number of properties within the centre of Cardigan, principally many traditional retail outlets. Another recent scheme has provided additional flood defences along with creating a new quayside area and a further proposed scheme hopes to regenerate the town's castle, which is currently in a unoccupied state. It is therefore clear that the town has an important tourism role within Ceredigion, but also provides a retail centre for the South of the County.
- 2.1.110 As already discussed, a retail study has been conducted for Cardigan as for Aberystwyth and Lampeter. The location of Cardigan, relative to other retail centres is probably helping to ensure its share of the catchment is high, at 34.8 %, compared to those who travel from the area to Carmarthen at just under 10 % (Figure 12.7).

Figure 12.7. Market share of the total catchment area for Cardigan (CACI, 2008).



- 2.1.111 The benchmark assessment for Cardigan reveals that clothing, leisure, coffee shops, fast food takeaways and restaurants are all at an above average provision. Health and beauty, household goods, electrical goods and grocery provision are at a below average provision within the town. Convenience goods are largely provided for by two large supermarkets.
- 2.1.112 The town is said to have a high quality appearance and good streetscapes (WSP, 2008). There is a high provision of independent traders and specialist shops in Cardigan which helps add to its appeal to tourists. The Cardigan Retail Study demonstrates there is a need for additional grocery floorspace in the town and it is suggested this would be best delivered in the form of a range of smaller convenience stores.
- 2.1.113 The lack of dedicated cycle paths within Cardigan has been highlighted by the retail study along with the limited nature of bus service provision. Clearly this has the potential to impact on the success of retailing and presents an issue for consideration within the LDP.
- 2.1.114 Future needs have been calculated for comparison, convenience and bulky goods (Table 12.16).

Table 12.16. Predicted future requirements for retail provision for Cardigan (CACI, 2008).

Type of Goods	2007	2012	2017
		Square Meters (net)	
Comparison Goods	1770	1580	1275
Convenience Goods*	960	1074-1271	1199-1631
Bulky Goods	-401	-500	-724

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

2.1.115 Recently an application for a mixed use site at Bathouse in Cardigan has been approved. Currently the application is only an outline, and does not supply detailed information on the overall floorspace given over to a particular type of goods. Permission has been granted for a food store with a food retail sales area of no more than 1,624sq m, and a non-food retail sales area of no more than 1,163sqm. How much of this area will be used for comparison, convenience or bulky goods is also unknown. However, if the maximum area allowed for the foodstore is used, and that it is entirely used for comparison and convenience goods, it will meet the future requirements for retail provision forecasted by the CACI retail study.

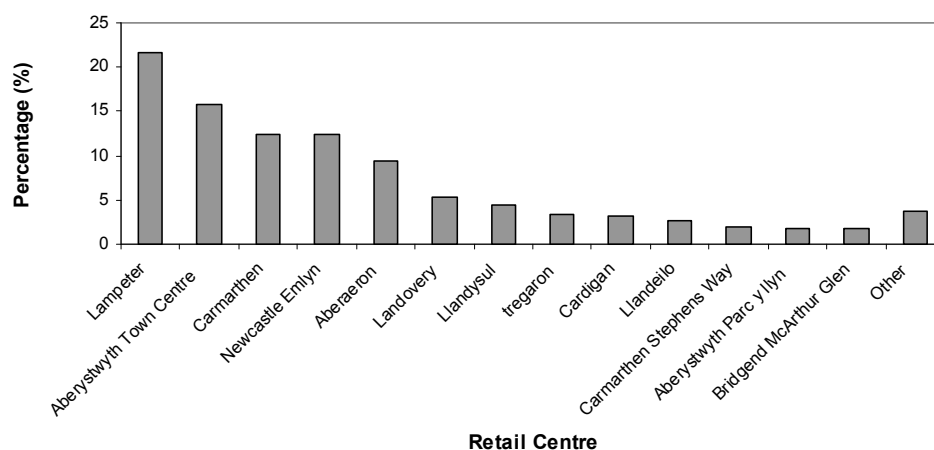
Lampeter

2.1.116 Lampeter is a small market town located on the Western border of Ceredigion with Carmarthenshire. The town has an important role within Ceredigion as it is one of the three largest towns serving a large rural hinterland and is often the first port of call for visitors to the area.

2.1.117 There are two main supermarkets and a number of more traditional, independent retailers providing both comparison and convenience goods within the town. The town has a strong tradition for housing specialist and independent stores which help to provide the tourist appeal of Lampeter.

2.1.118 Both supermarkets are of around 7,500 square meters in size and both have limitations including access and parking. Larger supermarkets are located in Aberystwyth, Cardigan and Carmarthen which are between 23 and 28 miles from the town. However, the market share for Lampeter, from its core market is high, at 21.7 % (Figure 12.8.).

Figure 12.8. Market share of the total catchment area for Lampeter (CACI, 2008).



- 2.1.119 A benchmarking exercise has been completed as part of the Cardigan and Lampeter Retail Study, similar to the one undertaken for Aberystwyth. In comparison to other similar towns, Lampeter has above average provision of health and beauty, electrical, coffee shops, fast food takeaways and restaurants. However, clothing, leisure goods, household goods and grocery and catering provision are significantly underprovided (CACI, 2008).
- 2.1.120 According to the Lampeter Regeneration study, the town has a lack of quality restaurants and leisure and entertainment facilities which are prevalent in many other visitor destinations across the region.
- 2.1.121 Although vacancy levels are low, this may be masked by a recent high take up of charity shops. Some buildings are becoming vacant in the high street which are not easily converted for modern retailing. For example, the post office which has become vacant recently, following the relocation from the town centre to the Co-op supermarket on the edge of the town. There is a need to preserve the architectural and historical significance of this kind of building.
- 2.1.122 The suggested strategy for the town seeks to expand the range of retailers, which help to draw visitors to Lampeter from other areas.
- 2.1.123 The future retail needs for Lampeter have been the subject of several recent studies. Table 12.17 displays the initial projections for comparison, convenience and bulky goods as forecasted by CACI in 2008. Further more detailed analysis has been carried out by NLP (2012) for the town's convenience needs, including both householder and street surveys.

Table 12.17. Predicted future requirements for retail provision for Lampeter (CACI, 2008).

Type of Goods	2007	2012	2017
	Square Meters (net)		
Comparison Goods	624	511	352
Convenience Goods*	755	851-1013	949-1289
Bulky Goods	882	839	733

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

2.1.124 The NLP study (2012) considered that CACI's projections for convenience goods were likely to be overstated and that their information of shopping patterns indicated that there is currently only a need for around 300 sq m net additional floorspace rising to 400 sq m net in 2022. NLP considered that even if weight was given to overtrading, this would only increase convenience capacity to around 425 sq m currently, which suggests a maximum requirement of 548 sq m net by 2022.

2.1.125 Because the predicted future growth was so small, both CACI and NLP recommend that allocations for the town are unnecessary, and that criteria based policies would be better for dealing with any applications that came to fore.

Llandysul

2.1.126 Llandysul is a distinctive and attractive small town between Lampeter and Cardigan. It is the distinctiveness of the town which helps provide visitor appeal. Most of its shops are located on High Street. There is a particular need to continually improve the retail mix to ensure the town continues to draw in visitors, especially once the town bypass is constructed.

2.1.127 The Llandysul Regeneration Strategy suggests marketing and branding the town as a specialist retail destination focused around the 'Slow Food' brand and linked with outdoor activities and tourism. It is believed this approach would help provide added vitality to the town; with further clustering of specialist shops.

2.1.128 According to the regeneration strategy, there are some vacant premises in the town; however a recently opened clothing shop at Bridge Street might help with a proposal for an activity hub based around the river.

2.1.129 There is considered to be scope for a supermarket in Llandysul to improve sustainability as many locals currently visit other towns such as Cardigan and Carmarthen, however no retail needs assessment has been undertaken. However, the choice of possible sites is limited; such a site would need to be approximately 1,000 square meters in size. The strategy suggests a site on Pencader Road in

Pontweli; although the impact on retailers in the town would need to be carefully investigated.

Tregaron

- 2.1.130 Tregaron is a small town located to the West of Aberystwyth and the North of Lampeter. Its geographical location may present problems associated with access, however the town serves as an important local centre and also has considerable potential for tourism.
- 2.1.131 Existing retailing in Tregaron is focused on a range of small shops and services clustered around the town square. These include a Post Office, a SPAR supermarket, the Talbot Hotel and the Welsh Gold Centre. Daily deliveries to the SPAR by articulated lorries create congestion problems. There are a number of public houses, a takeaway and a handful of cafes within the town.
- 2.1.132 The Tregaron Regeneration Study highlights a number of possible schemes for both improving the appearance of the town and providing some additional retail and service provision. These include relocating the garage in the centre of town, redeveloping the mart and employment sites, new office space, more open space, improving the appearance of some of the town centre buildings and improving the legibility of the town's signage.

Local Retail Provision

- 2.1.133 There is a diverse range of retail provision dotted throughout the county's smaller settlements, with a high proportion of these settlements serviced by their own shop or shops. By and large these are small independent stores which stock a variety of products, but largely focus on convenience goods. Many of these shops are associated with Post Offices or other community services; however, given the Post Office's recent decision to close many of its rural offices, the future of some of these shops is currently uncertain.
- 2.1.134 Results from a 2007 Community Questionnaire provides information on the retail facilities available in rural Community Council areas. Table 12.18 reveals that of all the councils that responded, all have some type of retail provision. The number varies between 1 in Ystwyth to 16 in Borth. However it should be noted that this provision may not be necessarily for the benefit of the day to day needs of the community, for example the retail provision could be a cycle shop rather than a grocery shop. Furthermore in places like Borth, Aberporth and New Quay, much would be tourists provision.

Table 12.18. Retail Provision within Ceredigion by Ward – Community Questionnaire 2007 (Ceredigion County Council Survey, 2007).

Ward	Retail Units	Further Retail Facilities Needed
Aberporth	8	Yes
Beulah	5	
Borth	16	
Capel Dewi	No response	
Ceulanamaesmawr	7	Yes
Ciliau Aeron	4	
Faenor	4	Yes
Llanarth	No response	
Lladyfriog	3	
Llandisiliogogo	8	Yes
Llanfihangel	4	
Llangeitho	2	
Llangybi	2	
Llanrhystud	5	
Llansantffraid	6	Yes
Llanwenog	2	Yes
Lledrod	3	Yes
Melindwr	7	Yes
Penbryn	14	Yes
Trefeurig	No response	
Tirymyncah	7	
Troedyraur	6	
Ystwyth	1	Yes

Online Shopping

- 2.1.135 Recent research has suggested that people living in urban areas are more likely to buy online than those said to have poor shop accessibility, which includes those living in rural areas. However, people with low shop accessibility are likely to buy more often online (Farag *et al.*, 2006). This is borne out by the Llandysul Spatial Regeneration Strategy (Hyder 2007), which suggests there is growing popularity of online shopping in the area. Work by the Town and County Planning Association (TCPA) suggests that:
- 2.1.136 “An important future role for district and local centres may be as depots for (the) distribution of goods in the e-tailing sector” (TCPA, 2005. p 7.).
- 2.1.137 Therefore, potential may exist in Ceredigion for this kind of retail service, which may be otherwise difficult to provide in remote areas. Further research into this area would be useful. Options might include the use of specialist warehousing for distribution or linked to stores open to the public. There is likely to be more in relation to comparison goods than convenience shopping, at least in the near future.

- 2.1.138 A study by the International Electronic Commerce Research Centre (IECRC) suggest that overall the home delivery sector is growing; £18.9 billion in 2000 and was expected to be £35 billion in 2005. Furthermore, Wales is one of the areas with the highest level of home shopping use (IECRC, 2003). It is assumed that this sector will continue to play an increasingly important role within the County.

Transition Towns

- 2.1.139 The Transition Town Initiative is gaining increasingly widespread support within Ceredigion and the towns of Aberystwyth, Lampeter and Llandysul all have schemes at different stages of development. The initiative is a community led scheme which seeks to improve the sustainability credentials of a town and so may include projects focusing on travel reduction, increasing the consumption of locally produced food and reducing non-renewable energy use. The schemes echo many of the LPAs sustainability objectives and so could potentially help the authority achieve some of its own goals.

3. References

- CACI 2007**, Aberystwyth Retail Planning Study
CACI 2008, Cardigan and Lampeter Retail Planning Study
DTZ 2008, Ceredigion Economic Needs Assessment
DTZ 2009, Ceredigion Economic Needs Assessment 2009, Demand Update: Impact of Recession
DTZ 2010, Ceredigion Economic Needs Assessment, Revised Core Report
Farag, S., K.J. Krizek & M. Dijst (2006), E-shopping and its relationship with in-store shopping: Empirical evidence from the Netherlands and the USA, Transport Reviews, Vol.26, No.1, pp.43-61.
Hyder 2006, Tregaron Regeneration Strategy: Final Report
Hyder 2007a, Lampeter Economic Development and Regeneration Strategy Development Framework: Draft Report for Consultation
Hyder 2007b, Llandysul and Pont-Tyweli Spatial Regeneration Strategy Draft Final Report
LDA Design 2006, Masterplan for Aberystwyth
NLP 2009, Review of Potential Employment Sites in the Aberystwyth Area
NLP 2010, Review of Potential Employment Sites in South Ceredigion
NLP 2012, Lampeter Convenience Capacity Analysis
NOMIS Official Labour Market Statistics, www.nomisweb.co.uk
Office National Statistics. www.statistic.gov.uk
TCPA 2005, Planning for Accessible and Sustainable Retail
Welsh Assembly Government 2007, Central Wales Settlement Strategy Phase 2 Report Draft
Welsh Assembly Government 2004, Wales Spatial Plan: Peoples, Places, Futures
Welsh Assembly Government 2006, Cardigan and South Ceredigion Regeneration Plan
Welsh Assembly Government 2008, People, Places, Futures – The Wales Spatial Plan Update
Welsh Assembly Government 2010, Draft Aberystwyth Strategic Regeneration Area Action Plan

Appendix 8 - How Opinions Expressed In Response To Statutory Public Consultations Have Been Taken Into Account

A number of consultation exercises have been undertaken in relation to the LDP and SA/SEA process. The public, interested stakeholders and the statutory consultation bodies, namely the Countryside Council for Wales, Environment Agency and Cadw, were consulted on each occasion.

Responses to the consultation on the LDP were broad and covered many social, environmental and economic matters. Most responses were related to the Plan's strategy, the level of growth proposed and the distribution of this growth across the county. A significant number of responses were also received to the allocation of land. Details on the LDP's Community Involvement Scheme, which includes the public consultations on the various LDP documents, can be found in the Initial Consultation Report (Ceredigion County Council, 2010) and the Addendum to the Initial Consultation Report (Ceredigion County Council, 2011).

In accordance with Regulation 12 (5 & 6) of The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004, an SA/SEA Scoping Report was published in January 2008 with a consultation period of 5 weeks. However due to an error in the length of time of the first consultation period, the Scoping Report was re-consulted on, therefore the consultation period lasted eleven weeks in total. The consultation periods ran from January 7th to February 4th, 2008 and March 20th to April 28th, 2008. Detailed information on all the consultation responses and changes made to the scoping report was made available on the Council website as part of the published Cabinet and Council reports, June 24th and July 29th 2008, respectively. Responses highlighted the need for up-to date baseline to inform the assessment process; this was taken into account in the creation of the LDP itself as well as in the production of subsequent SA reports. The public can view hard copies of responses upon request from the Council Offices, Penmorfa, Aberaeron.

Following consultation on the Scoping Report, representations were considered and the LA began the process of reviewing all the SA/SEA work undertaken to date. Principally, additional plans and programmes were reviewed, new baseline information was considered, key issues were updated and the SA Framework of Sustainability Objectives and indicators were amended as part of work on the Initial Sustainability Appraisal Report.

In accordance with Regulation 15 of The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, the SA/SEA Initial Sustainability Appraisal Report (March 2009) was then placed on public consultation alongside the LDP Preferred Strategy for 6 weeks over March and April 2009. A summary of the issues raised and how they were taken into account are presented in the Appendix 8 of the Deposit Sustainability Appraisal Report (December 2010). Representations received during the consultation were considered for inclusion in the Deposit SA Report. This

process highlighted where additional considerations could be made within future assessments and suggested additional plans, policies, programs and sources of evidence that might be relevant to the assessment process.

In accordance with Regulation 13 of The Environmental Assessment of Plans and Programmes (Wales) Regulations 2004 and Regulation 17 of The Town and Country Planning (Local Development Plan) (Wales) Regulations 2005, the SA/SEA Deposit Sustainability Appraisal Report (December 2010) was placed on public consultation alongside the Deposit LDP for an 8-week period between December 2010 and February 2011. A summary of the issues raised and how they were taken into account are presented in Appendix 1 of the Addendum to the Deposit Sustainability Appraisal Report (December 2011). Changes resulting in this process included several points of clarification, the insertion of additional plans, policies and programmes and small adjustments to certain policy and site assessments.

The Council recommended a number of Focused Changes to the LDP in response to representations received during the Deposit Consultation. These proposed changes and their accompanying SA/SEA appraisals were subject to an 8-week consultation between December 2011 and February 2012. Further proposed changes arising from the Examination in Public and their accompanying SA/SEA appraisals were consulted on over a 4 week period between July and August 2012. No comments were made in relation to the SA/SEA elements of either of these consultations.

Appendix 9 – Screening of Changes to the LDP Arising from the Examination in Public

Consideration of the Need for Assessment for Generic Changes for LDP Volume 1, 2A and 2B

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Various	MAC 1/1	Address grammatical, typographical, formatting issues throughout the LDP. Revise document title, contents pages, foreword, Abbreviations list, list of policies, header and footers and all other ancillaries to acknowledge that this is the final version of the LDP	Such changes have no effect on the material policy content of the Plan and therefore do not require assessment.
Various	MAC 1/2	<p>Replace cross references to Policies S01-S07 to accord with new S01-S05 put forward through the LDP Examination process.</p> <p>Replace cross references to LU01 and LU03 with appropriate S0 policies to accord with new S01-S05 put forward through the LDP Examination process.</p> <p>Replace cross references to LU23 with LU22 as appropriate to accord with changes put forward through the LDP Examination process.</p> <p>Replace cross references to DM02 as appropriate to accord with changes put forward through the LDP Examination process.</p>	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan (Examination Document ED012f).

			The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
Various	MAC 1/3	<p>Replace reference to Welsh Assembly Government and abbreviations (incl. Assembly and WAG) with Welsh Government and/or WG as appropriate (other than where publications pre date May 2011)</p> <p>And replace references to Countryside Council for Wales (CCW), Environment Agency (EA) and Environment Agency Wales (EAW) with 'Natural Resources Wales' (other than where publications pre date November 2012)</p>	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.
Various	MAC 1/4	<p>Insert text to indicate gap where policy does not exist:</p> <p>No Policy [LUXX[[or] DMXX] has been included within the LDP.</p>	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan (Examination Document ED012f).

			The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
Various	MAC 1/5	<p>Housing:</p> <p>Replace all references to ‘non-allocated’ housing land in relation to Service Centres ONLY with the word ‘windfall’.</p> <p>Ensure that where reference is meant towards ALL sites that have not been allocated (Service Centre and outside of) that reference should be included to ‘windfall and non-allocated sites’.</p> <p>Non-Housing:</p> <p>Replace or delete the word ‘windfall’ where it to opportunities in relation to all non-housing. Alternative wording that could be applied, depending on the flow of the sentence, are ‘non-allocated’ or ‘on a site not allocated’.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Volume2: Table 1 +	MAC 2/1	Delete references to all Linked Settlements which have been removed from the LDP as a result of Appendix 1 of Volume 1 consulted upon in July 2012 (see MAC relating to Volume 1).	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in Addendum to the

<p>All other parts of the SGS</p>			<p>Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 1: Appendix 1</p>	<p>MAC 2/2</p>	<p>Volume 1:</p> <p>Amend Appendix 1 (July 2012 Version) as follows:</p> <p>Delete all entries for row entitled: ‘Linked settlements outside LA. Please note no analysis has been carried out on these settlements as they are outside of the LA area.’</p> <p>Where entries were included in this row for individual Settlement Groups include the following text:</p> <p>Settlements ‘Linked’ to this Settlement Group are also located in the County of [INSERT] [Carmarthenshire and/or Pembrokeshire].</p> <p>Delete footnote:</p>	<p>The change reflects the fact that Ceredigion’s LDP has little influence on what goes on in adjoining planning authorities. This does not materially affect the policy content of the Plan and therefore does not need assessment.</p>

		<p>‘** and *** indicate Linked Settlement located in the County of Pembrokeshire or Carmarthenshire respectively. The ‘term’ used to refer to the Settlement in the adjoining LA LDP may differ to that which is used here. But for the purposes of the Ceredigion LDP these settlements need to be given a notional definition so it is clear how they relate to Ceredigion’s settlement hierarchy.’</p>	
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Consideration of the Need for Assessment for Section 6 of LDP Volume 1

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Volume 1 Section 6 (July 2012 Version)</p>	<p>MAC 1/9</p>	<p>Delete Section 6 of Volume 1 in its entirety and replace with new Version as attached in Annex 1 (which is the July 2012 consultation version minus consultation explanatory text) of this MAC report.</p> <p>Following this land assessment, 39 46ha (net) has been allocated in the LDP for these specific use classes, 23 30ha (net) in the Aberystwyth TTW Area, recognising its national and regional role and 16ha (net) in the Cardigan TTWA.</p> <p>Amend paragraph 6.105 (July 2012 Version) as follows:</p> <p>3.1 In Lampeter the level of need indicated is much lower; and the CACI 2008 and 2009 Assessments and the NLP 2012 Lampeter Convenience Capacity Analysis all concluded that a policy approach would be an appropriate a more responsive way forward in helping to meet needs as they arise in line with Policy S02, Policy LU18 and Policy LU19.</p> <p>Amend paragraph 6.96 (July 2012 Version) as follows:</p> <p>Amend Criterion 2 a of Policy S01 as follows: The 39 46 hectares (net) allocated land (23 30 ha Aberystwyth Area and 16 ha in the Cardigan Area) as set out in the Settlement</p>	<p>The first part of this proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The second part introduce factual changes, with no material policy implications, that have arisen since then.</p> <p>The proposed change</p>

		<p>Group Statements and shown on the Proposals Map; or</p> <p>Please note that Annex 1 (July 2012 Version) may be affected by further individual MACs set out in this MACs report.</p>	<p>does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 1 Section 6 title as appears in the July consultation version</p>	<p>MAC 1/76</p>	<p>Delete the word ‘Revised’ from the heading to Section 6 as it appears in the July consultation Version (2012). The word revised was included only for consultation purposes in July 2012</p>	<p>The recommended change is a textual change that does not affect the policy content of the LDP. Therefore, no assessment is required.</p>
<p>Volume 1 Para 6.24 as appears in the July consultation version</p>	<p>MAC 1/77</p>	<p>Amend Para 6.24 to better reflect the roles of Adpar and Llwynceilyn following discussion at Hearing Session 17:</p> <p>Due to significant physical land constraints in Aberaeron and Newcastle Emlyn it has been necessary to identify a settlement within both each of these Groups which would assist in meeting the need that should otherwise be provided in the USC. For Aberaeron this is Llwynceilyn and for Newcastle Emlyn this is Adpar. These have been chosen taking into account a range of factors. which included; proximity to the USC, accessibility to the USC by means other than the car, and level of facilities and services present within the settlement which provide some opportunity to reduce the need to travel into the USC for basic daily needs. In respect of Aberaeron, Llwynceilyn, though not directly adjacent, offers the best interim solution to service housing needs that cannot be met within the town at least until further options can be explored in detail within Aberaeron itself. Llwynceilyn has good public transport links and a level of services safely accessible to pedestrians to</p>	<p>The change clarifies the role of Llwynceilyn and Adpar in respect to their larger neighbours of Aberaeron and Newcastle Emlyn. It does not materially change the policy content of the Plan and does not therefore lead to the need to assess.</p>

		<p>mitigate against journeys into Aberaeron by residents to meet some of their everyday needs. 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. This would lead to a reduction in the housing opportunity currently attributed to Llwynceilyn for this and future plan periods. It should also be noted that if even prior to the review the numbers committed in Aberaeron exceed that envisaged to be provided within the town that this will result in the revising downwards of the number of units to be permitted in Llwynceilyn itself, see Settlement Group Statement for further information. In respect of Newcastle Emlyn USC, Adpar effectively operates as part of the USC and is thereby qualified as a settlement where part of Ceredigion’s housing needs should be met on an on-going basis. See Settlement Group Statements for further information.</p>	
<p>Volume 1 Para 6.47, 6.71, 6.78, 1st sentence Policy S01, Para 6.129 as appears in the July consultation version</p>	<p>MAC 1/78</p>	<p>Amend Para 6.47 as follows:</p> <p>Although care has been taken to ensure all of the Plan’s housing opportunities allocations are capable of being delivered it is inevitable that some of the sites will not be developed precisely as anticipated during the plan period. Consequently in order to ensure the number of dwellings needed can be delivered a contingency allowance of approximately 10% has been added to the overall projection and the plan therefore provides opportunities to meet in the region of 6640 6589 units (see Policy S01).</p>	<p>This is an amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>

		<p>Amend Para 6.71 as follows:</p> <p>However, the LDP is not capable of delivering the affordable housing need expressed in the LHNA in view of the level of remaining general housing requirement for the plan period as at August 2010 (that of 3500 3492 units). This is primarily due to viability issues as will be further explained in the paragraphs that follow. As a result the Plan sets an aspirational target of 1100 units for the plan period (Policy S05).</p> <p>Amend Para 6.78 as follows:</p> <p>By applying this 20% contribution in relation to all new applications the yield expected from allocated LDP sites is 527 units, and from windfall and non-allocated sites, approximately 170 units. This is based on the remaining requirement which was 3500 3492 units as at August 2010 (see Policy S01). The LPA also acknowledge that a contribution may also occur in relation to ‘Other Locations’ outside the Service Centres where housing development of open market housing is not permitted. However, the precise nature of this contribution is difficult to gauge in view of the remaining provision uncommitted, potential claw back of unimplemented consents and uncertainty as to how many units may be taken up to meet needs under TAN 6.</p> <p>Amend 1st sentence of Policy S01 criterion 1 as follows:</p> <p>Up to 6640 Approximately 6589 dwellings in order to meet the projected growth of 6000 units (detailed Table 6.1).</p> <p>Amend Para 6.129 as follows:</p>	
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		<p>The projected need for housing over the plan period is for 6000 additional units (see para 6.46). However, in order to deliver that level of growth there is a need to provide flexibility to allow for some sites not coming forward (see Para 6.47). For this reason the plan makes an additional allowance for an additional of approximately 10% of growth resulting in the 6589 6640 units referred to in the policy rounded from the 6635 and shown in Table 6.1. The flexibility is catered for in the sustainable settlements, the Service Centres.</p> <p>Insert new para after para 6.129</p> <p>It should be noted that the strategic distribution of housing provision when calculated directly on the basis of 51:24:25 of the projected need of 6000 dwellings results in an apportionment of 1500 units to ‘Linked Settlements and Other Locations’. However, because the distribution between each Settlement Group was in fact calculated on the basis of the population proportion of each Settlement Group, this resulted in a total figure of 1522 units for the ‘Linked Settlements and Other Locations’ cumulatively not 1500. The same slight variation is true in relation to the Service Centres. It is these actual figures that appear in Table 6.1 under Policy S01 and included in Appendix 2 and which will inform all monthly monitoring calculations. Note that despite this small variance that the figures for all the elements of the hierarchy still add up to 6000 units and that when rounded the proportional split remains 51:24:25</p>	
<p>Volume 1 Para 6.54 as appears in</p>	<p>MAC 1/79</p>	<p>Amend Para 6.54 as follows:</p> <p>In line with the Strategy opportunities for housing growth are</p>	<p>This is an amendment to aid clarity that will not affect the policy content of</p>

<p>the July consultation version</p> <p>+</p> <p>Strategy box</p>		<p>directed predominantly to the Service Centres as follows:</p> <ul style="list-style-type: none"> • A minimum of 51% in the Urban Service Centres; • 24% in the Rural Service Centres; with • A maximum of 25% (or in any event no more than 1522 units) in ‘Linked Settlements and Other Locations’. <p>Insert a footnote in relation to the third bullet point of Para 6.54 as follows:</p> <p>The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.</p> <p>Amend third bullet point on page 23 (The Strategy box) as follows:</p> <ul style="list-style-type: none"> • A maximum of 25% of this growth (but or in any event not more than 1522 units) in settlements and locations other than the Service Centres (predominantly in the Linked Settlements). <p>Attach a footnote to the above amended bullet point as follows:</p> <p>The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.</p> <p>Amend Criterion 1c of Policy S01 as follows:</p>	<p>the Plan. Therefore, no assessment is required.</p>
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		<p>A maximum of 25% (but or in any event no more than 1522 units) in the 'Linked Settlements and Other Locations' on non-allocated sites in line with Policy S04</p> <p>Attach a footnote to the above amended Criterion 1c as follows:</p> <p>The percentage and number of units maximum specified, once met, does not preclude the development of further TAN 6 units provided they can be justified in accordance with National Guidance.</p>	
Volume 1 Para 6.64 as appears in the July consultation version	MAC 1/80	<p>Amend the penultimate sentence of Para 6.64 as follows</p> <p>The LPA's reality check concluded that the figure attributed to each of the RSCs was broadly reasonable and realistic. There are a few RSCs which will see growth that is significantly higher than that experienced in the past, however generally this growth had occurred in the Settlement Group area previously but in the less sustainable locations. The LPA consider that through careful management in terms of how and when development comes forward such levels are acceptable (see Settlement Group Statement for detail), particularly given that the role generally foreseen for these locations is a longer term one than just for the plan period. On this basis no refinement was required to that of the mathematical apportionment in relation to RSCs.</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Para 6.66 as appears in the July consultation version	MAC 1/81	<p>Amend Para 6.66 as follows</p> <p>It should be noted that the strategic distribution of housing provision when calculated directly on the basis of 51:24:25 of the projected need of 6000 dwellings results in an apportionment of 1500 units to 'Linked Settlements and Other Locations'. However,</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

		<p>because the distribution between each Settlement Group was in fact calculated on the basis of the population proportion of each Settlement Group, this resulted in a total figure of 1522 units for the ‘Linked Settlements and Other Locations’ cumulatively not 1500. The same slight variation is true in relation to the Service Centres. It is these actual figures that appear in Table 6.1 under Policy S01 and included in Appendix 2 and which will inform all monthly monitoring calculations. Note that despite this small variance the figures for all the elements of the hierarchy still add up to 6000 units and that when rounded the proportional split remains 51:24:25.</p>	
<p>Volume 1 Para 6.67 as appears in the July consultation version</p>	<p>IC02</p>	<p>Amend paragraph 6.67 as follows:</p> <p>6.67 Each Service Centre therefore has a housing allowance (see Appendix 2). The majority of the housing allowance set against each Service Centre is provided for through specific land allocations (Policy S01). These allocations are listed in the Settlement Group Statement (see H and M sites) and shown on the Proposals Map. A list of all allocations is also included for information in Appendix 6. The allowance is also met in part by existing commitments (see Appendix 2). Appendix 2 also details the level of reliance on windfall sites within Service Centres where relevant (Aberystwyth and Aberaeron only). The LPA acknowledge that opportunity for further windfall development may exist within the Service Centres. Policy S02 and S03 make clear when such windfall would be permitted. Where outstanding consents or allocations do not come forward within the Service Centres the LA will consider the reasons for this in order to determine whether further land needs to be included as part of a review of the Plan. More land was assessed as part of the preparation of this LDP than was required for inclusion during this</p>	

		Plan period. Opportunity therefore exists to bring forward the next best site (sites) as part of a review if required	
Volume 1 Para 6.80 as appears in the July consultation version	MAC 1/82	<p>Amend Para 6.80 as follows:</p> <p>This 1100 target (1102 units), if delivered in line with the various types of needs would be made up of:</p> <ul style="list-style-type: none"> • 340 DFS at 70% Market Value (includes completions and outstanding consents as per previous paragraph), • 223 at 50% Market Value (both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent); and • 539 Social Rented units (at 35% Market Value) (private developer subsidy only). 	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Para 6.83 as appears in the July consultation version	MAC 1/83	<p>Amend Para 6.83 as follows:</p> <p>The LPA acknowledge that some of the allocated sites may require contributions to infrastructure provision, which will of necessity that take priority over affordable housing. It is not possible to predict the extent to which this will impact on affordable housing delivery until viability is examined in the context of specific proposals. The LPA will therefore monitor the delivery of units against the estimated yield set out in the Allocated Sites Schedules and monitor the overall County total accordingly.</p>	The recommended change is a textual change that does not affect the policy content of the LDP. Therefore, no assessment is required.
Volume 1 Para 6.113 as appears in the July consultation version	MAC 1/84	<p>Amend Para 6.113 as follows (note that ‘mineral resource working’ was already included in the original text and that the bolding in that instance was for emphasis when reading)</p> <p>In order to maintain an adequate and sustainable supply of sand and gravel two allocations have been included in the LDP for</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

		mineral resource working. Both are extensions to existing operational quarries; Cardigan Sand and Gravel, Penyparc (site MNA0201) and Pant near Llanddewi Brefi (MN0701). No identified needs exist in relation to land allocations for other types of mineral provision for this plan period.	
Volume 1 Table 6.1 as appears in the July consultation version	MAC 1/85	Replace (b) in columns c, d, e and g with (a) Amend RSC row column (f) from 236 to 190 Amend RSC row column (g) from 1659 to 1613 Amend Total row column (f) from 649 to 603 Amend Total row column (g) from 6635 to 6589	This factual change reflects changes made in MAC2/19. This change did not require an assessment and therefore one is not required here either.
Volume 1 Policy S03 final Para as appears in the July consultation version	MAC 1/86	Amend final Para of policy S03 as follows: Additionally, all housing development must come forward within the defined settlement boundary illustrated on the Proposals Map, other than rural exception sites (see Policy S05 Affordable Housing). Other uses which come forward adjacent to the settlement boundary will be permitted, provided they accord with other Plan policies and where it has been demonstrated that there is no suitable location available within the boundary	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Policy S04 criterion 2di as appears in the July consultation version	MAC 1/87	Amend Policy S04 criterion 2di as follows: unmet affordable housing need in the locality and accords in line with Policy S05 and its accompanying explanatory text ; or	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Volume 1 Policy S04 as appears in the July consultation version	MAC 1/88	For clarity, insert the wording ' In all Cases ' before Criterion 4 of Policy S04	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Section 6 Applying Criterion 2 of S04 as appears in the July consultation version	MAC 1/89	<p>Amend the wording under Applying Criterion 2 in the section 'Other Locations' as follows:</p> <p>Applying Criterion 2: For affordable housing applications in 'Other Locations':</p> <ul style="list-style-type: none"> • Firstly establish demonstrable unmet affordable housing need in the locality in line with Policy S05 and its accompanying explanatory text. • Firstly Secondly check whether the application complies with Criterion 2b. Is there capacity remaining in the provision for the 'Linked Settlements and Other Locations' for that Settlement Group (see on-line monthly update of Appendix 2, on Council's Planning website). For example, if the housing number for the plan period is 100 and the current commitments shown is 70, then capacity currently remains. If it showed commitments at 100 units then no capacity would remain and this would result in a refusal; 	This is an amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Policy S05 as appears in	MAC 1/90	<p>3.2 Amend Policy S05 as follows</p> <p>Policy S05: Affordable Housing</p>	This is an amendment to aid clarity that will not affect the policy content of

<p>the July consultation version</p>		<p>The LDP policies and allocations aim to secure in the region of 1100 affordable homes by:</p> <ol style="list-style-type: none"> 1. Seeking to negotiate a proportion of 20% affordable housing on all housing development in accordance with the Local Housing Needs Assessment distribution of need for; <ol style="list-style-type: none"> i. 9% Discount For Sale @ 70% Market Value: and ii. 32% @50% Market Value 9both for direct Sale to occupants and to be made available to landlords for letting at Intermediate Rent): and iii. 59% Social Rented @35% Market Value; OR iv. A scheme of equivalent value to Criterion 1(i)-1(iii) to meet a mix of current needs in the locality (as determined at pre-application stage to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and Registered Social Landlords on local need and deliverability). 2. Requiring that where, as a result of Criterion 1, proposals yield an affordable housing requirement which is not a whole unit or where the mix cannot be provided as whole units then: <ol style="list-style-type: none"> i. a scheme of equivalent value shall be as determined to the satisfaction of the Local Planning Authority in consultation with the Local Housing Authority and Registered Social Landlords on local need and deliverability; or ii. at the discretion of the Local Planning Authority, a commuted sum as set out in Supplementary Planning Guidance: ‘Affordable Housing’ at the ‘equivalent value’ of 10% of Open Market Value (OMV) of the development as valued at the time of application. 	<p>the Plan. Therefore, no assessment is required.</p>
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Consideration of the Need for Assessment for Section 7 of LDP Volume 1

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Para 1.3	MAC 1/6	Amend Para 1.3 as follows: The LDP is a statutory plan which sets out policies and specific proposals for the development and use of land in Ceredigion for approximately 15 years; up to 2022 the 15 year period up to 31 March 2022.	The recommended change is a factual change that does not affect the policy content of the LDP. Therefore, no assessment is required.
Para 2.2	MAC 1/7	Update reference to PPW (WG 2012)	The recommended change is a factual; change that does not affect the policy content of the LDP. Therefore, no assessment is required.
Table 5.01	MAC 1/8	Delete column referring to Monitoring	The recommended change is a textual change that does not affect the policy content of the LDP. Therefore, no assessment is required.
Para 7.5	MAC 1/10	Amend paragraph 7.5 as follows: No LDP policies have been included for the following matters as they are adequately covered by the above national guidance: <ul style="list-style-type: none"> • Tandem development; • Housing in open countryside; 	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<ul style="list-style-type: none"> • Infill development; • Housing in the vicinity of industrial uses; • Rural enterprise dwellings; and • One planet development. 	<p><i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan (Examination Document ED012f).</i></p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Para 7.7, including title</p>	<p>MAC 1/11</p>	<p>Amend paragraph 7.7 as follows:</p> <p>Housing Development on Allocated Sites</p> <p>Housing proposals on allocated, windfall and non-allocated sites will be determined in accordance with Policies S02, S03, S08 S01 – S04 and other relevant LDP policies.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation</i></p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			<p><i>to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 1</p> <p>LU01+Para 7.8 – 7.9 Including the title ‘Housing Development on Non-Allocated Sites’</p>	<p>MAC 1/12</p>	<p>Delete Policy Title, Policy LU01 and paragraphs 7.8-7.9.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
Volume 1 LU02	IC05	In Policy LU02, requirement 1: insert “so far as reasonably practicable” after “Lifetime Homes’ standards”.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 LU02, Para 7.12	MAC 1/13	Amend Para 7.12 as follows: It is necessary to ensure that the right type of dwellings are provided to meet the demographic needs of the settlement or area. It is equally important to ensure that any under provision which exists in the current range of housing stock is addressed. Research information on the nature of the housing stock will be made available to applicants on the Council’s website and should be used to inform the mix of dwelling sizes and types put forward in any given location.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU02, NEW Para after Para 7.12	MAC 1/14	Include new paragraph after paragraph 7.12: The proponents of Lifetime Homes acknowledge that it may not be possible to meet all 16 criteria but that the overall aim	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>should be to provide a standard as close to the Lifetime Homes standard as possible. Applicants will therefore need to demonstrate why certain requirements cannot physically be met in respect of Lifetime Homes standard if they are unable to comply fully.</p>	<p>assessment is required.</p>
<p>Volume 1 LU03 + Para 7.13 – 7.26 (incl. title 'Affordable Housing')</p>	<p>MAC 1/15</p>	<p>Delete Policy LU03 (including the sub title 'Affordable Housing' along with paragraphs 7.13 -7.26.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			assessment.
Volume 1 LU04	IC06	In Policy LU04, part 1, insert “and traveller” after “gypsy” in line 1 and line 2.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 LU05	MAC 1/16	Delete current Policy LU05 and replace with a reworded Policy LU05, and explanatory text , as set out in Annex 2 to the MAC report. Amend Paras 7.31 & 7.32 of the explanatory text and add new paragraphs as set out in Annex 2 to this MAC report.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 LU06	MAC 1/17	<p>Policy LU06 Housing Density</p> <p>The density for a proposed housing development should:</p> <ol style="list-style-type: none"> 1. In Service Centres be in line with the density guide set out in: <ol style="list-style-type: none"> iii. the relevant Settlement Group Statement in relation to non-allocated windfall land; or iv. the Allocated Sites Schedule in relation to allocated sites. 	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening														
		<p>9. elsewhere be in accordance with the following guide ranges:</p> <table border="1" data-bbox="683 510 1619 1189"> <thead> <tr> <th data-bbox="683 510 1276 550">Location character</th> <th data-bbox="1281 510 1619 550">Guide density range Units per ha</th> </tr> </thead> <tbody> <tr> <td data-bbox="683 590 1276 630">Urban Centre Core</td> <td data-bbox="1281 590 1619 630">30-80</td> </tr> <tr> <td data-bbox="683 678 1276 718">Inner Urban Suburb</td> <td data-bbox="1281 678 1619 718">30-50</td> </tr> <tr> <td data-bbox="683 766 1276 845">Outer Urban Suburb/Large Rural Settlement Core</td> <td data-bbox="1281 766 1619 845">25-30</td> </tr> <tr> <td data-bbox="683 893 1276 973">Large Rural Settlement Edge/Small Rural Settlement Core</td> <td data-bbox="1281 893 1619 973">20-25</td> </tr> <tr> <td data-bbox="683 1021 1276 1101">Smaller rural Settlement Edge/Single rural (or urban for that matter) dwellings.</td> <td data-bbox="1281 1021 1619 1101">15-25</td> </tr> <tr> <td data-bbox="683 1149 1276 1189">Single plots based on 15 dph (0.06 ha)</td> <td data-bbox="1281 1149 1619 1189">15</td> </tr> </tbody> </table> <p>Densities may be varied if justified by evidence of unforeseen constraints leading to a reduction in density or exceeded provided proposals take account of nature conservation interests and are imaginatively designed and preserve adequate public and private</p>	Location character	Guide density range Units per ha	Urban Centre Core	30-80	Inner Urban Suburb	30-50	Outer Urban Suburb/Large Rural Settlement Core	25-30	Large Rural Settlement Edge/Small Rural Settlement Core	20-25	Smaller rural Settlement Edge/Single rural (or urban for that matter) dwellings.	15-25	Single plots based on 15 dph (0.06 ha)	15	
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Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		amenity space.	
LU06, paras 7.33 & 7.34	MAC 1/18	<p>Amend paragraphs 7.33 and 7.34 as follows:</p> <p>The efficient use of land is considered to be important in Ceredigion where there is limited resource within the most accessible settlements. PPW Section 9 suggests that increased densities may be encouraged ‘as appropriate’ in the most accessible locations. However, in addition to taking into account the amount of developable land in the locality (both for this and future plan periods), consideration also needs to be given to the character and layout of the existing adjacent and the resulting built form, to the identified housing needs of the locality, resource capacity to the topography of the site, and to the landscape setting and nature conservation interests of the settlement. Good design can ensure that higher density can be achieved without detriment to amenity and the quality of the natural and built environment, fulfilling Objective 6.</p> <p>The Settlement Group Statement site schedules (in Volume 2A) of the LDP set out guideline densities. These incorporate an allowance for the open space provision required on site (see Policy LU24 for details) as well as accounting for known abnormal site conditions. Requirements for SUDs, Nature Conservation Policies DM14 and DM15 and other environmental Policies (DM10: Design and Landscaping, DM20: Protection of Trees, Hedgerows and Woodlands and DM22: General Environment Protection and Enhancement) are also set out in the site schedules. and may</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>affect the amount of developable land on a site. However, These requirements have been estimated in reaching the guide density for each site. In many instances, it is possible to achieve some of the range of requirements within the same area on the site, providing the developer with more flexibility and minimising the overall amount of undevelopable land. This is explained further in Policies LU24 and the Nature Conservation Policies. Accordingly, in the Allocated Site Schedules, when there are no distinct features or characteristics of a site which can be physically demarcated, site densities are given as gross area density per hectare to allow flexibility as to how/where on site the requirements are to be met (as stated above this will have incorporated an allowance for the open provision required on site as well as accounting for known abnormal site conditions). However, where it is possible to identify and demarcate areas such as existing biodiversity features (e.g. Ponds), existing open space or floodplain areas within the site, density guideline is expressed as a density per hectare on the net area calculated by subtracting the area measurement of the known ‘undevelopable’ areas from the total site area. This ‘undevelopable’ area will therefore be able to provide for some of the requirements as listed above, depending on the nature of why it was removed. The recommended density for non-allocated sites in Service Centres is also suggested in the relevant Settlement Group Statements.</p>	
LU07 , criterion 5	MAC 1/19	<p>Amend Policy LU07 Criterion 5 as follows:</p> <p>Priority is given to the pProvision of 3 and 4 bedroom apartments</p>	This is a minor amendment to aid clarity that will not affect the policy content of

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>is included as part of the mix, where converted stock in the locality is predominantly in one and two bedroomed flatted development. there is evidence of unmet local need for larger flats and the property has appropriate physical capacity.</p>	<p>the Plan. Therefore, no assessment is required.</p>
<p>LU08, criterion 2 (i)</p>	<p>MAC 1/20</p>	<p>Amend Policy LU08 Criterion 2 (i) as follows:</p> <p>The replacement dwelling should:</p> <ul style="list-style-type: none"> i. be located within or adjacent to the footprint of the original dwelling and reflect the form, bulk, size and scale of the original dwelling unless there are obvious demonstrable planning advantages to be gained from deviating from the original orientation, position or size. 	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>LU08, para 7.46</p>	<p>MAC 1/21</p>	<p>Amend Paragraph 7.46 as follows:</p> <p>For a proposal to be acceptable it must relate to the replacement of a dwelling that is intact and which has not been abandoned, otherwise Policy LU08 LU09 should instead be applied which deals with former or abandoned dwellings.</p>	<p>This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>LU09 + para 7.49 + para 7.51</p>	<p>MAC 1/22</p>	<p>Amend Policy LU09 as follows:</p> <p>Policy LU09: The Re-use of Former/Abandoned Dwellings</p> <p>When considering the re-use of former or abandoned dwellings Within Service Centres and Linked Settlements the choice of renovation or re-build will be considered on its merits. favoured before re-build.</p>	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>When considering the re-use of former or abandoned dwellings located In the open countryside, re-use will only be permitted where: renovation will be favoured before re-build. The re-use of former or abandoned dwellings located in the open countryside through re-build will only be permitted, where:</p> <ol style="list-style-type: none"> 1. The original dwelling: <ol style="list-style-type: none"> i. Has not been demolished, or fallen into such a state of disrepair so that it no longer has the substantial appearance of a dwelling; ii. Is not capable of renovation. Where renovation is not practicable because the building is structurally unsound, detailed justification must be provided for re-build repair and reinstatement; iii. Is not a temporary or mobile dwelling; 2. The replacement dwelling is of a form, bulk, size, scale and high quality design that respects the qualities of the original building and the character of the surrounding area. The replacement building should respect the footprint of the original dwelling and should make re-use, where practicable, of the original materials; 1. The replacement dwelling and its associated works, subject to conditions, would not have a detrimental effect on the character of the landscape or on the open countryside. <p>Otherwise proposals will be deemed to be for new housing in the open countryside and determined in accordance with national guidance.</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>Amend paragraph 7.49 as follows:</p> <p>The LPA will seek to ensure that re-use only occurs if the original dwelling has substantially retained the appearance of a dwelling. Features which may determine whether the structure is recognisable as a dwelling may include the retention of; substantial parts of external walls, especially a front or rear elevation; openings for doors or windows; roof; chimney stack. It is recognised that re-use of existing dwellings through renovation alone may not be possible. Where the former/abandoned dwelling is incapable of being renovated, due to it being structurally unsafe or due to unreasonable costs, then consideration will be given to a replacement dwelling. Evidence in the form of a structural and financial report will need to be provided in support of such a case.</p> <p>Amend paragraph 7.51 as follows:</p> <p>If the dwelling has been demolished prior to permission for re-use being granted, then the application will be treated as new build, and in which case it will be subject to policies S01 – S04. national guidance on development in the open countryside</p>	
LU10	MAC 1/23	<p>Amend Policy LU10 as follows:</p> <p>Temporary Residential Caravans Proposals for the siting of caravans for full time residential use will</p>	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>be permitted:</p> <ol style="list-style-type: none"> 1. for a temporary period where the accommodation is required in association with a prior-approved building project; and 2. the caravan is located on or adjoining the site, provided that land outside the curtilage of the associated permanent dwelling is restored to its original use within a specified period after completion of the dwelling, and 3. The caravan is removed on completion of the permanent dwelling. 	<p>assessment is required.</p>
<p>LU12, para 7.73</p>	<p>MAC 1/24</p>	<p>Amend paragraph 7.73 as follows:</p> <p>Smaller scale developments' for employment in Ceredigion, are defined as follows:</p> <ul style="list-style-type: none"> • B1: built floorspace of less than 500m². • B2/B8: New development sites of less than 0.5 ha. <p>This is because approximately 50% of employment accommodation on allocated employment sites in Ceredigion less than 250m² and only a small proportion of units are for large scale users requiring in excess of 1,000m².</p> <ul style="list-style-type: none"> • B1, B2 or B8 employment development with a gross floor space of less than 1500 sq meters. 	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
Volume 1 LU13	MAC 1/25	<p>Policy LU13: Change of Use in Relation to Existing Employment Land or Buildings</p> <p>Change of use of employment land or buildings within Use Classes B1, B2 or B8 should in the first instance be to other appropriate B uses in that class order and, where planning permission is required for any change of use, will be permitted provided that the loss of the existing use does not leave an under provision for that use class within the Travel to Work Area. Where this is not possible, a change to another use class will be permitted where evidence is provided to demonstrate that:</p> <ol style="list-style-type: none"> 1. The employment facility in its present use class is no longer viable; or 2. The loss of the existing use does not leave an under provision of that use within the Travel to Work Area; or 3. No other alternative suitable sites exist and the new use would result in a significant improvement to the environment which outweighs the loss of employment land; <p>or</p> <ol style="list-style-type: none"> 4. The scale of the proposed use is small and ancillary to the main use of the unit and supports the wider function of the unit, and 	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>where relevant, the employment site; and 5. 4. On allocated sites that the change of use of a specific unit does not affect the overall integrity of the site to perform its function in meeting the economic needs of the area as defined in the most recent economic needs assessment.</p>	
<p>Volume 1 LU14, criterion 2a</p>	<p>MAC 1/26</p>	<p>Amend Policy LU14, criterion 2a as follows: New sites for touring caravans, and camping and cabin accommodation will be permitted provided that:</p>	<p>This is a minor amendment that ensures that all aspects of this type of accommodation, which are listed in the policy's title, are accounted for in the policy itself. It does not affect the original SA/SEA of the policy.</p>
<p>LU14, criterion 2a(iv) and 2b(i) + para 7.91</p>	<p>MAC 1/27</p>	<p>Amend Policy LU14 Criterion 2a (iv) as follows: 2a (iv): A business plan detailing the long term use and viability of the site Tourism Needs Assessment is submitted as part of the application process. Amend Policy LU14, criterion 2b (i) as follows: 2b(i) A business plan setting out the viability of the proposal Tourism Needs Assessment is submitted; and Amend Paragraph 7.91 as follows:</p>	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>It is the applicant’s responsibility to provide evidence as part of the planning application as to why a new site or an extension to an existing one is appropriate. This evidence should detail potential environmental or landscape impacts and appropriate mitigation. A Tourism Needs Assessment may also be required, the detail expected to be provided as part of this is set out in the Ceredigion Local Development Plan: Tourism Impact Assessment Guidance Note.</p> <p>In brief the information required will vary greatly and will be proportionate to the nature of the proposal, its scale and location.</p> <p>However, as a general overview the types of information required would be:</p> <ul style="list-style-type: none"> • Proposed size of development; • Evidence to support why a development of this type is needed e.g. no sites within the locality, waiting list of people wishing to use the existing site etc. • Evidence to show that the proposal is viable / sustainable; i.e. expected turnover, occupancy rates etc. and • Impact on the local community – how will the development support them e.g. more revenue for the local shop, job creation. 	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>Much of this information will be readily available to tourism operators as it commonly forms part of their business planning.</p>	
LU14, para 7.88	IC08	Delete “(see Policy DM01)” from first sentence. Delete “e.g. traditional tent, not a trailer tent” from the second sentence.	This change reflects changes made to DM01 and former policy DM02. These changes have been screened and are not significant enough require further assessment; therefore, no assessment is required here either.
LU14, para 7.89	MAC 1/28	<p>Amend paragraph 7.89 as follows:</p> <p>Outside of the Coastal Area (inland) however the picture is different. Accommodation inland is generally deficient and needs strengthening in most sectors. However in relation to the static and chalet accommodation there remains concern regarding the impact of these structures on the landscape. The LA is therefore keen to establish the need for additional units and considers that if there is a need this should be accommodated as part of existing static caravan and chalet sites located outside of the Coastal Area. The LA will then monitor this demand and review the approach if necessary.</p>	This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Volume 1 LU14, after Para 7.92 (NEW at Focused Changes)	MAC 1/29	Amend after Para 7.92 (NEW at Focused Changes) as follows: In addition permission for new sites, or extensions to existing sites which provide additional units, will include a requirement to submit a Statutory Declaration annually along with a site register of occupants. The LPA may also attach conditions to planning permissions which limit the amount of time a person/family can occupy the holiday accommodation. to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU14, para 7.93	MAC 1/30	Amend paragraph 7.93 as follows: Applications for change of use to residential will therefore not be supported as the Council do not consider caravans, chalets and cabins as suitable for permanent residency. They have been developed as tourism accommodation and have not been developed in the first instance for residential use and as such do not meet the high standards associated with permanent residency, including appropriate amenity space, parking and access requirements.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU16, para 7.103	MAC 1/31	Amend paragraph 7.103 as follows: New self-catering holiday accommodation will be required to submit an annual Statutory Declaration accompanied by a site register of occupants to confirm that it is being used for tourism purposes. The LPA may also attach conditions to planning permissions which limit the amount of time a person/family can	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>occupy the holiday accommodation to ensure that the holiday accommodation permitted is used only for genuine tourism holiday purposes and that the accommodation does not become permanent residential.</p>	
<p>LU17, criterion 7</p> <p>+</p> <p>NEW para after para 7.109</p>	<p>MAC 1/32</p>	<p>Amend Policy LU17 Criterion 7 as follows:</p> <p>Are accompanied by an appropriate business and management plan Tourism Needs Assessment detailing the long term use and viability of the facility.</p> <p>Insert a NEW paragraph after paragraph 7.109 as follows:</p> <p>A Tourism Needs Assessment may also be required, the detail expected to be provided as part of this is set out in the Ceredigion Local Development Plan: Tourism Needs Assessment Guidance Note. See also explanatory text that accompanies Policy LU14 for further detail regarding Tourism Needs Assessment.</p>	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>LU18</p>	<p>IC06</p>	<p>In Policy LU18, part 5 line 2, change “500m² or more” to “more than 800m² gross floorspace”.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit</i></p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			<p><i>Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan (Examination Document ED012f).</i></p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
LU18, para 7.120	MAC 1/33	<p>Shops within Ceredigion tend to be smaller in scale than in larger towns across Wales and therefore negative impacts become apparent sooner. For that reason large scale retail units are defined within this the LDP as that which has a gross floorspace greater than 800 sq. m 500m². All large scale units located outside of town centres must be accompanied by a retail impact study. This figure is however intended as a guide, and an impact study may be required, in some circumstances, for developments of less than 800 sq. m 500m². Any proposed retail development which has a floorspace greater than 800 sq. m 500m² would generally be considered inappropriate in a rural location. This is because the size of shops and services which currently exist within the County outside of the USCs are generally less than 800 sq. m.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i></p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			(Examination Document ED012f). The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
LU21	MAC 1/34	Amend Policy LU21 Criterion (iii) as follows: iii. If in a Secondary Frontage (see Proposals Map) the proposal would not create an overall predominance of non-retail uses and does not harm the retail function of the town centre.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU22, sub title	MAC 1/35	Amend policy sub title as follows: Community, Leisure and Recreation Facilities and Services Community Provision	The recommended change is a textual change that does not affect the policy content of the LDP. Therefore, no assessment is required.
LU22, NEW Para 7.141 as proposed by FC059	MAC 1/36	Amend paragraph 7.141 as follows: Community Provision for the purposes of this policy is defined as includes leisure and recreation facilities and also open space. This Community Provision should therefore be taken to include, but is not limited to, village halls, schools, sports pitches, playareas	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		etc	
LU24, 1 st para of policy + para 7.157	MAC 1/37	Amend 1 st paragraph of Policy LU24 as follows: Where As specified in the Settlement Group Statements land allocated for housing will be required to make provision for open space. Amend paragraph 7.157 as follows: Most All sites that have been allocated for housing within the LDP will be required to provide an element of open space in line with Policy DM05. The Settlement Group Statements (Volume 2 of the LDP) set out the requirements on sites allocated for housing.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
LU24, 2nd para of policy + Para 7.160	MAC 1/38	Amend 2 nd paragraph of Policy LU24 as follows: Development that occurs on windfall and non-allocated sites will also be required to provide open space if the development results in the provision in total of more than 10 bedrooms. Amend paragraph 7.160 as follows: The policy will also apply to windfall and non-allocated residential sites which provide more than that than 10 bedrooms overall.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 LU26 +	MAC 1/39	Delete current Policy LU26 and Reasons Para 7.187 and replace with rewritten Policy LU26 and Reasons Para 7.187. Insert Table and Map after Para 7.187, all as set out in Annex 3 of the MAC report.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Para 7.187			assessment is required.
Volume 1 LU27, criterion 2	MAC 1/40	Amend LU27 criterion 2 as follows: Specific Sites for future sand and gravel extraction have been allocated and are shown on the Proposals Map (see Policy S08 S01). Applications for minerals working within these areas will be considered in accordance with Policy LU28, relevant DM policies and other material considerations and having regard to the specific requirements set out in the relevant Settlement Group Statement and Site Allocations Schedule.	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.
Volume 1 Appendix 6 (as at July 2012)	MAC 1/41	Amend all references within the plan to site area from 13.04ha to 12.79ha A separate MAC has been included regarding changes to Volume 2 to reflect the above changes.	The change reflects a minor amendment to the boundary of MN0201 to better account for the crutilage’s of the properties surrounding the site. It is not significant enough to result in reassessment of the site’s original SA/SEA.
Volume 1 LU27, criterion 5 + Add NEW	MAC 1/42	Amend Policy LU27 Criterion 5 , splitting it into 2 separate criteria, as follows: 5. Other than where development accords with either any of criterion 2, 3 or 4, no new rock quarries or new sand and gravel sites will be permitted;. The remaining text of criterion 5 as amended below will then form	The change introduces a requirement that was originally part of DM22, but for the sake of clarity, has been repeated here. It does not change the overall polity content of the plan and there’re no

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
criterion following Criterion 5		<p>Include new criterion after criterion 6 (and amend subsequent criterion numbering accordingly) as follows:</p> <p>6. and e Extensions to existing sites will only be permitted where otherwise there would be:</p> <ul style="list-style-type: none"> i. an overall shortage of supply, or inadequate production capacity to maintain the required rate of supply, or ii. a shortage of materials that cannot readily be substituted, or iii. net adverse environmental impacts arising from changes to the pattern of aggregates supplies; or iv. sterilisation of mineral resources; or v. a lost opportunity to bring about clear overall benefits in environmental terms, without significant increase in the landbank. <p>Amend subsequent criteria numbering accordingly.</p>	reassessment is required.
Volume 1 LU27 (intro) + Para 7.201 + Para 7.202	MAC 1/43	<p>Amend intro paragraphs to the Policy as follows:</p> <p>In order to enable The LDP shall ensure that an adequate and sustainable supply of mineral resources to can be produced to meet society's needs, without compromising the environment, amenity, geodiversity, or future resource needs.</p> <p>In practice ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out for Ceredigion in the RTS to be met (set at 4.5Mt of aggregate provision over 15 years from 2007 in the current RTS) and</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>maintaining a minimum landbank (of permitted reserves) of 10 years for crushed rock aggregates and a minimum landbank of 7 years for sand and gravel aggregates, throughout the plan period.</p> <p>To ensure the above can be achieved:</p> <p>Amend Paragraph 7.201 as follows:</p> <p>The terms ‘adequate’ and ‘sustainable’ in the context of the opening sentence of Policy LU27 are intended to reflect Minerals Planning Policy Wales (MPPW), Minerals Technical Advice Note 1: Aggregates (MTAN1) and the South Wales RAWP Regional Technical Statement (RTS). The RAWP RTS provides the strategic basis for ensuring a sustainably balanced supply of aggregates across the South Wales Region and sets the level of apportionment to individual authorities.</p> <p>Delete Paragraph 7.202</p> <p>In practice ‘an adequate supply’ will mean meeting the apportionment set out for Ceredigion in the RTS (4.5Mt of aggregate provision over 15 years from 2008) and maintaining a minimum landbank (permitted reserves) of 10 years for crushed rock aggregates and a minimum landbank of 7 years for sand and gravel throughout the plan period.</p>	
Volume 1	MAC 1/44	Amend Policy LU27, Criterion 3 as follows:	The change means that

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
LU27, criterion 3 + Para 7.206 + Para 7.207		<p>Small-scale mMineral operations will be permitted where it can be demonstrated that they are needed:-</p> <ul style="list-style-type: none"> i. to provide local building stone (aka Dimension stone) where the stone is required to match a traditional local building stone that cannot be obtained from any other existing local sources, other than from intact stone structures. In this case the production of aggregates as ancillary by-products will be permitted. ii. to provide low grade fill materials on a small scale where no other suitable substitute materials can be sourced from anywhere within a 10 mile radius. <p>Amend Paragraph 7.206 as follows:</p> <p>‘Small scale’ (see Criterion 3 ii) is not defined anywhere in Minerals planning policy or guidance. By their very nature sites producing only building stone or ‘as-dug’ material tend to be significantly smaller than sites producing aggregates. It is estimated that across the whole of Wales total building stone output is only 60-70,00 tonnes per year (MPPW), which is less than the annual output of a typical aggregates site. The English Stone Forum sought to define small and large scale building and roofing stone quarries in 2008 and concluded ‘It might be appropriate therefore, as a rule of thumb to propose that small quarries produce less than 2000m3 [i.e.approx 4000 tonnes] of</p>	<p>building stone sites are no longer restricted in scale. Owing to the fact that the original policy was assessed on the assumption that new quarries would only be small in size, it is considered that this change is significant enough to warrant assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>stone per annum and large sites produce more than this. In the context of Ceredigion the total output from sites producing building stone or 'as-dug' fill materials is unlikely to exceed a few thousand tonnes per year. Circumstances will differ from site to site so no specific threshold is applied. However, in practice the larger the site proposed the more difficult it will be to demonstrate to the satisfaction of the LPA that the site is only required for the production of building stone and/or 'as-dug' fill material, and the less likely it will be that planning permission will be obtained.</p> <p>Amend Paragraph 7.207 as follows: 'Low grade' refers to materials generally unsuited for use as a crushed rock aggregate because they do not meet the required specifications. In practice most of Ceredigion's rock faces contain both sandstone (suited for aggregate) and mudstone (only really suited for use as fill material) together. Where there is a predominance of mudstone over sandstone the rock is unlikely to be suitable for aggregate use and notwithstanding the presence of some sandstone, overall the material is will be low grade.</p>	
<p>Volume 1 LU28</p>	<p>MAC 1/45</p>	<p>Amend Policy LU28 as follows (please note that a separate MAC has been included regarding changes to Volume 2 to reflect the changes below):</p> <p>All mineral planning applications must include sufficient information to enable them to be fully assessed to establish whether individually or cumulatively they will have an unacceptable adverse impact on the environment and/or the amenity of nearby residents</p>	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>and will only be approved where it can be fully demonstrated that they will not.</p> <p>Each of the two areas shown allocated for future sand and gravel extraction on the Proposals Map (see Policy S01) represent the fullest extent of the allocated potential operational area, including associated margins for accommodation works, bunding or other mitigation requirements. The outer boundary of the allocation is not to be interpreted as the acceptable extent of future extraction. Approval of the precise form and extent of workings within the allocated area will be dependent on detailed consideration of the impacts arising from any scheme submitted for planning permission, in order to ensure an acceptable form of development in all material respects.</p>	
<p>Volume 1</p> <p>LU30, Para 7.219 and 7.220</p>	<p>MAC 1/46</p>	<p>Delete paragraph 7.220 in its entirety and amend paragraph 7.219 as follows:</p> <p>The aggregate mineral resources identified for safeguarding on the Proposals Map are the Nationally and Regionally Important primary aggregate mineral resources identified on the Aggregates Safeguarding Map of Wales National Mineral Resource map of Wales, June 2010 November 2012. Non-aggregates minerals identified on the Mineral Resource Map of Wales have not been safeguarded.</p>	<p>The change reflects the fact that the Aggregates Safeguarding Map has now been published. Therefore, no assessment is required.</p>

Appendix 2: Consideration of the Need for Assessment for Section 8 of LDP Volume 1

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Volume 1 DM01 + DM02 + Para 8.4 – 8.25	MAC 1/48	Delete section title ‘sustainable Development in terms of Rate, Scale and Design’. Delete current policy wording for DM01 and DM02 and paragraphs 8.4 through to 8.25 and replace with new policy DM01 as it appear in Annex 5 to the MACs report	The change, which results in significant changes in the policy approach to both DM01 and DM02, is considered significant enough to require assessment.
Volume 1 DM03	MAC 1/49	<p>Amend policy DM03 as follows:</p> <p>Sustainable Travel Development should minimize the need to travel, provide opportunity for and promote sustainable modes of transport in Ceredigion.</p> <p>Parking provision for all modes of transport should be in accordance with Ceredigion SPG- based on the Wales Parking Standards 2008 as amended to meet local conditions.</p> <p>A Transport Assessment (TA) should be provided at the thresholds set out in SPG. A s106 planning agreement will be used to secure an associated Transport Implementation Strategy. Where the TA reveals the need for a Transport implementation Strategy this</p>	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		will need to be secured through a planning obligation.	
Volume 1 DM03, Para 8.34	MAC 1/50	<p>Amend 4th sentence onwards Para 8.34 as follows:</p> <p>However, it is important to emphasise that the policy applies in a range of circumstances. It therefore differentiates between the provision of sustainable travel infrastructure relating directly to a single development and that relating to strategic provision for which 'pooled' contributions may be sought. Sustainable travel infrastructure will be dealt with in accordance with TAN 18, paragraphs 9.20-21 and Circular 13/97 'Planning Obligations'. The LPA will revisit this if it subsequently decides to implement the option of Community Infrastructure Levy (CIL). The LPA will revisit this if it subsequently decides to implement the option of Community Infrastructure Levy (CIL). The transport interchange land allocations currently identified in the LDP are to be funded under the bidding process linked to the RTP. There are in fact no transport infrastructure plans at this time for which 'pooled' contributions will be sought from new development. The policy therefore applies to the provision of sustainable travel infrastructure directly relating and proportionate to developments. The LPA will revisit this policy at review if it subsequently decides to implement the option of Community Infrastructure Levy (CIL).</p>	
Volume 1 DM05,	MAC 1/51	<p>After criterion 6 of Policy DM05 add new criterion as follows:</p> <p>Other facilities and services considered necessary- ; and</p>	The proposed change reflects the Matters Arising Changes made to Section

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Insert NEW criterion after existing criterion 2		Affordable Housing in line with Policy S05.	<p>6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 1 DM05, criterion 1	MAC 1/52	Amend Policy DM05 criterion 1 as follows: Desirable Transport and utility infrastructure (including ICT); Sustainable Travel infrastructure proportionate to the needs	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		arising from the development;	assessment is required.
Volume 1 DM05, Para 8.59	MAC 1/53	Amend Para 8.59 as follows: Contributions or provisions will either be via planning obligations and Section 106 agreements in accordance with the Welsh Office Circular 13/97 Planning Obligations or via the newly introduced a Community Infrastructure Levy if the Council decides to adopt this Levy approach in the future.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Para 8.65 (table)	MAC 1/54	Amend 1 st column of 1 st row as follows: Conservation areas and Listed Buildings	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.
DM07 + Para 8.79	MAC 1/56	Amend Policy DM07 as follows: Development within Conservation Areas, as designated on the Proposal Map, and any future designated Conservation Areas will be determined in accordance with National Guidance. Applications must demonstrate that regard has been had to Conservation Area Appraisals, where available, and national guidance in relation to the following Conservation Areas and any further Conservation Areas designated during the plan period: •Aberystwyth;	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<ul style="list-style-type: none"> •Aberaeron; •Adpar; •Cardigan; •Cenarth; •Lampeter; •Llanbadarn Fawr; •Llanddewi Brefi; •Llandysul; •Llanrhystud; •Llansantffraed; •New Quay; and •Tregaron. <p>Amend paragraph 8.79 as follows:</p> <p>Conservation Areas have been designated because of their special architectural or historic interest and more may be designated during the plan, details of which will be placed on the Council’s website and included as part of any LDP review. Currently Ceredigion has thirteen Conservation Areas they are:</p> <ul style="list-style-type: none"> • Aberystwyth; • Aberaeron; 	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<ul style="list-style-type: none"> • Adpar; • Cardigan; • Cenarth; • Lampeter; • Llanbadarn Fawr; • Llanddewi Brefi; • Llandysul; • Llanrhystud; • Llansantffraed; • New Quay; and • Tregaron. 	
Volume 1 DM10	MAC 1/57	<p>Amend Policy DM10 as follows:</p> <p>A landscaping scheme should be submitted as part of any proposed development. The scheme should:</p> <p>All applications, other than for householder developments (see para 8.95), which will have an impact on the landscape should be supported by a landscaping scheme. The landscaping scheme should:</p> <ol style="list-style-type: none"> 1. Demonstrate how the proposed development Respects the natural contours of the landscape; 2. Demonstrate how the proposed development Respects and protects local and strategic views; 	<p>The change reflects the fact that householder applications will not be subject to the policy. It also amends internal grammatical inconsistencies within the policy. The change is not significant enough to warrant an assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<ol style="list-style-type: none"> 3. Respects, retains and complements any existing positive natural features, landscapes, or other features on site; 4. Identify trees, hedgerows, water courses and topographical features to be retained; 5. Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements; 6. Provides details of any proposed new landscaping together with a phased programme of planting; 7. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species within the landscaping; 8. Ensures that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and 9. Provide permeable hard surface landscaping. 	
DM11 para 8.104	MAC 1/58	<p>Amend paragraph 8.104 as follows:</p> <p>TAN 15: Development and Flood Risk covers most matters relating to development and flood risk and should be consulted by all applicants. Flood Risk mapping is available off the Welsh</p>	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>Government website as part of their Development Advice Map http://data.wales.gov.uk/apps/floodmapping. TAN 15 allows for possible development of sites located on the floodplain if they satisfy the tests set out within Section 6 of the TAN. However it doesn't cover matters in relation to flood resilient measures for those developments and as such these matters are referred to in this local policy. Further advice on this issue will be provided within the SPG: 'The Built Environment'. The requirements in relation to regenerations sites allocated in the LDP are set out in the Allocated Sites Schedule (see Volume 2 of the LDP). These requirements are based on, and are further set out in the Strategic Flood Consequence Assessment (SFCA) for both Aberystwyth and Cardigan (see Council website). The SFCA does not negate the need for a Flood Consequence Assessment at the time of the application.</p>	
DM12 para 8.107	MAC 1/59	<p>Amend paragraph 8.107 as follows:</p> <p>Some parts of Ceredigion have infrastructure provision problems in terms of water resources, sewage capacity etc. The Settlement Group Statements (Volume 2 of the LDP) clarifies whether there were known capacity issues in that particular Group as of September 2010. However, For an up to date position with regard to network and WWTW capacity issues contact refer to the Planning Department website and/or contact the infrastructure</p>	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>service provider at the earliest possible opportunity. The Settlement Group Statements (Volume 2 of the LDP) clarify however where physical site specific constraints are known such as where a site is crossed by an existing water main. In addition, it is advised to contact the EA at the earliest opportunity to ensure that abstraction licences/environmental permits are available where necessary and there are no biological or hydraulic capacity issues with the water bodies affected.</p>	
<p>DM14, para 8.131 & 8.132</p>	<p>MAC 1/60</p>	<p>Delete paragraphs 8.131 and 8.132 and replace with the following new text:</p> <p>The plan policies and allocations (including the in combination effects of this plan with other strategies/plans and projects) have been the subject of a HRA which concluded that in principle there will be no adverse effects on the integrity of International sites¹. However, further assessment and relevant mitigation may be required at the planning application stage to ensure that development proposals will not adversely affect the integrity of such sites². National policy will therefore apply to planning applications in these circumstances. Where it is found that there would be an adverse effect on the integrity of an international site which cannot be mitigated the application will be refused unless the proposed development satisfies Regulation 62 of the</p>	<p>This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>Conservation of Habitat and Species Regulations 2010. Further guidance can be found in 'Technical Advice Note 5: Nature Conservation and Planning'³ and in the authority's Supplementary Planning Guidance 'Nature Conservation'.</p> <p>And add the following 3 footnotes to the footnotes:</p> <ol style="list-style-type: none"> 1. See the Habitat Regulations Assessment Screening Report Adopted Version for more information 2. Where known, it has been highlighted in the Allocated Site Schedules where an International Site may be affected (depending on the nature of the development) and therefore where further assessment will be required. 3. http://wales.gov.uk/docs/desh/policy/100730tan5en.pdf (link to TAN 5) 	
DM15, criterion 3	MAC 1/61	<p>Amend Policy DM15 Criterion 3 as follows:</p> <p>With regards to developments affecting LNRs, sites that meet SINC criteria and priority species and habitats, there is an overriding social, economic or environmental need for the development that outweighs the losses to biodiversity (after mitigation), the development could not reasonably be located elsewhere and these losses can be readily and fully compensated</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		within the local area; and'	
DM15, Para 8.138 and 8.142	MAC 1/62	<p>Amend the last sentence of paragraph 8.138 as follows:</p> <p>'It may be necessary for compensation land to be created before the biodiversity interest is disturbed and therefore development can start e.g. for translocation of reptiles and in some cases S106 monies provision may be required to provide for the compensation.'</p> <p>Amend the penultimate sentence of para 8.142 to say:</p> <p>'S106 monies provision may be required to pay for the management. Management plans may be requested before planning permission is granted if they will form part of the decision.'</p>	This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment is required.
DM15 , Para 8.143	MAC 1/63	<p>Amend the last sentence of paragraph 8.143 as follows:</p> <p>'This will be secured through planning conditions and or s106 where appropriate.'</p>	This is a minor amendment to aid clarity that will not affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
DM17, para 8.161	MAC 1/64	<p>Amend paragraph 8.161 as follows:</p> <p>Development boundary limits distinguish the Service Centres from the open countryside which surrounds them (see Policy S02 and S03). However, Linked Settlements are without defined boundary limits and development within them is managed on a sequential basis (see in accordance with Policy S04). It is particularly important, that where development is allowed to infill or round off Linked Settlements, that proposals are designed and landscaped so as to respect their surroundings. Linear extensions to Linked Settlements or small groups of houses, in ribbon form, is an unacceptable intrusion into the open countryside and will not be permitted.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Para 8.162	MAC 1/65	<p>Amend paragraph 8.162 as follows:</p> <p>The inclusion of land within a settlement boundary of a Service Centre or the built form of a Linked Settlement does not mean the land is suitable for development. Within and adjacent to settlements there are often areas of undeveloped land (brownfield or greenfield) which are important in terms of their visual, historic, geological, ecological or cultural setting, character or amenity value. These areas can include features such as riverside meadows, steep banks, woodlands, small coppices, prominent areas of open land or the setting of a building of historic or cultural significance e.g. the open space in the front of the National Library of Wales, Aberystwyth. Development of such areas can lead to the loss of the rural feel of many settlements. Such areas are often highly regarded by the local community for their landscape value even though in many instances there is no public access. This policy seeks to prevent over development and the inappropriate siting of development, which would affect the natural character of a settlement.</p>	<p>This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
DM19, para 8.175 +	MAC 1/66	<p>Amend paragraphs 8.175 and 8.176 as follows:</p> <p>The Register of Landscapes, Parks and Gardens of Special Historic Interest in Wales (an advisory and non-statutory document) highlights what are considered to be the best examples</p>	<p>This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Para 8.176 (New at Focused Changes stage)		<p>of different types of historic landscape and gardens in Wales. Upland Ceredigion has been identified as a landscape of outstanding historic interest. A good practice guide explains how the Register should be used in assessing the effect of major developments on the historic landscape. Applicants should consult CADW, CCW or one of Wales' archaeological trusts to view this Register.</p> <p>The Register identifies four landscapes of Special Historic Interest and twelve historic gardens of national importance in Ceredigion. The landscapes are: Upland Ceredigion; Lower Teifi Valley; Drefach-Felindre and the Tywi Valley. Details and maps of the characterisation of these historic landscapes are available from Dyfed Archaeological Trust at www.dyfedarchaeology.org.uk. The Gardens are Hafod (Grade I); Nanteos, Plas Penglais, the Aberystwyth and Llanbadarn Campuses, National Library of Wales (Grade II*); Alltrodyn, Coedmore, Derry Ormond, Llanerchaeron, Llanllyr, Lodge Park, Pigeonsford walled garden, Trawsgoed and Cardigan Castle (Grade II). The register is non-statutory but Chapter 6 of PPW sets out specific requirements for the LPA to undertake in determining planning applications. Applicants should consult PPW in relation to these requirements</p>	is required.
Volume 1	MAC 1/67	Amend Para 8.200 as follows:	This is a factual change that reflects amendments

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
DM21, Para 8.200		<p>In 2007 Arup prepared a report for Ceredigion and Powys County Councils, 'TAN 8 Annex D study of SSA D: Nant-y-Moch', intended as a 'refinement' exercise in accordance with TAN 8 Annex D methodology. The Arup study was primarily a landscape and visual assessment exercise which sought to identify a 'Preferred Area or Areas' for large-scale wind farms broadly within the boundaries of the SSA, working within the context of the indicative capacity targets for the SSA. The study also used a range of technical and other environmental data to inform its work. The study resulted in a recommendation that TAN 8 capacity aspiration to 2010 could be met within a substantially reduced area largely within the SSA D boundary. LDP Policy LU26 puts forward the area identified in the Arup report (which is wholly within the SSA D in respect of Ceredigion's own boundary) as a 'preferred area of search'. As such, the report's technical information will be is the basis for SPG describing the 'preferred area of search'. Moreover, the 'sensitivity ranking' of additional parcels within SSA D will constitute the basis for further sequential preference for the siting of turbines within SSA D, in the consideration of proposals for further expansion of capacity within SSA D. SPG will be entitled: 'Supplementary Planning Guidance on Wind Farm Development in SSA D'.</p>	<p>made to LU27. Neither of these changes affect the material content of the plan and therefore do not lead to the need for an assessment.</p>
<p>Changes to Section 9, which deals with monitoring and Section 10, which deals with delivery have not been screened, since neither of these sections have a policy implication for the LDP. In addition, changes to the LDP's appendices have not been screened either, since these only support the LDP's policies, which have already been assessed and any changes to them already screened.</p>			

Consideration of the Need for Assessment Changes Affecting All Settlement Group Statements, LDP, Volume 2A

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Table 1 + All other parts of the SGS</p>	<p>MAC 2/1</p>	<p>Delete references to all Linked Settlements which have been removed from the LDP as a result of Appendix 1 of Volume 1 consulted upon in July 2012 (see MAC relating to Volume 1).</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2:</p>	<p>MAC 2/2</p>	<p>Volume 2a:</p>	<p>The changes reflect the fact that Ceredigion’s LDP</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Page (iv), Para 9 + Page (v), Table 1 + Vol 2b Page vi + Various		<p>Amend Para 9 on page (iv) (Vol 2a) as follows:</p> <p>Please note that ‘Linked Settlements’ located in the County of Pembrokeshire or Carmarthenshire are also listed within the Settlement Group Statements. These Council recognises that there are inclusions settlements just across the border in Carmarthenshire and Pembrokeshire especially, that relate to settlements which are located in Ceredigion (and the adjoining LA). The Council recognises that many of those settlements consider to 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 County of Pembrokeshire or Carmarthenshire are also listed not specifically named within the Settlement Group Statements. The ‘term’ used to refer to the Linked Settlement in the adjoining Carmarthenshire and Pembrokeshire LDP may differ to that which is used here. But for the purposes of the Ceredigion LDP these settlements need to be given a notional definition so it is clear how they relate to Ceredigion’s settlement hierarchy. It should also be noted that although the links between settlements across the border are recognised that 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.</p>	<p>has little influence on what goes on in adjoining planning authorities. This does not materially affect the policy content of the Plan and therefore does not need assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>Amend Table 1:</p> <p>Delete references to all Linked Settlements that are located across the border in other Counties and replace with the following reference in each relevant column: Settlements ‘Linked’ to this Settlement Group are also located in the County of [INSERT] [Carmarthenshire and/or Pembrokeshire].</p> <p>Delete footnote:</p> <p>‘** and *** indicate Linked Settlement located in the County of Pembrokeshire or Carmarthenshire respectively. The ‘term’ used to refer to the Settlement in the adjoining LA LDP may differ to that which is used here. But for the purposes of the Ceredigion LDP these settlements need to be given a notional definition so it is clear how they relate to Ceredigion’s settlement hierarchy.’</p> <p>Amend all SGS:</p> <p>Delete reference to named Linked Settlements, and associated text, in all relevant individual SGSs that are located across the border in other Counties. Replace where appropriate with the following text or equivalent: Settlements ‘Linked’ to this Settlement Group are also located</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		in the County of [INSERT] [Carmarthenshire and/or Pembrokeshire].	
Volume 2a All 22 Individual Settlement Group Overview Tables (para 1.1, 2.1, 3.1 etc)	MAC 2/3	Amend detail relating to housing provision set out in each individual Settlement Group Overview table with that set out in Annex 1 of this MACs Report. The figures used should reflect those included in Appendix 1 of Volume 1 as attached to this MACs report (see MAC to Volume 1).	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a All Individual Settlement Group para X.2 (i.e.1.2, 2.2, 3.2 etc) except Llanybydder	MAC 2/4	Insert the following NEW paragraphs and delete any similar text that already exists in introduction part of the Service Centre Section of the SGS: 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)] [or] [S03: Development in Rural Service Centres (RSCs)] as well as all S, LU and DM policies that are relevant to the proposals being considered. The information set out below applies to [INSERT SC NAME] as a whole and will be considered in relation to all planning	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>applications. Additional information which needs to be taken into account in relation to allocated sites is set out in the Allocated Sites Schedule (Table XX.02).</p>	<p>(Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a</p> <p>'Housing Requirements' sub Section in ALL SGSs bar Llanybydder</p>	<p>MAC 2/5</p>	<p>Amend sub title 'Housing Requirements', the 1st para under that sub title and table XX.01 for all SGSs as set out in Annex 2 of this MACs Report.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			<p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a</p> <p>'Housing Requirements' sub Section</p> <p>Paras following table XX.01 in ALL SGSs bar Llanybydder</p>	<p>MAC 2/6</p>	<p>Insert the following new paragraphs in appropriate location after table XX.01 in the Housing Requirement sub section. This may lead to the deletion of some of the existing paragraphs to avoid duplication of text – where this is the case it is highlighted as a specific MAC to that Service Centre in this MACs Schedule:</p> <p>For all SGS bar Tregaron (see bespoke MAC) delete any existing text which describes the number of allocated sites and land area currently and Insert the following NEW Para:</p> <p>Opportunity to meet the remaining number of units identified by the LDP (XX units) has been provided for through the allocation of XX sites (XX ha) as detailed in the Allocated Sites Schedule (Table XX.02) [for Aberystwyth only also add...and through identified opportunity for windfall] and shown on the Proposals Map (see H XX - HXX). 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</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>growth in a sustainable location and in a location which will enhance and respond positively towards the existing built form.</p> <p>Delete any references to windfall development in the Para’s that follow Table XX.01 ‘Housing Requirements’ and insert the following new paragraph in all SGSs except for Aberystwyth:</p> <p>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] or [S03].</p> <p>Delete any references to existing strategic policies that apply in the Para’s that follow Table XX.01 ‘Housing Requirements’ and insert the following new paragraph in all SGSs:</p> <p>All development on allocated and windfall sites will have to be in accordance with Policy S01 and [S02] [or] [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 XXX units.</p>	<p>contents of the LDP and does not therefore need to be subject to further assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>Additionally the following new Para should also be inserted for all the <u>RSCs ONLY</u>:</p> <p>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 XXX units exists within the Plan (see Table at start of Settlement Group Statement), permissions will only be granted for up to XXX units. [also add the following text where more provision has been included in the SC than the number of units specified for the SC] 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 XXX units.</p>	
<p>Volume 2a</p> <p>‘Housing Requirements’ sub Section</p> <p>NEW para to be added to all SGS bar</p>	<p>MAC 2/7</p>	<p>Insert NEW Para following on from the previous MAC as follows:</p> <p>Insert the following new para in relation to Aberaeron (Llwyncelyn):</p> <p>In relation to Aberaeron itself 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</p>	<p>The change reflects changes made to DM01 and DM02; owing to the scale of these changes, an assessment was required. Since changes to DM01 and DM02 have already been assessed, no additional assessment is needed for this change.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Llanybydder following MAC XX		<p>phasing, as defined in the Glossary to Volume 1 of the LDP, will be applied to that effect. Despite Llwynceilyn’s future role as set out in the overview above,</p> <p>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 of completions to date and the number of outstanding consents pending within Llwynceilyn 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. The LPA also acknowledge that constraints in regard to Waste Water Treatment Works (WWTW) may impact the rate at which development comes forward.</p> <p>Insert the following new para in relation to Felinfach/Ystrad Aeron, Llanilar, Llanrhystud:</p> <p>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</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>Insert the following new para in relation to Pontarfynach:</p> <p>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</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>Insert the following new para in relation to ALL <u>other</u> SGSs (other than for Llanybydder) :</p> <p>As has been previously noted above there is no reason to believe that the level of growth proposed for [INSERT NAME OF SERVICE CENTRE] 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.</p>	
<p>Volume 2a</p> <p>'Housing Requirements' sub Section</p> <p>NEW Para in all SGSs bar</p>	<p>MAC 2/8</p>	<p>Insert NEW Para as follows to all SGSs except Felinfach/Ystrad Aeron:</p> <p>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</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Llanybydder		<p>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.</p> <p>In Felinfach/Ystrad Aeron SGS, insert NEW Para as follows:</p> <p>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.</p>	
Volume 2a	MAC 2/9	Insert the following new par as the final par for all 'Housing	This is a minor amendment

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>'Housing Requirement s' sub Section</p> <p>New Final para</p> <p>Applies to all SGSs bar Llanybydder</p>		<p>Requirements' sub Sections:</p> <p>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 [INSERT SERVICE CENTRE NAME] Service Centre is XX units per hectare. This average density of XX units per hectare should provide a guide starting point for non-allocated all windfall development sites in the settlement.</p>	<p>to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2a</p> <p>Economic Requirement s sub Section</p> <p>ALL RSC SGSs bar Felinfach and Llanybydder</p>	<p>MAC 2/10</p>	<p>Insert the following New Para for all RSCs other than Felinfach and delete any similar text that is already included dealing with how applications will be determined and/or noting that no sites have been allocated:</p> <p>No [INSERT the word 'further' where the SC already has an existing employment site] multi use employment sites have been allocated for the Service Centre as in the absence of clear public or private funding proposals 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</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i></p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p>	<p>(Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a</p> <p>Economic Requirement s sub Section</p> <p>ALL RSC SGSs bar Llanybydder</p>	<p>MAC 2/11</p>	<p>Insert the following New Para for all RSCs and delete any similar text that is already included regarding the fact that sites have not been allocated and that proposals will be considered in relation to the relevant policies:</p> <p>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] [or] [list if only a few], 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.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.
<p>Volume 2a</p> <p>Employment Allocated Site Schedules</p>	<p>MAC 2/12</p>	<p>Insert an additional column after column 3. Insert title 'Additional Land Available (ha)'. Populate each row in accordance with information contained in NEW Appendix 6 (as per MAC to Volume 1) – unless otherwise stated in the MACS table.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2a</p> <p>Housing Allocated Site Schedule</p> <p>Final column</p>	<p>MAC 2/174</p>	<p>Where applicable amend Allocated Sites Schedules 'Area' column to distinguish between gross development area available and net developable area (not applicable to all Sites). Amend the following:</p> <p>H0302: 3.90 gross (Minus Biodiversity area = 3.36 net)</p> <p>H0303: 4.15 gross (Minus playing fields and area for biodiversity = 2.58 net)</p> <p>H0305:</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>9.49 gross (Minus 30% (2.21ha bio grassland and 0.64ha formal space = 6.64 net)</p> <p>H0401: 2.69 (gross) Net Developable area: (1.99 available as housing land)</p> <p>M0802: 3.90 (gross) Net Developable area: (1.2 of which is for Housing)</p> <p>H1801: 2.95 gross (minus football pitch = 2.08 net)</p> <p>H2103: 1.07 gross (minus flood plain = 0.57 net)</p>	
<p>Volume 2a Allocated Site Schedule</p>	<p>MAC 2/13</p>	<p>Insert the following new paragraph in the allocated sites schedules for sites affected in Aberystwyth (H0303, H0305, M0302), Tregaron (H0701 and H0702), Cenarth (H1102), Felinfach (H1201 and H1202), Pontrhydfendigaid (H2001) and Talybont (H2101):</p>	<p>The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Final column		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.	
Volume 2a Allocated Site Schedule Final column	MAC 2/14	Insert the following new paragraph in the allocated sites schedules for sites in Bow Street Llanon, Llanrhystyd Penrhyncoch Pontarfynach Pontrhydfendigaid Talybont Y Borth 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 changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a	MAC 2/15	Amend Sub title as follows:	The proposed change

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Settlements and Locations Outside of the Service Centre Section</p> <p>All 22 Individual SGS Section XX.3 (i.e. Para 9.3, 10.3, 11.3 etc)</p>		<p>Linked Settlements and Other locations outside of the Service Centres.</p> <p>Amend any references to ‘settlements and locations’ throughout this Section to ‘Linked Settlements and Other Locations’.</p>	<p>reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a Settlements and</p>	MAC 2/16	Amend table XX.03 for all SGSs as set out in Annex 3 of this MACs Report	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Locations Outside of the Service Centre Section</p> <p>Table XX.03 in ALL SGSs (e.g. 09.03, 10.3 etc)</p>			<p>already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a Settlements and Locations Outside of the Service</p>	<p>MAC 2/17</p>	<p>Insert two New Para following para X.3.5 for all SGSs as follows:</p> <p>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.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Centre Section</p> <p>NEW paras to follow Para X.3.5 in all SGSs</p>		<p>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).</p>	<p><i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan (Examination Document ED012f).</i></p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Volume 2a</p> <p>Settlements and Locations Outside of the Service Centre Section</p>	<p>MAC 2/18</p>	<p>Amend Title of table XX.04 as follows:</p> <p>Site Allocations Schedule for Locations Other than the Service Centre Linked Settlements and Other Locations that are outside of Service Centres</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report.</i></p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Table XX.04 in SGSs where it is included (e.g. 03.04, 18.4 etc)			<p><i>Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>

Consideration of the Need for Assessment Changes Affecting Specific Settlement Group Statements, LDP, Volume 2A and 2B

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Aberaeron (Llwynceilyn)			
Vol 2A Aberaeron (Llwynceilyn)	IC02	Reduce the total number of units permitted in Llwynceilyn over the Plan period to a maximum of 54 units (including completions/commitments to date).	Although the change reduces the number of units that can be built in Llwynceilyn by 23, since they are to be met in Aberaeron, there is no loss to the Service Centre. The change is not therefore a significant one and does not lead to the need for a re-assessment of the elements of the LDP that relate to it.
Vol 2A Aberaeron (Llwynceilyn) New paras after 1.1.2	MAC 2/19	Amend Para 1.1.2 as follows: 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	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement and how this relates to the

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>Aberaeron, Llwynycelyn 4.1km from the Service Centre has been chosen to assist in meeting in the interim the housing needs of Aberaeron (see Service Centre Section below for more information).</p> <p>Insert new paragraphs as follows after Para 1.1.2:</p> <p>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</p>	<p>Strategic policies. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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 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.</p> <p>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 77 units) is significantly larger than that which it has</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>Although there is a significant difference between past and potential future growth within Llwyncelyn 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'.</p>	
Vol 2a Aberaeron	MAC 2/20	As of August 2010 there were 45 commitments which comprised of 11 completed units and 34 outstanding consents	This is an amendment to aid clarity that has no

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
(Llwynceilyn) New para after table 01.01		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.	effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Aberaeron (Llwynceilyn) after Para 1.2.11	MAC 2/21	New paragraph: The LDP requires that Llwynceilyn provides opportunity to cater for an additional 67 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 67 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 Llwynceilyn no more than 77 units will be permitted over the plan period (the 67 catered for through allocation and 10 commitments). Therefore whilst the land allocated can potentially accommodate 89 units any applications that come forward within Llwynceilyn will not be permitted if they exceed the 77 units overall for that settlement whether on an allocated site or not.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement and how this relates to the Strategic policies. Therefore, no assessment is required.
Vol 2a Aberaeron (Llwynceilyn)	MAC 2/22	Delete paras 1.2.12, 1.2.13 and 1.2.14	Change reflects MAC2/8, which does not require assessment. MAC2/22 does not therefore require

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Paras 1.2.12, 1.2.13 and 1.2.14			assessment either.
Vol 2a Aberaeron (Llwyncelyn) Paras 1.2.16 and 1.2.18	MAC 2/23	<p>Amend Para 1.2.16 as follows:</p> <p>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. In terms of retail there are no specific allocations in the USC. Further development of retail facilities in the settlement will be supported provided in accordance with policy S02 and all relevant LU and DM policies.</p> <p>Amend para: 1.2.18 as follows:</p> <p>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.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Vol 2a Aberaeron (Llwynceilyn)</p> <p>New para after 1.2.32</p>	<p>MAC 2/25</p>	<p>Add new Para prior to Para 1.2.32 as follows:</p> <p>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 Llwynceilyn within the Settlement Group.</p> <p>Amend Para 1.2.32 as follows:</p> <p>Options may include land The future direction of growth for Aberaeron has been identified as potentially being 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 if-site H0101 comes forward first. Land behind the school and land on Rhiwgoch road are also options that require further investigation. If feasible opportunities are</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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 Llwynceilyn. 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. If this does not occur growth will continue to be displaced.</p>	
<p>Volume 2a, Aberaeron (Llwynceilyn)</p> <p>Allocated Site Schedule</p> <p>H0101</p> <p>column 5, Para 4</p>	<p>MAC 2/175</p>	<p>Amend Allocated Site Schedule for H0101, column 5, Para 4 as follows:</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</p>	<p>The change has been introduced to highlight the LA's future aspirations for development in Aberaeron. It does not affect any of the current policies or allocations within the Plan and therefore no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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 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.</p>	
Cardigan			
Volume 2a, Cardigan Overview	MAC 2/26	Amend Economic Requirements sections of table in accordance with Annex 4 of this MACs document.	The change reflects the change proposed by MAC2/33 which does not require assessment. No assessment is therefore

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Table at para 2.1			required for MAC2/26
Volume 2a, Cardigan para 2.1.3	MAC 2/27	<p>Amend the paragraph as follows:</p> <p>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.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Cardigan para 2.1.4	MAC 2/28	<p>After para 2.1.4, insert new paragraph as follows:</p> <p>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</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement and how this relates to the

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p>	<p>Strategic policies. Therefore, no assessment is required.</p>
<p>Volume 2a, Cardigan Para 2.2.2</p>	<p>MAC 2/29</p>	<p>Amend paragraph to read:</p> <p>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 it the town has been the focus for regeneration of the historic built environment, and is the location for innovative combined health and social care developments and new retail facilities at Bath House, relatively close to and increasing 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</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>and Parc Teifi and in <u>a mixed use redevelopment sites</u> at the old Cardigan Hospital and 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.</p>	
Volume 2a, Cardigan Para 2.2.15	MAC 2/30	<p>Insert a new sentence at the start of para 2.2.15 as follows:</p> <p>The LPA is aware that a water supply to service allocation opportunity in Cardigan (incl 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.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Cardigan Para 2.2.32	MAC 2/31	<p>Amend the paragraph as follows:</p> <p>The second project involves a bid by a local shareholder the community—organisation ‘4CG’ (Cymdeithas Cynnal a Cefnogi Cefn Gwlad – Society to Sustain and Support the Rural Countryside’ – a not-for-profit charity) to purchase utilise land at Pwllhai. Their stated intention is to create creating a town centre car park with some community retail space and potentially some office space.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Volume 2a, Cardigan Housing Allocations Schedule Mixed Use Allocations Schedule	MAC 2/32	Insert the following text for all housing and mixed use allocated sites within the Schedule: For site constraints and specific requirements which will be sought in relation to water and sewage matters see the Council’s website.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Cardigan Employment Allocations Schedule E0203	MAC 2/33	Delete entire Row E0203 from Allocated Sites Schedule and any associated references in the SGS.	The change reflects the outcome of a deposit representation and the subsequent hearing session which concluded that an allocation would be too restrictive for this site. The site’s deletion does not require assessment, since the Plan’s approach to windfall development has already been accounted for in <i>the Addendum to the</i>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			<p><i>Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan (Examination Document ED012f). It should be noted however, that the assessment for E0203 found in the Deposit Sustainability Report no longer carries any weight.</i></p>
<p>Vol 2a Cardigan Minerals site Allocations Schedule MNA0201</p>	<p>MAC 2/34</p>	<p>Amend amount of a hectares that needs to be protected from 1.36ha to 0.8ha in final Column (3rd from last Para). Amend MNA0201, Table 02.04, Allocated Site Schedule, last column, insert before last paragraph.</p> <p>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 dependent on detailed consideration of the impacts arising from any</p>	<p>The change reflects the outcome of a deposit representation and subsequent Hearing Session, which resulted in the boundary of the allocation to be re-drawn. The allocation was shrunk so that the protection area is based on the curtilage of dwellings rather than the dwellings themselves. Owing to the limited scale of the change, it is not</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>scheme submitted for planning permission, in order to ensure an acceptable form of development in all material respects</p> <p>Amend all references within the plan to site area from 13.04ha to 12.79ha</p> <p>Delete Inset Map 0203 and replace with new version as set out in Annex 10 of this MAC.</p> <p>A separate MAC has been included regarding changes to Volume 1 to reflect the above changes.</p>	<p>considered that it is significant enough to alter the original assessment for the allocation. Therefore, no assessment of the change is required.</p>
Aberystwyth			
<p>Volume 2A, Aberystwyth</p> <p>Settlement group Overview</p> <p>Para 3.1.2</p>	<p>MAC 2/35</p>	<p>Amend paragraph 3.1.2 as follows:</p> <p>With a population of 16,270, Aberystwyth is now the county's largest settlement. Aberystwyth itself 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.</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A Aberystwyth</p> <p>Settlement group</p>	<p>MAC 2/36</p>	<p>Amend paragraph 3.1.5 as follows:</p> <p>The Group's Linked Settlements are located to the north, east and south, and west of Aberystwyth, and range in size from Llanfarian, which has about 160 dwellings, to Clarach, which is predominantly</p>	<p>This is a correction to a drafting error and does not materially affect the policy content of the Plan. Therefore, no assessment</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Overview Para 3.1.5		a holiday park . Capel Bangor is the most outlying of the Linked Settlements, located around 6.5 km to the east of Aberystwyth on the A44 (T).	is required.
Volume 2a, Aberystwyth Settlement group Overview New Para after Para 3.1.5	MAC 2/176	Insert a new paragraph after Para 3.1.5 as follows: 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.	The change represents the addition of factual information and does not materially affect the policy content of the Plan. No assessment is required.
Volume 2A Aberystwyth Section 2 Para 3.2.6	MAC 2/37	Amend paragraph 3.2.6 as follows: 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	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p>	
<p>Volume 2A Aberystwyth Section 2 Para 3.2.8</p>	<p>MAC 2/38</p>	<p>Amend paragraph 3.2.8 as follows:</p> <p>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. An allowance of approximately Approximately 500 units could potentially come forward over the Plan period (2007-2022) is therefore expected to come from such non-allocated 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.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			be subject to further assessment.
<p>Volume 2a, Aberystwyth</p> <p>Allocated Sites Schedule</p> <p>H0302</p>	<p>MAC 2/39</p>	<p>Amend the final Para of the Allocated Site Schedule (table 02.02) to site H0302 (final column) as follows:</p> <p>Site layout should include provision to gain access to the land to the south and 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. Site layout should also include provision for pedestrian access to the land to the north.</p>	<p>The proposed change reflects representations that were received during the deposit consultation and subsequent hearing session. It was agreed that vehicular to the north was not viable, although pedestrian access would need to be maintained.</p> <p>When considering whether or not to assess the effects of the change it is necessary to consider both its nature and scale as well as the results of the original SA/SEA assessment. It is not considered that the scale and nature this of this change is significant enough to alter the original assessment and therefore</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			a re-assessment is not necessary.
Volume 2a, Aberystwyth Allocated Sites Schedule - Housing M0305	MAC 2/40	Amend the Allocated Site Schedule table (Housing Allocations) to site M0305 ('Proposals' column) as follows: Guide density per ha Net Developable Area: 45 Estimated yield: 450 units Estimated affordable units:90.0	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Aberystwyth Allocated Sites Schedule - Housing M0303	MAC 2/41	Amend the Allocated Site Schedule table (Mixed Use Allocations) to site M0303 (final column) as follows: 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 is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Aberystwyth Allocated Sites	MAC 2/42	Amend the 3 rd Para of the Allocated Site Schedule table (Mixed Use Allocations) to site M0305 (final column) as follows: The western portion of this site will deliver a 4.54ha area of employment land. The employment element of this site is to be the	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Schedule - Housing M0305		first development to be delivered. 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 bought 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.	
Volume 2a, Aberystwyth Employment Allocated Sites Schedule E0305 & Vol1 App 6	MAC 2/43	Amend the Aberystwyth Settlement Group Statement (Table 03.04: Site Allocations Schedule for Locations Other than the Service Centre). Insert the figure 9.7ha into the new column entitled 'Additional Available Land (ha)' of the Allocated Site Schedule (Table 03.04: Site Allocations Schedule for Locations Other than the Service Centre) to site E0305. This new column was an addition which the LPA proposed in Examination document ED012e. Amend reference to Allocated Employment Land (2007-2022): in the Settlement Group Overview from 24ha to 23ha .	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Adpar			
Volume 2a, Adpar	MAC 2/44	Amend Para's 4.1.1 & 4.1.2 to read: The Newcastle Emlyn (Adpar) Settlement Group (with a housing	The change is factual and does not materially affect the policy content of the

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
para 4.1.1 & 4.1.2		<p>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.</p> <p>The River Teifi forms the County boundary with Carmarthenshire to the south of Ceredigion where Adpar borders the Carmarthenshire 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 most 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.</p>	Plan. Therefore, no assessment is required.
Volume 2a, Adpar New para below para 4.1.3	MAC 2/45	<p>After para 4.1.3 add new paragraph:</p> <p>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</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>annum) without resulting in significant adverse effects on the settlements 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).</p>	<p>Therefore, no assessment is required.</p>
<p>Volume 2a, Adpar Amend Para 4.2.1</p>	<p>MAC 2/177</p>	<p>Amend paragraph 4.2.1 to read as follows:</p> <p>Because of general topographical constraints – steep terrain and C2 flood zone - impacting on the Urban Service Centre (the Carmarthenshire town of Newcastle Emlyn) its sister settlement, Adpar, which has always been associated with Newcastle Emlyn, – in Ceredigion, offers the most reasonable prospect of meeting the Urban Service Centre role for plays a traditional role in delivering housing growth for Ceredigion, though it also suffers similar constraints.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2a, Adpar Delete Para 4.2.8, 4.2.9 and 4.2.10</p>	<p>MAC 2/46</p>	<p>Delete Para 4.2.8, 4.2.9 and 4.2.10</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/46 is required either</p>
<p>Volume 2a,</p>	<p>MAC 2/47</p>	<p>Amend paragraph to read:</p>	<p>This is a minor amendment</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Adpar Para 4.2.17		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 whether provision is required on the allocated sites, see Table 04.02: Allocated Sites Schedule below.	to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Adpar Para 4.2.22	MAC 2/48	Amend paragraph to read: 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 two 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.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Volume 2a, Adpar Table 04.02, H0401 Final Col	MAC 2/49	<p>Insert new para before first para of final column as follows:</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 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 period with the LPA so that the delivery of the development is not unnecessarily delayed.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Adpar Para 4.3.3	MAC 2/50	<p>Amend paragraph to read:</p> <p>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.</p>	The change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Lampeter			
Vol 2a Lampeter Settlement Group Overview	MAC 2/51	<p>Economic Requirements (2007-2022): Allocated Employment Land: Lampeter Business Park – 8.08ha 9.46ha Retail Requirement (2007-2016): Comparison Goods Floorspace: 352m² Convenience Goods Floorspace^{**}: 949-1289m² 548m²</p>	<p>This MAC reflects two changes to the Plan.</p> <p>The first change reflects the extension to H0501, the need for assessment of</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Economic Requirements		Bulky Goods Floorspace: 733m ²	<p>which has been considered under MAC2/61 and was found to be unnecessary.</p> <p>The second change reflects an up-date to the LDP's evidence base. It does not materially affect the policy approach of the Plan and does not therefore require assessment.</p>
Vol 2a Lampeter New para after 5.1.3	MAC 2/52	<p>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%.</p> <p>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 is therefore</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		likely to be minimal and there is no general need to control (through phasing) the rate at which development comes forward.	
Vol 2a Lampeter New para after table 05.01 Delete Para para 5.2.10 and 5.2.11	MAC 2/53	<p>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.</p> <p>Delete Para para 5.2.10 and 5.2.11</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Lampeter Para 5.2.8	MAC 2/54	<p>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 site size may 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 site. 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</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		H0505 and that there is a choice of sites available. The housing figure will set the total level of development over the plan period, not the total land area.	
Vol 2a Lampeter Delete Para 5.2.7 & 5.2.9 & Para 5.1.27	MAC 2/55	Delete Para 5.1.20, 5.1.22 & 5.1.27	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/55 is required either
Vol 2a Lampeter Para 5.2.16	MAC 2/56	As Lampeter also has a significant role in relation to some settlements within Carmarthenshire, cross border discussions are on-going as to what additional housing needs should be met in Lampeter. The Carmarthen LDP is at an earlier stage of the process and at the time of writing details as to the housing requirements of these Carmarthenshire areas was not known. Any identified needs will form part of the monitoring process and will be addressed through review if necessary. Until then the Carmarthenshire UDP will continue to provide for the needs of those settlements across the border. 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.	The change reflects the fact that Ceredigion's LDP has little influence on what goes on in adjoining planning authorities. This does not materially affect the policy content of the Plan and therefore does not need assessment.
Vol 2a	MAC 2/57	There is a high number of small retail and commercial outlets	The change is factual and

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Lampeter Para 5.2.29		<p>concentrated in the town centre which meet a wide range of needs. Generally the turnover of units within the town centre (as defined on the Proposals Map) is good, with vacancy rates low.</p> <p>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 new small format stores, 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, comparison and bulky goods floor space in Lampeter, which could be delivered in the form of a range of new small format stores, 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.</p>	does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Lampeter New para before 5.2.20	MAC 2/58	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.	The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			<p>which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Vol 2a Lampeter 5.2.34	MAC 2/59	Future direction of growth is at the rear of the Brynpen housing development and behind housing properties Chestnut Lodge and Oakwood Lodge on Falcondale Drive and on land adjoining Bryn Hebog.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Lampeter	MAC 2/60	Inserted within the second paragraph after the second sentence of Table 05.02: Allocated Sites Schedule: Lampeter USC for site H0503 the following:	The changes are factual and do not materially affect the policy content of the

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Table 05.02		<p>Any road improvements required to facilitate the development of H0504 in this site (H0503) could affect the number of units to be provide. The number of units deliverable from this site will be dependent upon the nature of the road improvements.</p>	Plan. Therefore, no assessment is required.
<p>Vol 2a Lampeter</p> <p>Table 'Employment Allocations' Site E0501, 3rd and new 4th column</p> <p>&</p> <p>Vol 1 App 6 new column</p> <p>&</p> <p>Vol 2b Inset Map 0501</p>	MAC 2/61	<p>Vol 2a Lampeter, Site E0501</p> <p>Amend 3rd column (Gross Area ha): 7.97 8.39ha</p> <p>4th column: Column title: Additional Available Land (ha) Detail: 3.32ha Net developable area.</p> <p>Appendix 6 E0501: column entitled 'Additional Available Land (ha)' Detail: gross developable area being 8.39ha and the net developable area is 3.32ha.</p> <p>Amend Inset map 0501 as set out in Annex 5 to this MAC Report. Add the area marked in red to the current E0501 allocation.</p>	<p>This minor extension is designed to provide the site with more flexible access arrangements.</p> <p>When considering whether or not to assess the effects of the change it is necessary to consider both the scale of the change and the results of the original assessment. It is considered that the change is only likely to have an effect SA/SEA Objective 4a, which considers the impact of the site on biodiversity. However, in relation to H0501, the Deposit assessment already predicts there will</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			<p>be a significant negative effect. Furthermore, the limited scale of the change means that the nature of the effect still applies as originally drafted. For these two reasons, it is considered that the original assessment is still relevant and that no assessment is required for this change.</p>
<p>Vol 2a, Lampeter</p> <p>Table 'Employment Allocations',</p> <p>E0501,</p> <p>column 7, after 2nd para</p>	<p>MAC 2/62</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 should be implemented to ensure that the visual and environmental amenity of the area is not significantly</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		adversely effected.	
Vol 2a, Lampeter Table 'Employment Allocations', E0502, column 7, after 2 nd para	MAC 2/63	Landscape Biodiversity Open Space Utility Other considerations	This is a correction to a drafting error that does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Llandysul			
Volume 2a, Llandysul Para 6.1.1	MAC 2/64	At para 6.1.1, add a new sentence to the end of the para: 'It has a housing stock of 2436 as of July 2011.'	The changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Llandysul Para 6.1.3	MAC 2/65	After para 6.1.3, add a new para: 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	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth

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		<p>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.</p>	<p>within the settlement and how this relates to the Strategic policies. Therefore, no assessment is required.</p>
<p>Volume 2a, Llandysul</p> <p>Delete paras 6.2.7, 6.2.8 and 6.2.10</p>	<p>MAC 2/66</p>	<p>Delete paras 6.2.7, 6.2.8 and 6.2.10, which are superseded by new paras.</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/66 is required either</p>
<p>Volume 2a, Llandysul</p> <p>Economic Requirements</p>	<p>MAC 2/67</p>	<p>At para 6.2.13, add a further sentence:</p> <p>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.</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in</p>

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Para 6.2.13			<p><i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan (Examination Document ED012f).</i></p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Volume 2a, Llandysul Housing Allocated Sites Schedule H0601	MAC 2/68	<p>In Table 06.06, row H0601, final column, add the following text after the first sentence:</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 period with the LPA so that the delivery of the development is not unnecessarily delayed.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Tregaron			
Vol 2a Tregaron Settlement Group Overview New entry	MAC 2/69	Minerals requirement: Pant Quarry, Llanddewi Brefi 3.18ha	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Tregaron New paras after 7.1.5	MAC 2/70	<p>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%.</p> <p>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.</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.
Vol 2a Tregaron	MAC 2/71	Insert new para:	This is a minor amendment to aid clarity that has no

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<p>New para after table 7.2</p> <p>Delete para 7.2.11 & 7.2.12</p>		<p>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 properties provided by Cymdeithas Tai Cantref.</p> <p>Delete para 7.2.11 & 7.2.12</p>	<p>effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Vol 2a Tregaron</p> <p>Para 7.2.9</p> <p>Delete Para 7.2.10</p> <p>Volume 1: Appendix 6 (July 2012 version as attached to this MACs report)</p>	<p>MAC 2/72</p>	<p>Add after the second sentence & amend the original third sentence of paragraph 7.2.9</p> <p>Opportunity to meet the remaining number of units identified by the LDP requirement 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 74 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 40 extra care units which are part of the normal overall housing provision requirement. It is possible that all of these units could be provided which would mean that the Service Centre has an over provision of</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>land, however equally the site may not deliver the 40 and would only allow for a level of flexibility. It is therefore expected that this site will help the Service Centre meet its housing requirement. The overall housing figure for the Service centre will be used to control the level of development that comes forward and not the amount of land that has been allocated for potential development. 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 location which will enhance and respond positively towards the existing built form.</p> <p>Delete para 7.2.10</p> <p>Volume 1:</p> <p>Amend Appendix 6 as attached to this MACs report (July 2012 Version). Ensure that para 6.208 which discussed the Mixed use Allocation site M0701 refers to 20 units rather than 40 units.</p>	
<p>Vol 2a Tregaron</p> <p>Paras 7.2.14 and new para after</p>	<p>MAC 2/74</p>	<p>Amend para 7.2.19 as follows:</p> <p>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</p>	<p>The proposed change reflects the Matters Arising Changes made to Section 6. These changes have already been subject to a SA/SEA, the findings of which may be found in</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>New para:</p> <p>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.</p>	<p><i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan (Examination Document ED012f).</i></p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
<p>Vol 2a, Tregaron 7.2.17</p>	<p>MAC 2/75</p>	<p>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 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 changes are factual and do not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Vol 2a Tregaron Paras 7.2.19 7.3.9	MAC 2/76	<p>7.2.19: The strategic review by the Education Department secondary schools is ongoing has concluded that a 3-19 year old school should be further considered in Tregaron. This is to would 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.</p> <p>7.3.9: Primary schools exist within Bronnant, Llanddewi Brefi and Llangeitho. However as set out within the Service Centre section of this Settlement Group Statement the future of these schools could be affected depending on the outcome of any review if the 3-19 year olds school goes ahead within Tregaron.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Tregaron Allocated Site Schedule for Housing, new entry	MAC 2/77	<p>Include a new entry to the Allocated Site Schedule, add a new row with the following information:</p> <p>Site Reference: M0701 (part) Name: Cylch Caron Project, land rear of Talbot Yard Area (Ha):2.2 Proposal: 20 Site characteristics constraints and requirements: See main entry in Mixed Use Allocated Site Schedule below.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Tregaron	MAC 2/78	Amend Tregaron Allocated Site Schedule for Site M0701 as follows:	This is a minor amendment to aid clarity that has no

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<p>Allocated Site Schedule Site M0701, 5th column</p>		<p>Amend 3rd column 3.67 (gross) Net Developable area: 3.57</p> <p>Of which 2.1ha is for extra care housing and 1.47ha is for Integrated Health Care Centre</p> <p>Amend 5th column as follows:</p> <p>Includes up to approximately 20 residential units as part of the overall development.</p> <p>Amend 6th column (Site Characteristics) 5th Para:</p> <p>The site is good moderate semi-improved grassland which should be protected and managed in accordance with Policy DM15.</p> <p>8th Para:</p> <p>Due to the known areas of high biodiversity value on site (double hedgerow running through the site), approximately 0.1-20ha 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.</p>	<p>effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>Insert after 8th paragraph of the Tregaron Allocated Site Schedule (Mixed Use Allocations Table) to site M0701(final column) as follows:</p> <p>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.</p>	
<p>Volume 2a</p> <p>Minerals Allocated Sites Schedules</p> <p>MNA0701</p>	<p>MAC 2/178</p>	<p>Allocated Site Schedule for MNA0701, Table 07.04, Allocated Site Schedule, last column, insert after last paragraph:</p> <p>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 dependent on detailed consideration of the impacts arising from any scheme submitted for planning permission, in order to ensure an acceptable form of development in all material respects.</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Aberporth/Parcllyn			
Volume 2a, Aberporth/Parcllyn para 8.1.1	MAC 2/79	<p>Amend Para 8.1.1 to read:</p> <p>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. It 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 Assembly investment for innovative technology development) at Aberporth Business Park.</p> <p>Retain Para's 8.1.2 and 8.1.3.</p> <p>Delete existing Para 8.1.4 and replace with the following new wording</p> <p>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</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p>	
Volume 2a Aberporth/Pa rcllyn	MAC 2/80	Delete Paras 8.2.6, 8.2.7 and 8.2.9	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/80 is

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Paras 8.2.6, 8.2.7 and 8.2.9			required either
Volume 2a, Aberporth/Pa rcillyn Housing Allocated Sites Schedule H0801	MAC 2/81	In Row H0801, final column, delete the first line as follows: There is an undetermined planning application for this site at present.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Aberporth/Pa rcillyn Housing Allocated Sites Schedule H0802	MAC 2/82	In Row H0802, final column, delete the first line: Undetermined planning application for 21 units. Development subject to securing adoptable highway standards over road frontage to junction. Insert the following text as first line: There is a planning permission for this site as at August 2012.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Volume 2a, Aberporth/Pa rcllyn Housing Allocated Sites Schedule H0803	MAC 2/83	In Row H0803, final column, amend the first line as follows: Existing undetermined proposal There is a planning permission on part @ 20dph (5 units) as at August 2012.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Aberporth/Pa rcllyn Housing Allocated Sites Schedule H0805	MAC 2/84	In Row H0805, in fourth column, amend Guide Density per ha gross to read ' 25 '. Amend final column: insert new para after first line: 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. Insert further new para before para that starts with 'The anticipated foul demands....'. New para should read: The site is crossed by a public sewer for which protection	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p>	
Various	MAC 2/85	<p><u>In Volume 2A:</u></p> <p>Amend the Aberporth/Parcllyn Allocated Site Schedule (Table 08.02) entry for H0806 as follows:</p> <p>Separate the H0806 site row from Housing allocations table, Add new title: Mixed Use Allocation, followed by a note in brackets under the title:</p> <p>(For Mixed Use Allocation Site M0801 which lies outside the Service Centre, see Table 08.04 below).</p> <p>Amend first column from H0806 to M0802.</p> <p>Amend final column, 1st Para as follows:</p> <p>Housing/mMixed use site for comprehensive redevelopment. Site is for housing redevelopment is confined to the land portion on the south eastern side of the road only. of sports/social club site The parcel to the north west of the road comprises land both outside the security fence (for the relocation of social club and / recreation/community facilities) and within the security fence (i.e., playing pitches to which community access in perpetuity is</p>	<p>This is an amendment to clarify that the site is for a mix of uses, rather than just housing. It has no effect on the policy content of the Plan and therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>to be secured). to playing fields. Comprehensive nature of the development to be secured by means of s106 agreement.</p> <p>After second paragraph, insert:</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>At p81, below 'Mixed Use Allocations table, add a note in brackets</p> <p>(For Mixed Use Allocation Site M0802 which lies within the Service Centre, see Table 08.02 above.)</p> <p>Replace Inset Map 0801 with that set out in Annex 6 of this MACs Report. This shows that the allocation of the site has changed from H0806 to M0802.</p>	
<p>Volume 2a, Aberporth/Pa rcllyn</p>	<p>MAC 2/86</p>	<p>Delete para 8.3.8: The LDP recognises that there will also be circumstances which accord with PPW where development in locations other than the named Linked Settlements will be acceptable, including dwellings for agricultural workers, farm diversification for economic gain etc.</p>	<p>The proposed change reflects the change proposed by MAC2/17.</p> <p>MAC2/17 arises from the Matters Arising Changes made to Section 6. These</p>

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			<p>changes have already been subject to a SA/SEA, the findings of which may be found in <i>Addendum to the Ceredigion LDP: Deposit Sustainability Report. Matters Arising in relation to Section 6 of the Local Development Plan</i> (Examination Document ED012f).</p> <p>The proposed change does not therefore materially affect the contents of the LDP and does not therefore need to be subject to further assessment.</p>
Bow Street			
Volume 2A, Bow Street Settlement group	MAC 2/87	<p>Amend Paragraph 9.1.1 as follows:</p> <p>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</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Overview Para 9.1.1</p>		<p>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 residents within 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.</p>	<p>is required.</p>
<p>Volume 2A, Bow Street Settlement group Overview Para 9.1.2</p>	<p>MAC 2/88</p>	<p>Add following paragraph after paragraph 9.1.2:</p> <p>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. It is</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p>	
<p>Volume 2A, Bow Street</p> <p>Section 2</p> <p>Table 09.01</p>	<p>MAC 2/89</p>	<p>Insert a new paragraph after Table 09.01 as follows:</p> <p>As of August 2010 there were already 27 commitments within the Service Centre equating to 25 completions and 2 outstanding consents.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Bow Street</p> <p>Section 2</p> <p>Para 9.2.5 and 9.2.8</p>	<p>MAC 2/90</p>	<p>Delete Paragraphs 9.2.5 and 9.2.8</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/90 is required either</p>
<p>Volume 2A, Bow Street</p> <p>Section 2</p> <p>Para 9.2.5 and 9.2.8</p>	<p>MAC 2/91</p>	<p>Add following paragraph as penultimate para in the Housing Requirements sub-section (before revised para in relation to density):</p> <p>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</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p>	
<p>Volume 2A, Bow Street Section 2 Para 9.2.10</p>	<p>MAC 2/92</p>	<p>Amend Para 9.2.10 as follows:</p> <p>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.</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Bow Street Section 3</p>	<p>MAC 2/93</p>	<p>Amend paragraph 9.3.7 as follows:</p> <p>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</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Para 9.3.7		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.	is required.
New Quay			
Vol 2a New Quay New para after 10.1.1 delete para after 10.1.3 Deletion of para 10.1.4	MAC 2/94	<p>New paragraph after 10.1.1</p> <p>The Settlement Group is quite large in size with 719 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 seven 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.</p> <p>During 2001 to 2011 there have been 52 completions in New Quay (average 5.2 per annum). The Plan allows for 151 units to be provided for in the Service Centre during 2007-2022. This is a total of 233 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.</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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. Phasing the rate of development will not therefore be a requirement.</p> <p>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).</p> <p>Delete para 10.1.2 and Para 10.1.3</p>	
<p>Vol 2a New Quay</p> <p>Insert new Para following Table 10.02</p> <p>Delete Para</p>	<p>MAC 2/95</p>	<p>Insert new para following Table 10.02:</p> <p>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</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
10.2.10		<p>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.</p> <p>Delete Para 10.2.10</p>	is required.
Vol 2a New Quay Para 10.2.7 & Para 10.2.9 & Para 10.2.11	MAC 2/96	Delete para 10.2.7, Para 10.2.9 and 10.2.11	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/96 is required either
Vol 2a New Quay Before para 10.2.8	MAC 2/97	<p>Amend paragraph 10.2.8 as follows:</p> <p>Land in the Service Centre is constrained by topography and highway requirements; however there are potential solutions and therefore sites H1001 is are 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</p>	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>flexibility to ensure a high quality development which retains a provisions for public car parking. Due to these constraints the LPA has allocated more land than is required in order to provide flexibility if some don't come forward. The LPA does not therefore intend for all the land to be developed in this plan period. The sites will be developed on a first come, first served basis. The overall housing figure for the Service centre will be used to control the level of development that comes forward and not the amount of land that has been allocated for potential development.</p>	<p>is required.</p>
<p>Vol 2a New Quay Para10.2.14</p>	<p>MAC 2/98</p>	<p>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.</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Vol 2a New Quay Para10.2.21</p>	<p>IC04</p>	<p>Amend paragraph 10.2.21 as follows: 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.</p>	<p>The change is a textual correction which relates to the deletion of Site H1002. The deletion of the Allocated Site will require the removal of all SA/SEA assessmenets relating to it. No further assessment is required beyond this.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Vol 2a New Quay, Allocated Site Schedule, H1002	IC04	Delete housing allocation H1002 (Old Market Site and surrounding area, New Quay) from settlement group statement, Appendix 6: Land Allocations and Proposals Map inset map 1001. Amend settlement boundary boundary to reflect non-allocation of H1002. Amend settlement group statement summary housing figures accordingly.	The deletion of the Allocated Site will require the removal of all SA/SEA assessments relating to it. No further assessment is required beyond this.
Cenarth			
Volume 2a, Cenarth para 11.1.1	MAC 2/100	Amend the para as follows: 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 Settlement. 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.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Cenarth para 11.1.4	MAC 2/101	After para 11.1.4, insert new para: 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	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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 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 it is not considered necessary to control the rate (through phasing) at which development comes forward during the plan period.</p>	<p>of the acceptable growth within the settlement. Therefore, no assessment is required.</p>
<p>Volume 2a, Cenarth New para</p>	<p>MAC 2/102</p>	<p>After Table 11.01, insert new text: As at August 2010 there were already commitments for 13 units within the RSC (see Table 11.01 above).</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
after Table 11.01			
Volume 2a, Cenarth para 11.2.12 Housing Allocated Sites Schedule H1101 – H1103	MAC 2/103	<p>Add standard phrase to paragraph 11.2.12 as follows:</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>Add the same phrase to each of the Allocated Site Schedule entries H1101 & H1103 as follows and delete any existing wording in those schedules which refer to water/sewage capacity:</p> <p>H1101, final column, insert above final Para/line.</p> <p>H1103, final column, insert above final Para.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
Volume 2a, Cenarth Housing Allocated Sites Schedule H1102	MAC 2/104	<p>Insert the following new para after in columns 5 after para 1:</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>This is a minor amendment to provide developers with clarity relating to some of the unusual constraints that relate to the site. It has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Felinfach			
Vol 2a Felinfach Para 12.1.2 Para 12.1.3 New paras after 12.1.3	MAC 2/105	<p>The Settlement Group of Felinfach /Ystrad Amend Para 12.1.2 as follows:</p> <p>The Settlement Group is quite large in size with a housing stock of 1064 as of July 2011. located generally within the centre of Ceredigion. There are a number of The defined Linked Settlements attached to it which look to Felinfach / Ystrad Aeron, which range in size, with Cilcennin being large, with a school and some community facilities to others that are quite small and have no facilities, for example Talsarn. Creuddyn Bridge.</p> <p>Amend Para 12.1.3 as follows:</p> <p>The Settlement Group Felinfach /Ystrad Aeron was identified as the Service Centre has been predominantly defined 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. upon the ease of access that the Linked Settlements have towards, Felinfach and Ystrad Aeron, the Service Centre and also the social and economic links between them and Felinfach and Ystrad Aeron</p> <p>Insert new paras after 12.1.3 as follows:</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>experienced. This re-focusing approach is consistent with the LDP Strategy.</p> <p>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’.</p>	
Vol 2a	MAC 2/106	Insert New para after Table 12.01 as follows:	This is an amendment to

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Felinfach Insert New para after Table 12.01 Delete Para 12.2.7		<p>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.</p> <p>Delete Para 12.2.7</p>	<p>aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
Vol 2a Felinfach/Yst rad Aeron Delete Para 12.2.5 & 12.2.6 & 12.2.8 & 12.2.9	MAC 2/107	Delete Para 12.2.5 & 12.2.6 & 12.2.8 & 12.2.9	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/107 is required either</p>
Vol 2a Felinfach	MAC 2/108	<p>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</p>	<p>The proposed change is factual and does not materially affect the policy</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
New para before 12.2.9		<p>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.</p>	<p>content of the Plan. Therefore, no assessment is required.</p>
<p>Vol 2a Felinfach</p> <p>Para 12.2.10 and 12.2.11</p>	<p>MAC 2/109</p>	<p>Amend Para 12.2.10 as follows: 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. There are no large multi-unit sites present in the settlement itself and the need for one has not been identified.</p> <p>Amend Para 12.2.11 as follows: Although there are no large multi-unit sites present in the Service Centre itself and the need for one has not been identified, However, 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</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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. 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.</p>	
<p>Vol 2a Felinfach Para 12.2.13</p>	<p>MAC 2/110</p>	<p>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 a 112. Land in Ystrad Aeron (incl. allocation H1203) are unaffected 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</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p>	
<p>Vol 2a Felinfach</p> <p>Allocated Site Schedule, H1201 4th column after para 8 And H1202, 4th column after para 14</p>	<p>MAC 2/111</p>	<p>Insert the following text:</p> <p>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.</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 proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2a, Felinfach</p> <p>Allocated Site Schedule</p>	<p>MAC 2/179</p>	<p>Amend allocated Site Schedule for site H1202 as follows:</p> <p>Amend 3rd column as follows:</p> <p>Net Developable Area: 5.42 3.61ha</p>	<p>This is an amendment to provide clarity on the precise number of dwellings allowed in Felinfach-Ystrad Aeron. It does not materially affect</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Site H1202		<p>Amend 5th column as follows:</p> <p>Est yield:136 90 Est Affordable Housing : 27.2 18</p> <p>Amend 3rd paragraph as follows:</p> <p>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.</p> <p>Amend 5th paragraph as follows:</p> <p>Access to this site can potentially be achieved either via the existing estate road for Bro Henlllys (though it is likely that this will only be for emergency vehicle access) and or off the A482. Access via the estate road would require the relocation of existing</p>	<p>the policy content of the Plan and therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		garages and a scheme implemented to address the issue of on street parking. Alternatively access could be provided directly off the A482. 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.	
Vol 2a Felinfach Allocated Site Schedule, H1203 4 th column after para 1	MAC 2/112	Insert the following text: 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.	The change reflects the LAs aspirations for the delivery of the site. It does not affect any of the originally prescribed development requirements and therefore does not lead to the need to assess.
Vol 2a Felinfach Delete Para 12.3.4	MAC 2/113	Delete Para 12.3.4	This is a correction to a drafting error. It does not materially change the policy content of the plan, therefore, no change is required.
Volume 2a,	MAC 2/180	Amend 'Proposal' column to allocated Site Schedule for site E1201	The change is a correction

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Felinfach Allocated Site Schedule, E1201		as follows: Maximise use of remaining land and the redevelopment and/or rationalisation of existing site to provide for B1, B2 and B8 uses.	to a drafting error – the remaining area of land on E1201 is negligible. It does not materially change the policy content of the plan, therefore, no change is required.
Llanarth			
Vol 2a Llanarth New para after 13.1.3	MAC 2/114	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. It is also considered that the growth allocated in Llanarth will help to support the local services and that the plan policies will	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		also assist in furthering economic opportunities at the Service Centre.	
Vol 2a Llanarth para Include new Para after Table 13.01 Delete Para's 13.2.6, 13.2.8 and 13.2.9	MAC 2/115	Include new Para after Table 13.01 as follows: 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.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Llanarth Delete Para 13.2.6 & 13.2.7 & 13.2.10	MAC 2/116	Delete Para 13.2.6 & 13.2.7 & 13.2.10	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/116 is required either
Vol 2a	MAC 2/117	Para 13.2.13:	The proposed change is

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Llanarth Para 13.2.13 and new para		<p>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.</p> <p>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.</p>	factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Llanarth Allocated Sites Schedule, H1301, 4 th column 9 th para	MAC 2/118	<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 S98-101 of the Water Industry Act (Sewer Requisition) or via S.106 of the Town and County Planning Act 1990. See Policy DM12.</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Llanilar			
Volume 2A,	MAC 2/119	Amend paragraph 14.1.1 as follows:	The proposed change is

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Llanilar Settlement group Overview Para 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.	factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Llanilar Settlement group Overview Para 14.1.2	MAC 2/120	Add the following paragraphs after paragraph 14.1.2: 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	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>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 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</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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’.</p>	
<p>Volume 2A, Llanilar Section 2 Para 14.2.5</p>	<p>MAC 2/121</p>	<p>Amend paragraph 14.2.5 as follows: 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 Gŵrlan 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.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Llanilar</p>	<p>MAC 2/122</p>	<p>Delete Para 14.2.4 & 14.2.6</p>	<p>The MAC represents changes made by MAC 2/6, which does not require</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Section 2 Para 14.2.4 & 14.2.6			assessment. Therefore, no assessment of MAC2/122 is required either
Llanon			
Vol 2a Llanon New para after 15.1.3	MAC 2/123	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 27.8% 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. 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.	This is an amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Llanon Para 15.2.2	MAC 2/124	When the two settlements are considered together it produces a large RSC of approximately 400 dwellings. The settlement has a good range of facilities and services, including; a primary school (capacity for 60 pupils), general store/post office, public house,	The change reflects information provided within MAC2/123; It may therefore be regarded in

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		garage, village hall, a place of worship, and a play area.	conjunction with this change. It does not therefore result in the loss of any information in the plan nor does it materially alter the plan's policy approach. Therefore, no assessment is required.
Vol 2a Llanon Insert new para after Table 15.01 Delete Para 15.2.8	MAC 2/125	Insert new para after Table 15.01 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 a 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. Delete Para 15.2.8	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Llanon Delete Para 15.2.6 & 15.2.7 &	MAC 2/126	Delete Para 15.2.6 & 15.2.7 & 15.2.9	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/126 is required either

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
15.2.9			
Vol 2a Llanon New para after para15.2.8	MAC 2/127	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.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Vol 2a Llanon Para 15.2.11	MAC 2/128	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.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Llanrhystud			

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Volume 2A, Llanrhystud Settlement group Overview Para 16.1.2	MAC 2/129	Amend paragraph 16.1.2 as follows: Llanrhystud is a relatively small Settlement Group, with a housing stock of 687 dwellings as of July 2011. It has only two one defined Linked Settlements, which are is roughly of similar size, in the form of Llanddeiniol and Llangwyrfon, however there are other small settlements and individual dwellings within the Group that are scattered across the countryside. They're both Llangwyrfon is located to it's the north east of Llanrhystud with the former located on minor roads and the latter on the B4576.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Llanrhystud Settlement group Overview Para 16.1.2	MAC 2/130	Add the following paragraphs after paragraph 16.1.2: 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	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>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 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</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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’.</p>	
<p>Volume 2A, Llanrhystud</p> <p>Section 2</p> <p>Para 16.2.4 & 16.2.7</p>	<p>MAC 2/131</p>	<p>Delete Para 16.2.4 & 16.2.7</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/131 is required either</p>
<p>Volume 2A, Llanrhystud</p> <p>Section 2</p> <p>Para 16.2.5</p>	<p>MAC 2/132</p>	<p>Amend paragraph 16.2.5 as follows:</p> <p>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</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		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.	
Volume 2A, Llanrhystud Section 2 Para 16.2.5	MAC 2/133	Add following as penultimate para to this Housing Requirement section, before the revised density policy: 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.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Llanrhystud	MAC 2/134	Amend paragraph 16.2.9/FC 107 as follows: Waste water from Llanrhystud and also from Llanon (and	The proposed change is factual and does not materially affect the policy

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Section 2 Para 16.2.9		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.	content of the Plan. Therefore, no assessment is required.
Llanybydder			
Volume 2a, Llanybydder New Para after Para 17.1.4	MAC 2/181	Insert new Para after Para 7.1.4 as follows: 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.	
Vol 2a Llanybydder Para 17.2.1 - 17.2.3 and 17.2.4 – 17.2.11 and	MAC 2/135	Delete para 17.2.1 – 17.2.3 and 17.2.4 – 17.2.11 Insert new para as follows: As the Service Centre is outside of Ceredigion any land allocated will be based upon the Carmarthenshire County Council Local Development Plan, once adopted. Any development that occurs within the Service Centre will	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		have to adhere to policies set out within the Carmarthenshire Development Plan.	
Penrhyncoch			
Volume 2A, Penrhyncoch Settlement group Overview Para 18.1.1	MAC 2/136	Amend paragraph 18.1.1 as follows: 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. only consisting of a handful of small no Linked Settlements. 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. The Linked Settlements range in size from less than 10 to more than 30 dwellings.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Penrhyncoch Settlement group Overview	MAC 2/137	Add following new paragraph after paragraph 18.1.1: In 2007 the housing stock of Penrhyncoch was 524 dwellings. The proposed increase of dwellings over the plan period (2007-2022) equates to 125 dwellings which is a growth rate of 20% for the Service Centre. For the LDP period a further 105 units could be provided for in the Service Centre. This level of	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Para 18.1.1		housing growth is similar to 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. 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.	within the settlement. Therefore, no assessment is required.
Volume 2A, Penrhyncoch Section 2 Para 18.2.4 & 18.2.7	MAC 2/138	Delete Para 18.2.4 & 18.2.7	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/138 is required either
Volume 2A, Penrhyncoch Section 2 Para 18.2.6	MAC 2/139	Amend paragraph 18.2.6 as follows: 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.	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Penrhyncoch	MAC 2/140	Add following new paragraph as the penultimate paragraph to the Housing Requirement Section (just before the revised density	The proposed change is factual and does not

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Section 2 Para 18.2.6</p>		<p>para):</p> <p>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.</p>	<p>materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Penrhyncoch Section 2 Para 18.2.9</p>	<p>MAC 2/141</p>	<p>Amend paragraph 8.2.9 as follows:</p> <p>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.</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Pontarfynach			
<p>Volume 2a, Pontarfynach</p> <p>Settlement group Overview</p>	MAC 2/182	<p>Insert the following text immediately following Table 1 in Section one of the Settlement Group Statement:</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>The additional paragraphs are included to provide greater clarity of the role and function of Pontarfynach as an RSC. The change does not alter the policy content of the Plan and therefore no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>applied in the rest of the county in terms of the identification of a Service Centre.</p> <p>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</p> <p>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</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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 USC's and RSCs, will tend to reinforce the local service role of their settlement.</p> <p>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.</p> <p>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.</p> <p>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</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>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.</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>Insert the following text in both Allocated Site Schedules for Pontarfynach:</p> <p>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.</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Volume 2A, Pontarfynach</p> <p>Settlement group Overview</p> <p>Para 19.1.1</p>	<p>MAC 2/142</p>	<p>Amend paragraph 19.1.1 as follows:</p> <p>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 ether 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.</p>	<p>The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Pontarfynach</p> <p>Settlement group Overview</p> <p>Para 19.1.2</p>	<p>MAC 2/143</p>	<p>Add following new paragraphs after paragraph 19.1.2:</p> <p>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</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>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</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p> <p>However what the LPA can do is ensure that the right type of housing comes forward, this 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’.</p> <p>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</p>	

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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.</p>	
<p>Volume 2A, Pontarfynach</p> <p>Section 2</p> <p>Para 19.2.4 & 19.2.7</p>	<p>MAC 2/144</p>	<p>Delete Para 19.2.4 & 19.2.7</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/144 is required either</p>
<p>Volume 2A, Pontarfynach</p> <p>Section 2</p> <p>Para 19.2.6</p>	<p>MAC 2/145</p>	<p>Amend paragraph 19.2.6 as follows;</p> <p>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.</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Pontarfynach</p> <p>Section 2</p> <p>Para 19.2.6</p>	<p>MAC 2/146</p>	<p>Add following as a new penultimate paragraph to the Housing Requirement Section (before the revised para on density):</p> <p>Owing to the outstanding quality landscape in which the sites sits, 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</p>	<p>The proposed change is factual and is designed to draw the reader's attention to the landscape considerations that need to be taken account of by developers. It does not materially affect the policy</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		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.	content of the Plan. Therefore, no assessment is required.
Volume 2A, Pontarfynach Section 2 Para 19.2.9	MAC 2/147	Amend paragraph 19.2.9 as follows: There are no public sewers serving Pontarfynach. 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 baring 9 units. Such improvements are likely to need to be secured as part of DCWW funding programme (see also Allocated Site Schedule below).	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2a, Pontarfynach Allocated Sites Schedule H1902	MAC 2/148	Insert the following text in column 5 after para 1: 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.	This is a minor amendment to provide developers with clarity relating to some of the unusual constraints that relate to the site. It has no effect on the policy content of the Plan. Therefore, no assessment is required.
Pontrhydfendigaid			
Volume 2A,	MAC 2/149	Amend paragraph 20.1.1 as follows:	The proposed change is

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Pontrhydfendigaid Settlement group Overview Para 20.1.2		<p>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.</p> <p>Delete Para 20.1.2</p>	<p>factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
Volume 2A, Pontrhydfendigaid Settlement	MAC 2/150	<p>Add following paragraphs after paragraph 20.1.2:</p> <p>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</p>	<p>This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>group Overview</p> <p>Para 20.1.2</p>		<p>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.</p> <p>Given the size of the settlement and the level of growth traditionally experienced in this Settlement Group 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 and without needing to be managed in terms of overall rate. It is also considered that the growth allocated in Pontrhydfendigaid will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.</p>	<p>more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.</p>
<p>Volume 2A, Pontrhydfendigaid</p> <p>Section 2</p>	<p>MAC 2/151</p>	<p>Delete Para 20.2.4 and 20.2.7</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/151</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Para 20.2.4 and 20.2.7			is required either
Volume 2A, Pontrhydfend igaid Section 2 Para 20.2.6	MAC 2/152	Amend paragraph 20.2.6 as follows: 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	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Pontrhydfend igaid Section 2 Para 20.2.6	MAC 2/153	Add following paragraph as a new penultimate paragraph to the Housing Requirement section (before the revised paragraph relating to densities) 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	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		does not get unnecessarily delayed.	
Volume 2A, Pontrhydfend igaid Section 2 Para 20.2.9	MAC 2/154	Amend paragraph 20.2.9 as follows: 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.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Talybont			
Volume 2A, Talybont Settlement group Overview Para 21.1.2	MAC 2/155	Amend paragraph 21.1.2 as follows: 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.	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Talybont	MAC 2/156	Add following paragraphs after paragraph 21.1.3: Between 2007 and 2022, the Plan allows for an additional 84	This is an amendment to aid clarity that has no effect on the policy content

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Settlement group Overview</p> <p>Para 21.1.3</p>		<p>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.</p> <p>This increased growth in Talybont recognises its newly defined role as a Service Centre in terms of the LDP. This is a role that is envisaged to remain in the longer term – beyond this plan period, strengthening its status and role within the Settlement Group. The increase in growth reflects the intention of the LDP which is to have the majority of growth focused within the Service Centres. Past growth rates within the Settlement Group demonstrate that the level of development which has historically occurred within this Settlement Group and the opportunity for growth provided for by the LDP are not that dissimilar, estimated as 108 units completed in the last 15 years in comparison with the 131 units set out for the Settlement Group in the LDP. The main difference however, is between where development has historically occurred and where it will be permitted during this LDP period and into the future. To achieve this in Talybont Settlement Group, growth must be re-focused in the most sustainable location, which leads to a slightly higher than</p>	<p>of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>historic level of development within the Service Centre. This re-focusing approach is consistent with the LDP Strategy. It is considered therefore 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. It is also considered that the growth allocated in Talybont will help to support the local services and that the plan policies will also assist in furthering economic opportunities at the Service Centre.</p>	
<p>Volume 2A, Talybont</p> <p>Section 2</p> <p>Para 21.2.4 and 21.2.6</p>	<p>MAC 2/157</p>	<p>Delete Para 21.2.4 and 21.2.6</p>	<p>The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/157 is required either</p>
<p>Volume 2A, Talybont</p> <p>Section 2</p> <p>Para 21.2.5</p>	<p>MAC 2/158</p>	<p>Amend paragraph 21.2.5 as follows:</p> <p>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</p>	<p>This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		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	
Volume 2A, Talybont Section 2 Para 21.2.6	MAC 2/159	<p>Add the following new paragraphs as the penultimate paras to the Housing Requirements Section (prior to the revised para on density):</p> <p>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.</p> <p>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.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A,	MAC 2/160	Amend paragraph 21.2.8 as follows:	The proposed change is

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
<p>Talybont</p> <p>Section 2</p> <p>Para 21.2.8</p> <p>Delete Para 21.2.9 and 21.2.10</p>		<p>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.</p> <p>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.</p> <p>Delete paragraphs 21.2.9 and 21.2.10.</p>	<p>factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.</p>
<p>Volume 2A, Talybont</p> <p>Allocated Sites Schedule</p>	<p>MAC 2/161</p>	<p>Amend column 3 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2101</p> <p>replace 0.49 ha with 0.82 ha</p> <p>Amend column 4 of the Allocated Sites Schedule for Tal-y-bont</p>	<p>This change comes as a response to the outcome of a Deposit representation and the subsequent Hearing Session.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
H2101		<p>(Table 21.02) for site H2101</p> <p>Guide Density per ha gross: 20 12</p> <p>Delete para 3 and 4 of the final column of the Allocated Site Schedule (Table 21.02) for site H2101 as follows:</p> <p>Allocated for frontage plots</p> <p>Space should be retained to allow for access up to adoptable standards to the land to the rear of the allocation.</p> <p>Replace Inset Map 2101 with that set out in Annex 7 of this MACs Report, allocated site H2101 is to be extended to include the area outlined in red.</p>	<p>When considering whether or not to assesses the effects of the change it is necessary to consider both the scale of the change and the results of the original assessment. In relation to H2101 the scale of the change, which relates only to its boundary on its western side, is so limited that it is unlikely to have an effect on the Deposit the SA/SEA for the site.</p>
<p>Volume 2A, Talybont</p> <p>Allocated Sites Schedule</p> <p>H2102</p>	MAC 2/162	<p>Amend column 3 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2102</p> <p>1.21 (minus playing field and biodiversity = 0.44 available as housing land)</p> <p>Amend column 4 of the Allocated Sites Schedule for Tal-y-bont</p>	<p>This change comes as a response to the outcome of a Deposit representation and the subsequent Hearing Session.</p> <p>When considering whether or not to assesses the effects of the change it is necessary to consider both</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>(Table 21.02) for site H2102</p> <p>Guide Density per ha Net Developable Area: 45 30</p> <p>Estimated yield: 20 13 units</p> <p>Estimated affordable units: 4.0 2.6 units</p>	<p>the scale of the change and the results of the original assessment. In relation to H2102 the scale of the change, which relates only to the number of units to be delivered, is so limited that it is unlikely to have an effect on the Deposit the SA/SEA for the site.</p>
<p>Volume 2A, Talybont</p> <p>Allocated Sites Schedule</p> <p>H2104</p>	<p>MAC 2/163</p>	<p>Amend column 3 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2104</p> <p>1.18 1.4</p> <p>Amend column 4 of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2104</p> <p>Estimated yield: Guide Density per ha gross: 30</p> <p>Estimated yield: 35 42 units</p>	<p>This change comes as a response to the outcome of a Deposit representation and the subsequent Hearing Session.</p> <p>When considering whether or not to assesses the effects of the change it is necessary to consider both the scale of the change and the results of the original assessment. In relation to H2104, the</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>Estimated affordable units: 7.0 8.4 units</p> <p>Amend para 2 of the final column of the Allocated Sites Schedule for Tal-y-bont (Table 21.02) for site H2104 as follows:</p> <p>Level Gently sloping topography</p> <p>Insert an additional paragraph following existing para 4 of the final column of the Allocated Sites Schedule (Table 21.02) for site H2104 as follows:</p> <p>Owing to the outstanding quality landscape in which the site sits and its 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 upper 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.</p> <p>Replace Inset Map 2101 with that set out in Annex 7 of this MACs Report, allocated site H2104 is to be extended to include the area</p>	<p>greatest potential impact is considered to be on SA/SEA Objective 5a, which relates to landscape. However, the scale of the change, which relates to both its boundary on its eastern side and the number of units it is to deliver, is so limited that it is unlikely to have an effect on the assessment for this objective as it already considers the site to have a minor negative effect. Furthermore, the additional paragraph relating to landscape matters will emphasize the importance of the area's landscape and help re-enforce the need to apply a high quality design and landscaping scheme as part of the development.</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		outlined in red.	
Y Borth			
Volume 2A, Y Borth Settlement group Overview Amend Para 22.1.1 Delete Para 22.1.2	MAC 2/164	Amend Paragraph 22.1.1 as follows: The Settlement Group of Y Borth is located on the 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. Delete para 22.1.2	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Y Borth Settlement group Overview Para 22.1.2	MAC 2/165	Add following paragraph after paragraph 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	This is an amendment to aid clarity that has no effect on the policy content of the Plan. It merely provides the reader with a more detailed description of the acceptable growth within the settlement. Therefore, no assessment

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>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. 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.</p>	is required.
<p>Volume 2A, Y Borth</p> <p>Section 2</p> <p>Para 22.2.5 and 22.2.8</p>	MAC 2/166	Delete Para 22.2.5 and 22.2.8	The MAC represents changes made by MAC 2/6, which does not require assessment. Therefore, no assessment of MAC2/166 is required either
<p>Volume 2A, Y Borth</p> <p>Section 2</p>	MAC 2/167	<p>Amend paragraph 22.2.7 as follows:</p> <p>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</p>	This is a minor amendment to aid clarity that has no effect on the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Para 22.2.7		permission within the settlement.	
Volume 2A, Y Borth Section 2 Para 22.2.7	MAC 2/168	<p>Add following paragraph as a penultimate paragraph to the Housing Requirements Section (ahead of the revised densities para):</p> <p>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.</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.
Volume 2A, Y Borth Section 2 Para 22.2.10 Delete Para 22.2.11 and 22.2.12	MAC 2/169	<p>Amend paragraph 22.2.10 as follows:</p> <p>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</p>	The proposed change is factual and does not materially affect the policy content of the Plan. Therefore, no assessment is required.

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
		<p>matters see the Council's website.</p> <p>Delete paragraphs 22.2.11 and 22.2.12</p>	
<p>Vol 2b Cardigan Inset map 0202</p>	<p>MAC 2/170</p>	<p>Replace Inset Map 0202 to be replaced with that attached in Annex 8 of this MAC report in order to:</p> <p>Ensure that the settlement boundary is consistent with the extent of approved development at Bathhouse.</p> <p>Amend CA boundary in Cardigan around St Mary Church</p> <p>Reflect deletion of Cardigan Employment site E0203. (Inset Map 0201 not affected).</p>	<p>The change reflects both amendments needed to ensure that the boundaries are accurate and up-to-date and the deletion of E0203.</p> <p>Changes to the Settlement Boundary and the conservation area are factual and do not materially change policy, They do not therefore require assessment.</p> <p>The deletion of E0203 from the map represents the change made by MAC/2/33, which does not require assessment either.</p>
<p>Vol 2b Cenarth</p>	<p>MAC 2/171</p>	<p>Replace Inset Map 1101 with that set out in Annex 9 of MACs Report</p>	<p>The proposed change is a correction to a drafting</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Inset Map 1101			error. No assessment required.
Volume 2b All Maps	MAC 2/172	<p>Amend the mapping of the Minerals Safeguarding area by 'cookie cutting' so that there is no safeguarding within the settlement development boundaries of the Urban and Rural Service Centres.</p> <p>Note that this change will occur in the adopted version and that the maps have not all been reproduced in the annex to this report. Note where Maps have been reproduced as a result of other MACs that the this MAC has been taken into account and implemented.</p>	<p>This change comes from an initial misinterpretation of national guidance and the change seeks to bring it back in line. The change means that safeguarding may only occur outside of settlement boundaries. In effect, this means that there are now more areas within the County that now fall outside of safeguarding area and are therefore not subject to the policies requirements.</p> <p>When considering whether or not to assess the effects of the change it is necessary to consider both the scale of the change and the results of the original assessment. In</p>

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
			<p>relation to LU30 the SA/SEA of the deposit policy found only one minor positive result in relation to Objective 3a; the remainder of assessments concluded that there would be no predicted effects. Given the limited number of areas affected by this change (i.e. 21 Service Centres, which only contain limited un-developed areas with their boundaries), its scale is considered to be insignificant and that it does not change the results of the original assessment. For these two reasons, it is considered that no assessment is required for this change.</p>
Volume 2b	MAC 2/173	In the Legend amend the reference to SLAs as follows:	The proposed change is a correction to a drafting

Element of Plan to which the Change Applies	Change Reference	Proposed Change	SA/SEA Screening
Legend		Draft Special Landscape Areas	error. No assessment required.

Appendix 10 – Members of Ceredigion Sustainability Working Group

C2020 Partnership
C2020 High Quality Environment Thematic Group
C2020 Life long learning Thematic Group
C2020 HSCWB Thematic Group
C2020 Economically Successful Thematic Group
C2020 Stronger Communities Thematic Group
C2020 Bilingual Future Thematic Group
TRACC
Community Safety Partnership
Ceredigion Corporate Strategies
Ymlaen Ceredigion
Transport partnerships (general)
Older People Strategy
CAVO
Children and Young People's Partnership
Dyfed Powys Police
Environment Agency
CADW
National Public Health Service
CERED
Local Health Board
Wales Spatial Plan
University Aberystwyth
University of Wales Lampeter
Once Voice Wales
Countryside Council for Wales
Coleg Ceredigion
Hywel Dda Trust

Appendix 11 – Glossary

A1, A2 and A3 Use Class:

These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. A1 refers to establishments categorised as shops, A2 are establishments categorised as Financial and professional services and A3 are categorised in Wales as restaurants, cafés, drinking establishments and hot food takeaways.

Active Frontages:

Primarily this relates to a non-residential building where the ground floor of the building should be done in such a way that there is a connection between those within the building e.g. shop, bar etc and the outside so that the activity on both sides can be viewed and the boundaries of the two places blur.

Adoption:

The final stage in LDP preparation when the plan formally becomes the legal basis for planning decisions in the county. All previous structure and local plans are then suspended.

Aftercare:

Steps necessary to bring restored land up to the required standard for the intended after-use (agriculture, forestry/woodland or amenity) – usually over a five-year period.

After-Use:

The ultimate land-use to which former mineral or waste sites are returned

Aggregates:

Sand, gravel, crushed rock and other bulk materials used by the construction industry.

Aggregates Safeguarding:

The protection of aggregate resources from unnecessary sterilisation by other types of development.

Aggregates Safeguarding Area:

Mapped areas of aggregate mineral resources where Aggregate (or Mineral) Safeguarding Policies apply.

Aneorobic

In the absence of oxygen

Appropriate Assessment:

This is part of the Habitats Regulations Assessment process. If the plan, in this case the LDP, may have a significant effect on a protected site then an Appropriate Assessment is required. This ensures a fuller analysis of any potential effects are considered.

B1, B2 and B8 Use Class:

These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. B1 refers to establishments categorised as 'business', B2 are establishments categorised as 'general industry' and B8 refers to establishments categorised as 'storage or distribution'.

Biodiversity:

The diversity (number and variety of species) of plant and animal life within a defined area

Borrow Pit:

A temporary mineral working to supply material exclusively for a specific construction project.

BREEAM:

Environmental assessment method that assesses non-residential buildings against a range of criteria.

Buffer Zone:

Areas of protection around permitted and proposed mineral workings where new developments which would be sensitive to adverse impact, including residential areas, hospitals and schools should be resisted.

Bulky Goods:

A category of consumer goods that are of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.

Cabin:

A permanent wooden structure.

Candidate Sites:

Land submitted to the LDP process by landowners, organisations, developers or the community to be considered for inclusion in the LDP.

Caravan:**Static Caravan:**

A caravan that can only be moved by articulated vehicle.

Towed Caravan:

A caravan that can be towed by a motor vehicle.

Carbon Footprint:

A measurement of all greenhouse gases produced by individuals which has units of tonnes (or kg) of carbon dioxide equivalent. It relates to the amount of greenhouse gases produced through burning fossil fuels for electricity, heating and transportation etc.

Carbon Sinks:

Natural resources that take in and store more carbon than they release. Important examples are peat bogs, trees and woodland.

Chalet:

A one storey semi-permanent construction which is still moveable. A chalet will be classed as a single unit if it can only be occupied by one person/family in a single instance despite having two axles.

Change of Use:

A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another.

Civic Amenity Site:

A facility provided by the Waste Disposal Authority that is available to the public to deposit, including waste which cannot be collected by the normal household waste collection round.

Code for Sustainable Homes:

An environmental assessment method for new homes which contains mandatory performance levels in 7 key areas. The Code aims to protect the environment by providing guidance on the construction of high performance homes built with sustainability in mind.

Commercial Waste:

Controlled waste arising from trade premises

Community Infrastructure Levy:

A voluntary mechanism that allows local authorities in England and Wales to levy a standard charge on most types of new development, to fund the infrastructure needed to support development in their area.

Community Involvement Scheme:

Part of the Delivery Agreement of the LDP. This explains how developers, public and interested groups can contribute to LDP plan preparation. It also explains how responses will be treated and what feedback will occur.

Comparison Goods:

Non perishable' goods for retail sale which are often stocked in a wide range of sizes, styles, colours and qualities, including furniture, carpets, televisions etc.

Compensation:

Providing for the equivalent of what has been lost. In biodiversity, compensation may be bigger or more than the actual original habitat due to the time delay, often years, for the compensation habitat to reach the size/quality of the original habitat.

Composting:

The process that converts biodegradable material such as garden or kitchen waste, in the presence of oxygen (aerobic) into a stable material that can be used as a soil improver. Composting can be done at different scales, from home composting to a large centralised facility.

Community and Linguistic Impact Assessment:

An assessment tool which the LPA will use to consider the impact some development may have on the health of communities and the Welsh Language.

Construction and Demolition Waste:

Controlled waste arising from the construction, repair, maintenance and demolition of buildings and structures.

Contaminated Land:

Land that has been polluted or harmed in some way making it unfit for safe development and usage unless cleaned.

Controlled waste:

Waste that requires a permit (previously a licence) for its treatment or disposal.

Convenience Goods:

A category of consumer goods which are bought frequently, quickly and with a minimum of emotional involvement; the category includes goods such as candy, cigarettes, prescription drugs, magazines, and most grocery products.

Cultural Heritage:

Relates to both the physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present for the benefit of future generations.

Cultural Landscape:

A landscape that is taken to embrace any kind of human activity that can be related to landscape. It includes the contrived and sometimes pre-eminent expressions of culture, like art or literature, in which the landscape may be depicted or described, as well as the prosaic and commonplace expressions, like the choice of building materials, which were perhaps not intended to create something valuable or special.

Delivery Agreement:

A document comprising Ceredigion County Council's timetable for producing the LDP. It has two parts, a 'timetable' for when the LDP is to be produced and a 'Community Involvement Scheme'.

Dimension Stone

A natural building stone that has been selected, cut and trimmed to specified shapes or sizes with or without one or more mechanically dressed surfaces.

Ecological Connectivity:

The natural link for species/genetic information to travel between habitats/populations to prevent/reverse the effects of habitats fragmentation and to allow species to adapt better to climate change.

Ecosystem services:

Ecosystem services are the products and services, such as oxygen production, water purification, carbon sequestration etc, which humans receive from functioning ecosystems. These services and products are provided by the natural environment when it is in good condition. For example, a peat bog in good condition can provide services of water purification, carbon sequestration and flood alleviation.

Enhancements:

Biodiversity enhancements are an improvement to a habitat/species population over and above what is already there. This could be through increasing/restoring habitats or increasing/improving opportunities for species.

Evidence Base:

Interpretation of baseline or other information / data to provide the basis for plan policy.

European Sites:

For the purpose of the HRA, European sites comprise Special Areas for Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPA) and Ramsar sites.

Fly-rock

The fragments of rock thrown and scattered during quarry or tunnel blasting.

Fly tipping:

The illegal disposal of waste on land.

Gasification and Pyrolysis (Advanced Thermal Treatment):

A means of recovering energy from waste, known as advanced thermal treatment. Waste is heated at high temperatures and a useable gas is produced.

Geodiversity:

The range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure.

Geological Landscape:

Geology typically controls or has the strongest of all influences on the landscape, profoundly affecting relief, drainage patterns, and vegetational cover. These geological qualities also had one of the strongest influences on the historical development of settlements, by determining their agricultural potential and communication networks, as well as access to water, building materials and other mineral resources.

Habitats Regulation Assessment (HRA):

An Assessment of the potential effects of the LDP on one or more International sites, both within the LA boundary and any sites that could be affected outside the boundary. The assessment looks at whether the LDP Deposit is likely to have a significant effect on an International site, alone or in-combination. If so, an Appropriate Assessment (AA) is carried out to see whether the Plan would have an adverse effect on site integrity. If it is found that the LDP is likely to have a significant negative impact on any of the sites, the plan will need to be amended accordingly.

Habitats Regulation Assessment Screening Report:

An assessment which looks at whether the LDP Deposit is likely to have a significant effect on an International site, alone or in-combination, and therefore whether an Appropriate

Assessment (AA) is required to see whether the Plan would have an adverse effect on site integrity.

Hard Rock:

Consolidated rock such as limestone, sandstone and granite.

Hazardous Waste:

Wastes that have the potential to cause harm to human health or the environment. Hazardous waste is defined on the basis of a list, the European Waste catalogue, drawn up under the Hazardous Waste Directive.

Historic Landscape:

A landscape which displays a myriad of features that are the result of the activities of the people who used and shaped the land to serve their needs in the past: they reflect the beliefs, attitudes, traditions and values of those people.

Historic Parks and Gardens:

A park or garden of special historic interest. Graded I (highest quality), II* or II. Designated by CADW.

Household Waste:

Waste from a domestic property, caravan, residential home or from premises forming part of a university, school or other educational establishment.

Household Waste Recovery Centres / Civic Amenity Sites:

A facility provided by the Waste Disposal Authority that is available to the public to deposit household waste, including waste that cannot be collected by the normal household waste collection round.

Incineration:

The controlled burning of waste. Energy may also be recovered in the form of heat (see Energy from Waste).

Industrial Waste:

Waste from a factory or industrial process.

International Sites:

For the purpose of the HRA, International sites comprise Special Areas for Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPA) and Ramsar sites

Inert waste:

Waste not undergoing significant physical, chemical or biological changes following disposal, as it does not adversely affect other matter that it may come into contact with, and does not endanger surface or groundwater.

Initial Sustainability Appraisal Report (ISAR)

The Initial Sustainability Appraisal Report is a report which summarises the findings of the SA/SEA work as part of the LDP process and is published along side the Pre-Deposit LDP. The ISAR encompasses the SEA Report which is required as part of the SEA.

Landbank:

A stock of planning permissions (usually relating to non-energy minerals) to provide for continuity of production in spite of fluctuations in demand. Normally expressed in terms of the number of years reserves based on recent rates of supply.

Landfill (including land raising):

The permanent disposal of waste into the ground, by the filling of man-made voids or similar features, or the construction of landforms above ground level (land-raising).

Landfill Directive:

European Union requirements on landfill to ensure high standards for disposal and to stimulate waste minimisation.

Landfill Gas:

The gas generated in any landfill site accepting biodegradable material. It consists of a mixture of gases, mainly methane and carbon dioxide.

LANDMAP:

A system that allows information about landscape to be gathered, organised and evaluated into a nationally consistent data set comprising Visual and Sensory; Landscape Habitats; Historic Landscape; Cultural Landscape; and Geological Landscape assessments.

Landscape Habitats:

The aspect of landscape that is expressed by semi natural habitats and vegetation cover, which have influenced biological prosperity, land cover, utilisation and enjoyment of rural areas.

Leachate (usually associated with landfill):

Water coming into contact with decomposing waste materials and which has drawn pollutants out of those materials into solution thereby contaminating the water.

Legibility:

The ease of understanding of places, using landmarks, clear routes, gateways and public art; distinctive buildings to mark corners and buildings that give clues to their function.

Life Cycle Analysis:

A technique intended to quantify the total impact of a product during its production, distribution, use and recycling, treatment or disposal. Can be applied to sustainable waste management.

Local Development Plan:

The Local Development Plan is a statutory plan which sets out policies and specific proposals for the development and use of land in the county for approximately 15 years. In Ceredigion this will be up to 2022. Local Development Plans were introduced in 2004 following the introduction of the Planning and Compulsory Purchase Act 2004.

Local Planning Authority:

The Local Planning Authority provides the planning function of the Local Authority and regulates the rate and nature of development in accordance with its adopted development plan and with national planning guidance.

Local Development Plan Deposit:

The full plan submitted to the Welsh Assembly Government for public examination following a formal six week consultation stage in which individuals and organisations can make representations on the LDP Deposit Plan.

Low Impact Development:

Development associated with lifestyles that, through low negative environmental impact, either enhance or do not significantly diminish environmental quality and are integrally connected with sustainable land management.

Marine Dredged Aggregate:

Sand and gravel dredged from deposits on the seabed and landed at shipping wharves for use as aggregate.

Materials Recycling Facility (MRF):

A facility for sorting, separating, recovering and packing recyclable waste.

Mechanical Biological Treatment (MBT):

The treatment of residual waste using a combination of mechanical separation and biological treatment.

Medium sized wind farm:

A collection of wind turbines capable of delivering more than 5 MW and up to 25 MW of electricity (installed capacity).

Mineral:

All substances in, on or under land extracted either by underground or surface working. [Definition used in Mineral Planning; this is different to the geological definition]

Mineral Development:

Any activity related to the exploration for or winning and working of minerals, including tipping of spoil and ancillary operations such as the use of processing plant.

Minerals Reserves:

Refers specifically to permitted reserves. The volume of minerals with planning permission for extraction remaining within extant mineral sites

[Definition used in the context of minerals planning].

Minerals Reserves:

That part of a mineral resource, which has been fully evaluated and is deemed commercially viable to work [Definition used by British Geological Survey].

Mineral resources:

Generally refers to mineral deposits (the basic raw materials of the Earth) that have a value to society and are capable of being extracted economically, or which may foreseeably be viable in the future.

Minerals Safeguarding:

The protection of mineral resources from unnecessary sterilisation by other types of development.

Minerals Safeguarding Area:

Mapped areas of mineral resources where Mineral Safeguarding Policies apply.

Minerals Technical Advice Note (MTAN):

Documents issued by the Welsh Assembly Government setting out government policy and advice on minerals planning issues.

Micro-generation:

The small-scale production of heat and/or power from low carbon sources.

Mitigation:

Measures to avoid, reduce or offset significant adverse effects.

Natural processes:

Natural Processes are processes that would naturally occur through nature. For example, rivers naturally erode, deposit the sediment in different areas and therefore the result is the river changing its shape and course over time.

Need (in retail terms):

The balance of supply and demand between retailers and consumers. Often expressed as personal expenditure available to support additional shops to extensions to existing shops.

Objective:

A statement of what is intended, specifying the desired direction of change in trends.

One Planet Development:

Also known as Low Impact Development, is development associated with lifestyles that, through low negative environmental impact, either enhances or does not significantly diminish environmental quality and is integrally connected with sustainable land management.

Out-of-Centre:

In retailing terms, a location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the urban area.

Out-of-Town:

In retailing terms, an out-of-centre location on land not clearly within the current urban boundary.

Outstanding Consent:

A current planning permission that has yet to be implemented.

Permeability:

Extent to which built forms permit (or restrict) movement of people or vehicles in different directions.

Permitted Development Rights:

Certain types of minor changes can be made to your house or business without needing to apply for planning permission. These are called "permitted development rights". Certain development is granted an automatic planning permission by the Town and Country Planning (General Permitted Development) Order 1995' and the 'Statutory Instruments 2009 No. 2193 (W.185) The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2009' and subsequent revisions.

Placemaking:

A design process aimed at creating integrated communities that are based upon high quality, distinct, accessible areas, which will help, generate strong a sense of community enabling healthy lifestyles.

Planning contributions:

These are extra works or financial sums for extra works or undertakings, either; to mitigate impacts of development, secured by planning obligations (legal agreements between a planning authority and a developer); or offered unilaterally by a developer entering into a planning agreement voluntarily.

Plans, Policies and Programmes:

Part of Stage A of the SA/SEA process, the ‘scoping’ stage, requires a thorough review of relevant plans, programmes and policies (PPPs) to be completed. This review is used to inform the SA/SEA process, to ensure the plan is informed by up to date information and is also based on sound evidence.

Pre-Deposit:

The Pre-Deposit Report is part of the LDP process and may also be referred to as the Preferred Strategy. The Pre-Deposit sets out the Authority’s vision, overall objectives, the strategic spatial options being considered as part of the LDP process and also its preferred spatial strategy.

Pre-Deposit Proposal Documents:

Documents that are available prior to the Deposit version of the plan. These include the vision, strategic options, preferred strategy, key policies, and the Sustainability Appraisal report.

Preferred Strategy:

Part of the pre-deposit documents that outlines the Local Authority’s preferred strategy for growth or change.

Primary Aggregates:

Naturally occurring sand, gravel and crushed rock used for construction purposes.

Primary Shopping Frontage:

An area where retailing and the number of shops in a town centre is most concentrated.

Reclamation (in terms of mineral operations):

Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.

Recovery:

Value can be recovered from waste by recovering materials through recycling, composting or recovery of energy.

Recycled Aggregates:

Aggregates produced from recycled construction waste such as crushed concrete and planings from tarmac roads.

Recycling:

The recovery of materials from the waste stream for re-use or conversion into other products.

Refuse Derived Fuel (RDF):

A fuel product produced from the combustible fraction of waste.

Regional Aggregates Working Party:

A working group consisting of local authority officers, representatives of the aggregates industry and central government established to consider the supply and demand for aggregate minerals.

Regionally Important Geological Site (RIG):

A non-statutory regionally important geological or geomorphological site (basically relating to rocks, the Earth's structure and landform).

Regional Technical Advisory Body on Waste (RTAB):

Provides specialist advice on waste to the Regional Planning Body on options and strategies for dealing with the waste that needs to be managed within the region.

Residual Waste:

Waste remaining after materials for re-use, recycling and composting have been removed.

Restore/achieve condition (in terms of biodiversity):

To restore a habitat that has significant relics of original habitat back to its former state. Achieving condition requires a habitat to go from poor condition to good.

Restoration (in terms of minerals operations):

Steps to restore land affected by mineral extraction to a high standard suitable for an agreed after-use and including the carefully managed replacement of subsoil, topsoil or soil-making material. Normally carried out in accordance with a restoration scheme submitted with (or shortly after) the initial planning application, providing for phased or progressive restoration where appropriate.

Retail Impact Assessment:

An assessment undertaken for an application for retail use (normally on developments over 2,500 square metres gross floorspace, but they may occasionally be necessary for smaller developments, such as those likely to have a significant impact on smaller centres) on the impact of the proposal on the vitality and viability of existing centres within the catchment area of the proposed development. The assessment includes the likely cumulative effect of recent permissions, developments under construction and completed developments.

Rural Service Centres (RSC):

Settlements within Ceredigion which either: already have a concentration of a number of basic or essential routine services in one location and function as a centre for surrounding smaller settlements less well-provided with services as well as for residents in scattered and dispersed dwellings, or; are proposed for growth in association with planned developments such as area schools, transport interchanges, employment developments etc., where additional services and facilities already exist or are likely to be sustainable by comparison with other settlements in the locality.

Scoping Report:

The Scoping Report summarises the findings of Stage A of the SA/SEA process and outlines such matters as identifying other relevant plans, policies and programmes, baseline information, environmental issues (problems and opportunities).

Section 106 Agreement:

Section 106 (S106) of the Town and Country Planning Act 1990 allows a local planning authority (LPA) to enter into a legally-binding agreement or planning obligation with a landowner in association with the granting of planning permission.

Secondary Aggregates:

Aggregates derived from mining waste and a range of industrial and mineral wastes such as power station bottom ash and blast furnace slags.

Secondary Shopping Frontages:

A retailing area, secondary to the primary shopping frontage, that provides greater opportunities for a diversity of uses.

Shoreline Management Plan:

A non-statutory document that sets out strategic guidance designed to assist coastal defence decision making for a defined length of coast over the next 50 years with revisions typically every 5 years.

Site Function:

Refers to the assessment of whether the priority function of the locality of a development or a street should be as a 'place' in which to socialise, enjoy its amenity, take life at a pedestrian pace or for 'movement', where priority would be given to non-pedestrian modes of travel. These are concepts employed in the 'Manual for Streets'.

Sites of Importance for Nature Conservation (SINCs):

A designation used to protect areas of importance for wildlife at a county scale, including Section 42 species and habitats of the Natural Environment and Rural Communities Act (2006).

Special Landscape Areas:

A non-statutory conservation designation used by local government in some parts of the United Kingdom to categorise sensitive landscapes which are, either legally or as a matter of policy, protected from inappropriate development or other man-made influences.

Stakeholders:

Those with interests directly affected by the LDP (and /or SEA) – whose involvement is generally through representative bodies.

Strategic Environmental Assessment:

The Strategic Environmental Assessment forms part of the SA/SEA process and seeks to integrate environmental considerations into the preparation of the LDP. This process should provide protection for the environment and promote sustainable development. It is usual to incorporate the SEA into the SA.

Strategic Policy:

An overarching high level policy designed to deliver the broad aims of the LDP Vision and Objectives.

Strategic Policy Options:

Policy Approaches and alternatives considered for the development of Strategic Policies.

Strategic Search Area (SSA) :

An area that has been identified at a strategic level as having the general characteristics that lend themselves to the accommodation of large scale wind farm developments.

Statutory Deposit:

The Statutory Deposit is part of the LDP process and is a full draft of the LDP. It presents the Pre-Deposit or Preferred Strategy as agreed or amended, proposals for key areas of change, regeneration or protection and specific sites to be used for particular purposes and other specific policies and proposals. The Statutory Deposit may also be referred to as the Deposit Plan.

Sustainability Appraisal:

A Sustainability Appraisal is a process which seeks to promote sustainable development through the LDP and is required by both UK and European legislation. This process requires the LPA to research and assess matters relating to sustainable development during the production of the LDP.

Strategic Regeneration Area:

Welsh Assembly Government funded regeneration initiative.

Sui-Generis:

A term given to the uses of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.

Sustainable Drainage System (SUDS):

A drainage system developed in line with sustainable development principles that takes account of quantity, quality and amenity.

Sustainability Appraisal (SA) Report:

The Sustainability Appraisal Report is an updated version of the Initial Sustainability Appraisal Report published alongside the Statutory Deposit LDP. It assesses the detailed policies of the Deposit Plan as well as any significant changes made since the consultation on the Pre-Deposit LDP. The SA Report encompasses the SEA Report and will be published alongside the SEA Statement which is required as part of the SEA.

Town Centres:

Includes a range of different-sized centres, including market and country towns, traditional suburban centres, and quite often, the principal centre(s) in a local authority's area. In

Ceredigion's case, these are found in its Urban Service Centres.

Urban Service Centres (USC):

In the context of the Ceredigion LDP these are the 6 main towns of Ceredigion: Aberystwyth, Aberaeron, Cardigan, Llandysul, Lampeter, Tregaron. They provide a range of high level as well as everyday services and facilities for residents of their own hinterlands and beyond.

Utilities:

Public services: gas, electricity, water, sewerage, telephones.

Use Classes Order:

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not needed for changes of use within the same use class.

Visual & Sensory Landscape:

The Visual and Sensory Landscape is an aspect of the environment that is perceived through our senses, primarily visually, from the physical attributes of landform and land cover to their visible patterns of distribution and their consistent relationships in particular areas. The senses of hearing, smell and touch are also considered as part of the perceived characteristics of the landscape.

Waste:

Waste is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

Waste Collection Authority (WCA):

A local authority that has a duty to collect household waste. They also have a duty to collect commercial waste if requested to do so and may also collect industrial waste. (The waste collection authority may differ from the waste disposal authority).

Waste Disposal Authority (WDA):

A local authority responsible for managing the waste collected by the collection authorities and the provision of household waste recovery centre.

Waste Hierarchy:

A framework for securing a sustainable approach to waste management. The Revised Waste Framework Directive 2010 outlines a new hierarchy which should act as a "priority order" in waste prevention, legislation and policy. The amended

hierarchy is Prevention; then Preparing for reuse; Recycling; Other recovery including energy recovery; and finally Disposal.

Waste Minimisation/Reduction:

The most desirable way of managing waste, by avoiding the production of waste in the first place.

Waste Planning Authority (WPA):

The local authority responsible for waste development planning and control. They are unitary authorities, including National Park Authorities, and county councils in non-unitary areas.

Waste Regulation Authority:

The Environment Agency has responsibility for issuing Environmental Permits for waste facilities, and for monitoring and regulating waste sites.

Waste Transfer Station:

A site to which waste is delivered for sorting, baling or bulking up prior to transfer to another place for recycling, treatment or disposal.

Windfall Site:

A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes.