

Ceredigion County Council

Report to: Council

Date of meeting: 9th December 2021

Location Remotely via video-conference

Title: Ceredigion Local Development Plan Annual Monitoring Report's (AMR) 2019 – 2020 and 2020 - 2021

Purpose of the report: To notify Council of the submission of the 7th & 8th Annual Monitoring Reports for the Ceredigion Local Development Plan which were submitted to Welsh Government on 29th October 2021.

For: Information Only

**Cabinet Portfolio and
Cabinet Member:** Economy and Regeneration
Councillor Rhodri Evans

Background:

Section 76 of the Planning and Compulsory Purchase Act 2004 requires Local Planning Authorities to monitor the implementation of adopted Local Development Plans (LDPs) by preparing an Annual Monitoring Report (AMR) for submission to Welsh Government (WG) by the end of October each year. Both the AMR and the 31st October deadline for submission are statutory requirements.

Acknowledging the difficulties that local authorities and communities faced in the current Covid19 pandemic, the Minister for Housing and Local Government wrote on the 7th of July 2020: "...I will not require Annual Monitoring Reports (AMR) to be submitted this October. I strongly encourage LPAs to continue with data collection, as this will help shape and inform policy and plan development. If LPAs wish to publish an AMR, they can of course do so. I will expect the next formal AMR submission in October 2021."

Therefore these are the 7th & 8th AMR's for the Ceredigion LDP for the periods 1st April 2019 to 31st March 2020 and 1st April 2020 to 31st March 2021 respectively.

Ceredigion County Council formally adopted the LDP on the 25th April 2013. The plan runs from 2007 up to 2022 but has no formal 'drop dead date'.

The findings of the 3rd AMR in 2016 triggered plan review. The Delivery Agreement for the Replacement Local Development Plan was approved by Welsh Government on 22nd June 2018.

In terms of progress with the replacement LDP, before the COVID-19 Pandemic, the Council consulted on its Preferred Strategy and undertook a further Call for Candidate Sites between June-September 2019 and had a revised Delivery Agreement approved by Welsh Government in March 2020. The Chief Planning Officer advised in a letter on 18th March 2020:

“The LPA will need to reflect on whether it can fulfil the consultation obligations in both the DA and CIS. It is unlikely this can be achieved under the current circumstances.” Work on the replacement LDP consultation stages was then paused on this advice, acknowledging that a new Delivery Agreement would be required.

The Minister for Housing and Local Government also advised in her letter of the 7th of July 2020 that along with the submission of a new Delivery Agreement for approval to the Welsh Government an assessment of the evidence base would be required to take the impact of the COVID-19 Pandemic into account.

Further to this, having evaluated the impact of the NRW planning statement received in January 2021 and updated in May 2021 regarding Phosphate Levels in River Teifi Special Area of Conservation (SAC) on the replacement LDP, there is significant risk of the plan being considered ‘unsound’ through the public examination process and not fit for purpose, due to the phosphate issue being unaddressed. Therefore Council on the 21 October 2021, agreed a pragmatic decision needed to be reached and agreed to a temporary but as yet unspecified length pause for the replacement LDP to allow essential evidence and data to be gathered and mitigation options to be devised.

Current Situation:

The AMR considers LDP Policies against the formal LDP monitoring Framework to identify whether the policies are being effective and to identify any policies that are not being implemented. The Framework can be found in Chapter 9 and Appendix 3 of the LDP (Volume 1) and formed part of the formal adoption of the plan.

These AMRs do not identify any significantly different results from the previous AMRs.

Areas of concern include:

- Delivery of the Settlement Strategy within the plan period;
- Housing Land Supply;
- Delivery of Allocated Housing Sites; and
- Housing Development in the right locations.

Whilst it is clear that some aspects of the Plan are not performing there are also a number of areas in which the Plan is meeting or exceeding its targets. Success measures include:

- Housing on previously developed land is a target achieved mainly due to town centre conversions
- Affordable housing (not delivering the numbers, but exceeding the target percentage of affordable housing);
- Economic development in the right locations – much of our employment / economic development has occurred in the USCs and RSCs; and on previously developed land.
- Available aggregates – we are meeting targets for aggregates.

The Key Findings along with the Conclusions and Recommendations Sections of the AMRs provide a useful overview of the main findings.

**Has an
Integrated
Impact
Assessment**

No. An integrated Impact Assessment is not required because this is a monitoring document and not a document setting out new policies and proposals. The

Wellbeing of Future Generations:	been completed? If, not, please state why	replacement LDP is subject to an IIA and is available upon request form the policy team.
	Summary:	
	Long term:	The AMR measures the effectiveness of LDP implementation.
	Collaboration:	The AMR measures the effectiveness of the Plan using measures for formal Integrated Plan Appraisal, incorporating Strategic Environmental Appraisal.
	Involvement:	Each year the LDP AMR is submitted to Welsh Government and published to the Website. It has informed work in progress on the replacement plan which includes collaborative studies with neighbouring authorities, with options for collaboration in taking forward the replacement plan. e.g. on evidence base preparation.
	Prevention:	The adopted Plan was prepared in accordance with a formal agreement (the Delivery Agreement) between the Local Planning Authority and Welsh Government, setting out who should be involved. A timetable for preparation of the replacement plan has been prepared, noting that there is a continuing obligation to prepare AMRs.
Integration:	The AMR tests key principles of the Plan: to direct the right scale and type of development to the most appropriate locations within Ceredigion, consistent with principles of sustainability and explicit sustainability objectives and, in so doing, to provide certainty and confidence, to avoid inappropriate development and facilitate infrastructure provision.	
Recommendation(s):	N/A	
Reasons for decision:	N/A	

Overview and Scrutiny:	N/A
Policy Framework:	Ceredigion Local Development Plan, Adopted April 2013
Corporate Priorities:	<p>The LDP supports the following strategic objectives of the Corporate Strategy:</p> <ol style="list-style-type: none"> 1. Ceredigion Council is an organisation that is fit for purpose to deliver improving services to meet the needs of our citizens. 2. Conditions and opportunities in Ceredigion to allow the economy and local business to develop and prosper. 3. Aberystwyth will be developed as a recognised regional and national centre. 5. Ceredigion will provide services that contribute to a healthy environment, healthier lives and protect those who are vulnerable in the county
Finance and Procurement implications:	Printing and translation costs already accounted for within the LDP budget.
Legal Implications:	Submission to Welsh Government required by 31st October 2021 – this has been undertaken.
Staffing implications:	None
Property / asset implications:	None
Risk(s):	None
Statutory Powers:	The Planning and Compulsory Purchase Act 2004; The Planning (Wales) Act 2015
Background Papers:	Ceredigion Local Development Plan, April 2013
Appendices:	Ceredigion Local Development Plan Annual Monitoring Report 2019 – 2020 and 2020 - 2019
Corporate Lead Officer:	Russell Hughes - Pickering
Reporting Officer:	Dr Sarah Groves - Phillips
Date:	18.11.2021

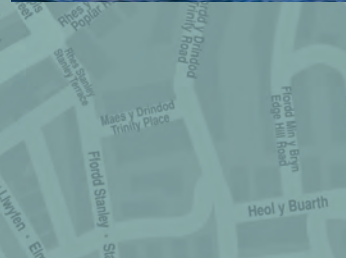
Ceredigion

Local Development Plan 2007-2022



Annual Monitoring Report 2020

Monitoring Period 1 April 2019 - 31 March 2020



Ceredigion County Council, October 2021





2020

Annual Monitoring Report

for the

Ceredigion

Local Development Plan

2007 – 2022

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1. Executive Summary

- 1.1 The Ceredigion Local Development Plan 2007 - 2022 was formally adopted by Ceredigion County Council on 25th April 2013. This is the 7th Annual Monitoring Report and covers the period 1st April 2019 – 31st March 2020 with referrals to earlier parts of the plan period where indicators dictate this to be necessary. The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from established trends identified. It seeks to assess the extent to which the LDP strategies, policies and key sites are being delivered.
- 1.2 The Monitoring framework for this AMR forms part of the adopted LDP. Consideration has been given to The Town and Country Planning (Local Development Plan) (Wales) Regulations (2005) (Regulation 37) and core indicators identified in the Local Development Plan Manual, Edition 2 (August 2015) and Edition 3 (March 2020). Subsequent changes to the LDP monitoring framework are provided in Appendix 1.
- 1.3 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) monitoring framework. Section 5 of this report includes monitoring the SA/SEA for the period 1st April 2019 – 31st March 2020. It is considered that any issues of concern which have arisen during the monitoring period to materially change the Sustainability Appraisal will be taken into account in the Sustainability Appraisal of the replacement LDP currently being prepared.
- 1.4 A Review of the adopted LDP has been undertaken and the report recommended a full replacement Plan is prepared. The Delivery Agreement for the replacement LDP was confirmed in June 2018.
- 1.5 The Review Report and Delivery Agreement are available on the Council's website.

Review Report:

<http://www.ceredigion.gov.uk/media/6187/ceredigion-ldp-2007-2022-review-report-eng.pdf>

Delivery Agreement:

<http://www.ceredigion.gov.uk/media/6189/2018-06-22-wg-agreed-da-eng.pdf>

- 1.6 In terms of progress with the replacement LDP, the Council consulted on its Preferred Strategy and undertook a further Call for Candidate Sites between June-September 2019. As a result of consultation responses to the Preferred Strategy changes were made to the Delivery Agreement that were signed off by the Minister for Housing Julie James on 19th March 2020. However due to the global COVID-19 Pandemic under advice from the Chief Planner on 18th March 2020 that under the current circumstances undertake no formal public consultations and we should focus temporarily on technical and background evidence base work. Therefore at present our timetable set out in the Delivery Agreement is temporarily suspended, we will need to submit a revised timetable as we move forward.

Legislation, National Policy and External Considerations

- 1.7 Relevant legislation, National Policy, Guidance and research published during the monitoring period includes the following:
- Development Plans Manual (Edition 3) (March 2020)
 - Revocation of Technical Advice Note (TAN) 1 (Joint Housing Land Availability Studies (January 2015) and associated amendments to Planning Policy Wales (March 2020) In previous AMRs there was a requirement to detail the Housing Land Supply taken from the current Joint Housing Land Availability Study (JHLAS) / TAN 1 - indicator AMRH06. The requirement to produce a JHLAS has been revoked with the subsequent adaptation of Indicator AMR06 and AMR07 & 08 which used data from the JHLAS. In the case of Ceredigion, as it has an existing adopted LDP, the monitoring of housing delivery has been replaced with the following additional components (set out below).

**Table 1 DVM Requirements - Changes to Core indicator AMR06 Explanation
(for Authorities with existing adopted Plans)**

Monitoring Reference:	AMRH06 (Statutory Indicator)	
Aspect Monitored:	Annual Housing Completions versus Anticipated	
Policies Monitored:	Annual Build Rate	
Level:	S01 - S04 and LU05	
Frequency:	Core	
Source:	Annually	
	Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))	
Target	Indicator	Trigger and Actions
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AABR). Cumulative completions will be measured against the cumulative average annual housing requirement set out in the plan.	Completions will be measured against the Average Annual Requirement (AAR) set out in the plan. Primary Housing Delivery Indicator: Average Annual Housing Requirement (Housing Requirement / 15 = AAR) This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %).	Total cumulative completions monitored against the anticipated cumulative completion rate. The DPM states that... 'For the avoidance of doubt those LPAs who adopted their LDP prior to the publication of the DPM (Edition 3) should use the AAR method as the primary indicator to measure housing delivery, and include the trajectory approach within AMRs going forward'

- Town and Country Planning Act (General permitted Development) (Amendment) (Wales) April 2019
- The Town and Country Planning (General Permitted Development) (Wales) 2002 (The Amendment Order) March 2020
- Prosperity for All: A Climate Conscious Wales (Nov 2019)

1.8 Legislation, National Policy and External considerations are considered in detail in Section 3.

Regional and Local Policy Considerations

1.9 Regional and Local considerations during the monitoring period include the following:

1.10 The most recent **2018-based population and household projections** suggests that Ceredigion's population will decline by approximately 4,250 people between 2018 and 2043, from 72,992 to 68,745 with a corresponding reduction in the number of households by roughly 4,500. The 2018-based projections reflect a reversal in the demographic trend compared to the 2014-based set, which suggested a growth of approximately 5,400 people and 2,800 households between 2017 and 2037, from 76,000 to 81,500. Notably, a change has been made to the methodology of the 2018-based projections, internal (UK) migration is now based on migration rates rather than fixed numbers, which may have contributed to a slight reduction of the population shown in the population projections. The 2018-based projections reflect the recent downward trend in the, Mid-Year Estimates (MYEs) series which suggest that, the county's population had declined to 72,695 in 2019 from its peak of 76,000 in 2012. This is largely as a result of a decline in the number of students in higher education in the county. Local population change is highly sensitive to local factors and these will be considered in further detail as part of replacement plan preparation.

1.11 In regard to regional conditions, all neighbouring LPAs are well advanced with the preparation of their respective LDPs and Ceredigion continues to identify opportunities for regional working (such as through the growing mid-Wales partnership), with the shared opportunities identified for evidence

base gathering in the year ahead, including a regional Local Housing Market Assessment (LHMA), Mid, South & West Wales (MSWW) Region Strategic Affordable Housing Viability Study and Larger than local employment study.

- 1.12 Regional and Local Policy and considerations are considered in detail in Section 3. They have not resulted in any immediate significant changes to the context of the plan.

LDP Policy Monitoring

- 1.13 The AMR considers LDP Policies against the adopted LDP monitoring framework to identify whether the policies are being effective and to identify any policies that are not being implemented. Detailed analysis and results are set out in Section 4.
- 1.14 Please note that the data collected for the AMR has been severely affected by the COVID-19 pandemic, as the residential completions & outstanding consents site survey was unable to take place, therefore the indicators do not provide an accurate reflection of the situation. Figures have been gathered from discussions with Development Management Officers and reviewing completion data from the Council's Building Regulations records. The Stakeholder Group meetings for the housing trajectory were also unable to take place.

The Settlement Strategy

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

Executive Summary

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

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

sensitive to local factors and these will be considered in further detail as part of replacement plan preparation.

- 1.17 AMR indicator H02 relates to the Settlement Strategy Countywide and measures the percentage split of completions and commitments countywide between plan adoption and the end of the plan period to be 51% (USC's):24% (RSC's):25% (LS&OL). From adoption, the ratio of commitments and completions respectively is 41%:24%:35% and 41%:16%:43%. Incremental positive and negative movements occur year on year towards the identified targets from plan adoption. In this reporting year in respect of commitments the ratio is inconsistent with the identified target (49%:22%:28%). The target has not been met for completions which when measured from adoption are 40:16:43. The LDP review is considering the Settlement strategy in general and continues to identify ways to deliver housing in sustainable locations.¹
- 1.18 AMR Indicator H03 considers the settlement strategy at the settlement group level and seeks to move towards the percentage split identified for each of the 22 settlement groups in Appendix 2 of the LDP. The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance. The LDP review is considering planning application decisions by location to better understand reasons for not meeting the required balance.
- 1.19 AMR Indicator H04 considers development in 'Linked Settlements' and requires commitments not to result in any one linked settlement growing by more than 12% of its size as at April 2007. From a total 90 Linked Settlements across 22 Settlement Groups 41 (46%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at plan

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

adoption. The LDP review is considering the reasons for this negative shift away from the established capacity limits across the county.

- 1.20 AMR Indicator H05 considers development in ‘other locations’. In this monitoring period there was a 56:44 split between residential development in ‘other locations’ approved during the monitoring period which was in accordance with the LDP and National Policy (25 Units) and that which was not. 11 units were approved outside that permitted by the LDP strategy, PPW 9.2.22 and TAN 6.

Housing Delivery

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

Indicator	Performance									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	
AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate	+	0	-	-	-	-	-			
AMRH07 – Delivery of Allocated Housing Sites	0	0	-	-	-	-	-			
AMRH08 – Housing	0	0	-	-	-	-	-			

Development in the Right Locations									
AMRH09 – Housing Development on Previously Developed Land	+	+	+	+	+	+	+		
AMRH13 – Housing Density	0	0	+	+	0	0	0		
AMRH14 – Delivery of Housing	0	0	0	-	-	-	-		
AMRH15 – Range of Housing	0	0	0	0	0	0	0		

1.22 AMR Indicator H06 has been amended to include the Average Annual Requirement indicator. The current average annual requirement is based on the 6000 units required for LDP1, going forward work will take place to base this trajectory on actual completions to date and set out the timing and phasing of sites/supply. For 2019 -20 the Annual Completions (AC) Comparison against AAR is -316 (-79%) (however as previously noted the completions information in this AMR does not reflect the actual situation). Cumulatively since the start of the plan period the Cumulative AC Comparison against Cumulative AAR is -2776 (-54%). The LDP review is considering the appropriateness of the LDP's housing strategy, policies and

allocations is currently underway and two calls for candidate sites have been undertaken.

- 1.23 AMR Indicator H07 requires 100% of housing to be delivered on allocated sites by 2022. The identified targets for 2019 (84% commitments and 64% completions) have not been met. The percentage of anticipated units (permissions) and completions on allocated sites have both altered from the previous monitoring period to 16% and 4% respectively. AMR Indicator H08 requires 90-100% of the requirement for USC and RSC residential development to be met on allocated sites post adoption. The results are 65% (units permitted in service centres) and 22% (units completed in service centres). Whilst indicator targets have not been met, positive movement in previous years is evident since plan adoption. The LDP is considering the delivery of allocated sites in more detail as we progress through the review.
- 1.24 AMR Indicators H06, H07 and H08 indicate the level of housing delivery continues to be below that which is required to meet the LDP Strategy. The appropriateness of the LDP's housing strategy, policies and allocations are being considered as part of the statutory four year review of the LDP. The review is enabling appropriate consideration in light of any emerging research currently being undertaken to look at housing supply and demand in Ceredigion and across Wales. The LDP review is re-assessing the deliverability of all current allocated sites and, as required is identifying site allocations for the LDP 2 Plan in which there is confidence in delivery during the Plan period.
- 1.25 AMR Indicator H14 seeks a year on year decrease in the ratio of residential outstanding consents to completions. The starting ratio of 6.5 has never been achieved and this year's figure of 20.5 consents continues to demonstrate highly variable year on year fluctuations suggesting this monitoring indicator is not a valuable indicator of progress as it is so temperamental to minor annual changes, also as previously mentioned the completions figure is not considered accurate this year, due to the survey not being completed in the usual way. The completions figure of 84 units for 2020 is almost a third less than the 2019 figure when the ratio was 9.1)The number of outstanding consents remains relatively static at approximately

1,400 across the county The consents to completions ratio vary across the settlement groups.

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

Affordable Housing (AH)

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

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

- 1.28 AMR Indicator H10 requires 1,100 affordable homes to be completed by 2022. Progress towards the identified target is evident with approximately 50% of the target already delivered. However the rate of progress towards the identified target for 2022 to date suggests that the target is unlikely to be achieved by the end of the plan period. 16 affordable homes were delivered

this year which is below the annual average, however data collection has been affected by the COVID-19 pandemic as previously noted.

- 1.29 AMR Indicator H11 requires at least 20% of all permitted dwellings being affordable. This target has been exceeded with 39% of all residential development permitted since plan adoption being affordable. The number of viability challenges to the affordable housing policy (Policy S05) continues to be high with 19 viability challenges mounted during the monitoring period, 95% of which were wholly or partially successful. Policy S05's housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. The Council has jointly commissioned an updated viability assessment for the region which is being used to inform the LDP review.
- 1.30 AMR Indicator H12 considers types of affordable housing and requires a % split in accordance with housing need evidence. The previously identified target requires the ratio of affordable housing types to be 9% (DFS 70%):32% (DFS 50%): 59% (Social Rent). Whilst these targets are not currently being met the overall distribution of affordable housing is considered satisfactory and there are no immediate concerns. This is because evidence including the LHMA (2016) and the Strategic Viability Assessment (2017 and currently being prepared) demonstrate that, whilst the required tenure split is not being met, it is not a significant concern as the actual delivery of units aligns closely with the updated evidence. Further evidence on housing need and viability is expected in late 2020, following which consideration will be given to policy change in the replacement plan.
- 1.31 In summary, positive movements towards identified Strategy targets have been realised, however the scale / rate of progress is not as fast as anticipated. This year's results (bar those for completions) are similar to those reported in the 2019 AMR. Housing supply and delivery indicator targets are not being met. Whilst it is noted that this is not a locally specific issue the LDP review is considering how to support more effective supply and delivery of housing in the county. More than 20% of all homes permitted and completed are affordable which is positive. However, the average annual rate of progress is not as fast as anticipated and it is unlikely that

identified targets will be reached by the end of the plan period the reasons for which are multifaceted and strongly suggest an over provision of housing based on flawed population projections from the start of the plan period.

Economy and Retail

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

Indicator	Performance									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	
AMRE01 – Employment Land Supply	+	+	+	+	+	+	+			
AMRE02 – Delivery of Allocated Employment Sites	+	+	+	0	0	0	0			
AMRE03 – Economic Development in the Right Locations	+	+	+	+	+	+	+			
AMRE04 – Economic Development on Previously Developed Land	0	0	+	+	+	+	+			
AMRE05 – Town Centres	+	?	?	+	+	0	0			

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AMRE06 – Vitality of Rural Service Centres	?	+	+	+	+	+	+		
AMRE07 – Retail Frontages	0	0	+	+	+	+	+		

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

Quality of Life

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

AMR Indicator	Performance									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	
AMRQ01 – Loss of Open Space and Facilities	0	+	+	+	+	+	+			
AMRQ02 – Loss of Greenfield Land	0	0	0	0	0	0	0			

AMRQ03 – The Gain of Open Space	0	0	0	0	0	-	-		
AMRQ04 – Environment and Local Biodiversity	+	0	-	0	0	0	0		
AMRQ05 – Environmental Enhancements	-	-	0	+	0	0	0		
AMRQ06 – Infrastructure	?	?	+	+	+	+	+		
AMRQ07 – Reducing Flood Risk	-	0	+	+	+	0	0		
AMRQ08 – Installed MW Capacity in SSD	0	?	0	0	0	?	?		
AMRQ09 – Waste	?	?	?	?	?	?	?		
AMRQ10 – Aggregates	0	0	0	+	+	+	+		

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

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

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

Conclusion and Recommendations

- 1.37 In regard to the LDP Housing indicators, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress is not as fast as anticipated and concern remains that the plan period targets will not be achieved by 2022. Other housing indicators highlight the need for further investigation and new and emerging evidence which is informing the LDP review. In regard to the LDP Economy and Retail and Quality of Life indicators, targets are either being met or, where they are not being met, raise no immediate concerns for policy implementation.



2. Analysis of Significant Contextual Change / Indicators

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

National Legislation, Policy and Guidance

Development Plans Manual (Edition 3) (March 2020)

- 2.2 The Development Plans Manual has been updated to take account of significant changes to planning legislation and national policy since the LDP Manual (Edition 2) was published in 2015, including The Planning Wales (ACT) (PWA) 2015, The Well Being of Future Generations Act 2015, Planning Policy Wales 10 (PPW)(Edition 10), the future publication of the National Development Framework (NDF), Strategic Development Plans (SDPs) and related Local Development Plan Lites (LDPLs). The updated Development Plans Manual contains guidance on the preparation, monitoring and revision of development plans with the aim of ensuring they are effective and deliverable and contribute to placemaking. Notably for the AMR process, Welsh Government has amended the list of required and key indicators and made significant changes to housing delivery monitoring, while specifying requirements for stakeholder consultation on housing monitoring.
- 2.3 The Manual enables practitioners to build on skills and knowledge to prepare more effective and deliverable plans, and incorporates best practice in resolving issues and how to de-risk plans through the preparation of a robust and focussed evidence base. The Manual clarifies the expectations of Welsh Government with regard to the plan making process. The guidance provided by the Manual will be followed during the preparation of LDP2 to ensure a robust and deliverable plan.

- 2.4 In respect of LDP monitoring, review and revision procedures, the Manual sets out the procedures to be taken in respect of the new requirements for the monitoring of housing delivery both for existing and replacement LDPs.

Revocation of Technical Advice Note (TAN) 1 (Joint Housing Land Availability Studies (January 2015) and associated amendments to Planning Policy Wales (March 2020)

- 2.5 The Welsh Government undertook a 'Review of the Delivery of Housing through the Planning System', which indicated that many adopted LDPs were failing to deliver the number of new homes required, with allocated sites not being brought forward for development or being developed at a slower than anticipated rate. It was concluded that this was due to the policy framework for ensuring housing delivery and the associated monitoring mechanism not being sufficiently aligned with the LDP process.
- 2.6 Consequently, the five-year housing land supply policy has been cancelled and a more detailed monitoring of housing delivery will now be required as part of AMRs
- 2.7 Amendments have been made accordingly to PPW and the Development Plan Manual (see below) in order to ensure that the monitoring of housing delivery, including the response to under-delivery, is an integral part of the process of LDP preparation, monitoring and review.

Town and Country Planning Act (General permitted Development) (Amendment) (Wales) April 2019

- 2.8 On 1 April 2019 an amendment to the General Permitted Development Order (GDPO) came into force that specifically relates to energy, telecommunications and service developments. The most significant amendment is an amendment to Schedule 2, part 2 'Minor Operations' that introduces Classes D and E and establishes development rights for equipment and infrastructure for "recharging electric vehicles" as far as the proposals conform to the prescribed criteria.

The Town and Country Planning (General Permitted Development) (Wales) 2002 (The Amendment Order) March 2020

2.9 In response to the immense challenges faced due to COVID-19, an amendment has been made to the Town and Country Planning Order (General Permitted Development), which came into force on 30 March 2020. The Amendment Order inserts a new Part 12A (Emergency Development by Local Authorities) as a schedule to the GDPO, that permits local authorities to carry out certain developments, as defined by section 55 of the Town and Country Planning Act 1990, on land owned, leased or maintained by the local authority, for the following purposes:

- a) Preventing an emergency;
- b) Reducing, controlling or mitigating the effects of an emergency;
- c) Taking other action in connection with an emergency.

2.10 For these purposes, an emergency is an event or situation which threatens serious damage to human welfare in a place in the United Kingdom, which includes the COVID-19 pandemic.

2.11 The new development is subject to conditions which are also set out in the new Part 12A. One of the conditions includes restricting the development retention date under this new part to 12 months, starting on the date on which the development began.

Prosperity for All: A Climate Conscious Wales (Nov 2019)

2.12 This document is the second climate change adaptation plan for Wales. It sets out legal requirements, the risks from climate change, research priorities and sets out the actions being taken.

2.13 In relation to planning actions relating to the following are of particular note:

- Protection of people and buildings from flooding;
- Protecting public water supplies;
- Risks to ecosystems and agriculture businesses;

- Planning Policy Wales and the National Development Framework; and
- The Historic Environment.

2.14 During the reporting year published consultations with potential for impact on the LDP included: Increasing The Supply of Affordable Homes Through Planning (July 2019)

- Technical Advice Note 15: Development, flooding and coastal erosion Consultation Draft (Oct 2019. WG)
- Next Generation Access Broadband: open market review 2019 (Nov 2019. WG)
- Delivery of housing through the planning system. (Nov 2019, WG)
- National Strategy for Flood and Coastal Risk management (Feb 2020. WG)
- Air Quality and soundscape: review of TAN 11. (Feb, 2020. WG)
- Equality Act 2010: Commencing the socio-economic duty. (March 2020, WG)

2.15 The following research, policy and guidance was also published during the monitoring period:

- Towards zero waste: our waste strategy. (May 2019, WG) Manual for streets (residential streets) (May 2019, WG)
- Environmental impact assessment: guidance (May 2019, WG)
- Manual for streets 2 (urban and rural streets) (May 2019, WG)
- Sustainable management of natural resources: guide (June 2019, WG)
- Energy Wales: a low carbon delivery plan. (July 2019, WG)
- Wales and the Sustainable Development Goals. (July 2019, WG)
- Developments of national significance guidance: consultation and publicity. (July 2019, WG)

- Assessment of on-shore wind and solar energy potential in Wales. (August 2019, WG)
- Welsh Marine Evidence Strategy. (September 2019, WG)
- Wales infrastructure investment plan: project pipeline 2019. (Nov 2019, WG)
- Environment (Wales) Act 2016 Part 1- Section 6-The Biodiversity and Resilience of Ecosystems Duty: reporting guidance for public authorities. (Nov 2019, WG)
- Welsh National Marine Plan: document (Nov 2019, WG)
- One planet development ; practice guidance (Jan 2020, WG)
- Transforming Towns : infographic (March 2020, WG)
- Coronavirus (COVID-19): Local Development Plan (LDP) preparation. (March 2020, WG)
- Changes to planning policy and guidance on the delivery of housing. (March 2020, WG)
- Coronavirus: guidance to planning authorities. (March 2020, WG)
- Emergency permitted development rights for coronavirus. (March 2020, WG)
- Cymraeg 2050: Welsh language strategy action plan 2020 to 2021. (March 2020, WG)
- The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2020.(March 2020, WG)

Conclusion

2.16 National Policy and guidance introduced this year (1st of April 2019 – 31st of March 2020) largely focussed on technical guidance that did not establish a revised policy perspective for the context of the plan. However as the year moved on and the dawning of Covid 19 started to impact on daily lives the focus shifted to managing the emerging crisis and there were a raft of

changes to support the response to Covid. Whilst much of this was published in the monitoring year albeit at the very end it will be discussed and considered in terms of impacts in much greater detail in the 2020-2021 AMR for which Covid response altered working practices and impacted the LDP review. Where appropriate the guidance and policy introduced in 2019-2020 has been incorporated and is being developed for the LDP review.

National Conditions

Housing

- 2.17 Data from StatsWales indicates that during 2018-19, the number of new dwellings started nationally decreased by 2% compared to the previous year to 5,974 dwellings across Wales. The number of new dwellings completed dropped by 13% during 2018-19 Stats Wales has not provided any annual data for 2019-20 on housing completions and tenure ([New house building \(gov.wales\)](#)). In Ceredigion completions figures for 2019 – 2020 do not reflect the actual situation as the housing completions and outstanding consents sites surveys have not been completed due to COVID-19 Pandemic.
- 2.18 RSLs were responsible for most social sector completions and 57 new dwellings were completed by Local authorities in 2018-19. 78% of all new dwellings completed in Wales during 2018-19 were 3 bedroom properties. This national picture is slightly exceeded at the local level in Ceredigion (84%). Stats Wales has not provided any annual data for 2019-20 on housing completions and tenure ([New house building \(gov.wales\)](#)).

Economy

- 2.19 The Labour Force Survey published in May 2019 indicated that at March 2020 the employment rate in Wales was estimated to be 74.3% of people aged 16-64 (1.5 million people) – down 1.1 percentage points from the previous year at March. The number of people who were economically inactive has increased from 399,000 in 2019 to 443,000 this year.

- 2.20 <https://gov.wales/sites/default/files/statistics-and-research/2020-05/key-economic-statistics-may-2020-347.pdf>
- 2.21 The public sector is a significant employer in Wales with 28.5% of people in employment being employed in the Public Sector (2019), compared to 27.4% (2018), 25.9% (2017), 26.7% (2016) and 27.9% (2015). Whilst this is a slight increase on previous years, in general the pattern has been that of decline there have been no significant shifts in workforce jobs by industry since the plan's adoption in 2013.
- 2.22 According to the Welsh Retail Consortium – Springboard Footfall and Vacancy Monitor, Footfall and vacancy rates across Wales have fluctuated significantly over recent years, realising a significant drop in footfall in 2011, which coincided with overall vacancy levels topping 13%. Since then subsequent increases, over and above those experienced throughout the UK have been realised and significant improvement in footfall levels across Wales has been achieved since July 2013. However early 2018 footfall decreases in town centres demonstrated a drop, with February seeing a 2.3% fall on last year's figures, snowy conditions over winter may have contributed to the decline. Signs of continued consumer uncertainty over the economic outlook are reflected in a further 4.8% decline from June 2018 to June 2019. [WRC \(brc.org.uk\)](http://wrc.brc.org.uk)
- 2.23 In terms of the economy, the picture remains similar to the 2016-19 AMRs; however work on Growing Mid Wales, particularly the evidence base, to identify programmes of intervention has identified employment growth in quality jobs and availability of employment land as a priority area alongside the supporting of high tech and agri tech industry. Therefore when these interventions are realised we expect to see an uptake of employment sites and will be seeking in the review to support land allocations that support the programme of interventions. A larger than local employment needs and premises assessment has been commissioned jointly by Powys, Ceredigion and Welsh Government, the results of which will inform the preparation of the LDP2 Deposit.

Other National Context Changes

Brexit

- 2.24 In June 2016 the UK electorate voted in favour of leaving the European Union (EU) and the UK formally left the EU at the end of 2019. There is now a transition period until the end of 2020 while the UK and EU negotiate additional arrangements. The current rules on trade, travel, and business for the UK and EU continue to apply during the transition period.
- 2.25 Although Brexit is likely to have impacts on the economy over the coming years, the nature of these effects will depend on the terms which are agreed. These effects will become clearer over time and this will continue to be considered in respect of the LDP and any subsequent review.

Covid-19 Pandemic

- 2.26 The last quarter of the monitoring period has started to be affected by the world wide Covid 19 pandemic. The impact of the pandemic on the economy will not be truly known for some time. The impacts on Ceredigion and its residents and businesses will be closely monitored for the foreseeable future.

Regional Policy and Conditions

Adjoining Authorities and Collaborative Working

- 2.27 Pembrokeshire Coast National Park Authority is currently working on it's replacement LDP and consultation on Matters Arising closed on 13/03/20, Pembrokeshire County Council and Carmarthenshire County Council adopted LDPs in 2010, 2013 and 2014 respectively. Pembrokeshire County Council and Carmarthenshire County Council have all commenced plan revision. LDPs for Powys and for Gwynedd and Anglesey (Joint Plan) have both been adopted.
- 2.28 Ceredigion County Council participated in all neighbouring plan making processes as did those Authorities in Ceredigion's LDP, to ensure cross

boundary complementarity. There are no significant issues identified that would affect the delivery of the Ceredigion LDP. Following a letter from the Cabinet Secretary requesting that authorities consider joint working and subsequent meetings to discuss this, Ceredigion County Council continues to identify opportunities for regional collaboration across borders as appropriate. Ceredigion is currently working in collaboration with several neighbouring authorities on joint commissioning of a Larger than Local Employment Needs Assessment, Local Housing Market Assessment, Strategic Viability Assessment and several other smaller projects/ pieces of evidence where cross border working is opportune.

- 2.29 The growing Mid Wales Partnership continues to seek to provide a strategic focus and lead for the economic development of the Powys and Ceredigion Areas since its establishment in 2015. Trafnidaeth Canolbarth Cymru (TraCC) has been consolidated into the partnership and will continue to function as the Mid Wales Infrastructure and Connectivity Group, in order to align strategic transport planning activity with the partnership work to diversify the economic base, support and strengthen the economic base, create new jobs and opportunities, develop workforce skills and improve communications accessibility and infrastructure. An evidence gathering exercise is ongoing with AECOM acting as consultants to identify evidence based programme of interventions.
- 2.30 Regional Policy and conditions introduced this year have not resulted in any significant changes in the context of the plan. Any implications for to the plan will be considered as part of the LDP revision which is underway.

Local Policy and Conditions

Population and Household Data.

- 2.31 Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and other migration trends. Subnational population projection for 2018 to 2043 released in February 2020 (See AMRH01),

suggests that Ceredigion's population will decrease by 3.3%. to approximately 70,600 in 2028.

Housing

- 2.32 In the current uncertain financial and political context, it is impossible to disentangle the effects of changes in methodology from changes in the underlying trends, such as a stronger pull towards urban centres and away from rural areas. A small decline in population does not necessarily result in fewer households but, as the population ages, there is likely to be a growing mismatch between its needs and the types of dwellings available. The main issues regarding housing delivery relevant to Ceredigion beside the population trends – are that there is a general lack of delivery across Wales, Ceredigion included, with the added issue of there being no volume builders operating in this region and viability being generally poor particularly in in-land areas.

Education

- 2.33 No New schools have opened this year. The School review policy 2014 is still in operation and three further schools closed - Beulah, Trewen (Adpar) and Cilcennin. The consultation on a proposal to create a new area school on a new site in the Aeron Valley – to replace Ciliau Parc, Dihewyd and Felinfach primary schools was published in June 2019, and the proposal was approved in December 2019.
- 2.34 Consideration of new and closing schools and implications for the LDP development strategy, if any, are being considered as part of the LDP review.
- 2.35 Local Policy and conditions introduced this year have not resulted in any significant changes in the context of the plan. Any required changes to the plan will be considered as part of LDP replacement plan for which the Preferred Strategy was out to consultation until 12 September 2019.

3. Analysis of Core & Local Indicators

3.1 Indicators, targets and trigger levels have been identified to assess the performance of policies and objectives. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.

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

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

3.3 Monitoring Actions

Continue Monitoring
Development plan policies are being implemented effectively.
Training Required
Development plan policies are not being implemented as intended and officer or Member training is required.
Supplementary Planning Guidance (SPG) Required
Development plan policies are not being implemented as intended and further guidance is required, potentially preparing additional SPG.

Further Investigation/Research Required

Development plan policies are not being implemented as intended and further research and/or investigation is required.

Policy Review Required

Development plan policies are not being implemented and are failing to deliver; a review of the specific policy may be required.

Plan Review

Development plan policies are not being implemented and the plan's strategy is not being delivered, triggering a formal review in advance of the statutory 4-year review.

- 3.4 The plan review was triggered in 2016 after the 3rd AMR, therefore the above monitoring actions may not be relevant.

Housing

Monitoring Reference: AMRH01 Aspect Monitored: Population Change Policies Monitored: S01 Level: Local Frequency: Every 5 years Source: Ceredigion County Council (CCC) from Office for National Statistics and other data				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
That population change in the county over the period of the LDP is broadly in line with the forecast	Overall population; HE and non-HE population; and Average net migration.	A full analysis of population change including new projections will be carried out every five years of the plan period. Population change	Various measures of population growth are showing an overall downwards trend of population growth for	Projected decrease in overall population and

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

The most recent 2018-based population and household projections suggests that Ceredigion’s population will decline by approximately 4,250 people between 2018 and 2043, from 72,992 to 68,745 with a corresponding reduction in the number of households by roughly 4,500. The 2018-based projections reflect a reversal in the demographic trend compared to the 2014-based set, which suggested a growth of approximately 5,400 people and 2,800 households between 2017 and 2037, from 76,000 to 81,500. Notably, a change has been made to the methodology of the 2018-based projections, internal (UK) migration is now based on migration rates rather than fixed numbers, which may have contributed to a slight reduction of the population shown in the population projections. The 2018-based projections reflect the recent downward trend in the, Mid-Year Estimates (MYEs) series

which suggest that, the county's population had declined to 72,695 in 2019 from its peak of 76,000 in 2012. This is largely as a result of a decline in the number of students in higher education in the county.

Welsh Government estimates of household numbers show a more gradual decline from the 2012-13 peak of 31,700 to 31,700 in 2018 which reflects a steady increase in the number of single-person households and an overall slow decline in household size. A small decline in population does not necessarily result in fewer households but, as the population ages, there is likely to be a growing mismatch between its needs and the types of dwellings available. The interpretation of the 2018- based projections suggests that there is likely to be a lower housing need, and consequently a lower demand for new dwellings which would need to be factored in to the development of the LDP 2.

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

Comparison of principal projections for different base years for the remainder of LDP plan period (2017-2022)

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

Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and other migration trends. In the current uncertain financial and political context, it is very difficult to disentangle the effects of changes in methodology in relation to the production of MYEs and population projections from changes in the underlying trends. For example, it is likely that the covid-19 pandemic will have impacted local population and migration patterns due to changes in mobility, remote working habits and an increase in the desirability to live in rural areas. Welsh Government tend to publish their sub-national population projections every two years, however, they are not proposing to produce 2020-based projections in the autumn of 2021, as the first 2021 Census results are expected in spring 2022. The next round of sub-national population projections will be 2021-based and will use the updated base population from the 2021 Census. It is important to note, that whilst the projections are based on the best estimates of population size and age structure at the time they were made, these estimates tend to accumulate errors the further they are made from the previous Census. The Census results in 2022 will therefore, provide a clearer picture as to whether the projected population decline in Ceredigion is accurate and in line with the MYEs. However it is important to note the 2021 census was undertaken in a period of national crisis when mobility and changing housing requirements were impacting upon a number of areas particularly rural coastal areas as we saw an urban flea due to changing working practices and remote working becoming the norm. So from a Ceredigion perspective it may be some time before we can rely on the accuracy of housing projections realistically picking up on the nuances of such factors.

If the apparent tide of population decline is real, then initiatives such as Growing Mid Wales may be the best means to reverse the trend.

Conclusions

It is very difficult to unpick how the methodological changes in the population estimates and projections, Brexit and the coronavirus will affect population numbers in Ceredigion. However, the significant projected decline in population and household growth displayed in recent population estimates and projections will be integral to the development of the LDP 2 whilst local and regional evidence gathering continues to unpick the factors that are impacting on the county population..

Monitoring Reference: AMRH02 Aspect Monitored: Settlement Strategy Countywide Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019– 31 st March 2020)	
			Nature of performance	Significance
Completions and commitments countywide by the end of the plan period to be:	From the date of adoption the ratio of both completions and commitments across the County as a whole to be moving towards the percentage split sought	From the date of adoption the ratio of both completions and commitments across the County should be moving towards the percentage split	From the date of adoption (25 April 2013) the ratio of commitments across the county as a whole is: <ul style="list-style-type: none"> • USCs: 41% • RSCs: 24% 	-

Monitoring Framework Local Development Plan

<p>At least 51% in the USCs; 24% in the RSCs; and A maximum of 25% in the 'Linked Settlements and Other Locations' and in any event no more than 1522 units.</p>	<p>Countywide by the end of the plan period.</p>	<p>sought Countywide by the end of the plan period.</p> <p>Should the annual percentage split not move towards that sought Countywide in any one year of the plan period, an investigation will be triggered to look into the reasons why. Where reasons are unjustified then necessary action will be considered.</p> <p>Note that as information is collected at Settlement Group level it will be possible to identify if there are geographical exceptions (for example, if all SGs are working towards the desired</p>	<ul style="list-style-type: none"> • Linked Settlements and Other Locations 35% <p>From the date of adoption (25 April 2013) the ratio of completions across the county is :</p> <ul style="list-style-type: none"> • USCs: 41% • RSCs:16%; • Linked Settlements and Other Locations: 43% <p>Note: figures may not sum correctly due to rounding.</p>	-
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		balance, bar one or two exceptions) that are the cause of the balance not being met countywide.		
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Analysis

The Strategy of the LDP is to refocus growth into Service Centres and the purpose of this indicator is to measure the effectiveness in delivering development in accordance with the settlement strategy. The 2020 results show that the percentage split of commitments at 41:24:35 is not consistent with the identified target of 51:24:25. Between 2016 & 2017 the ratio of commitments had been moving towards the percentage split sought Countywide by the end of the plan period, however since 2018 whilst the ratio of commitments in RSC's has remained static, the ratio in USC's has decreased and the ratio in Linked Settlements & Other Locations has increased. In terms of completions the ratio has remained reasonably static. Completion numbers have reduced since the start of the plan period which reflects part of a broader national picture of reduced completions which has been further compounded this year by the COVID 19 restrictions, as Ceredigion County Council Gold Command did not issue permission for the Research Team to carry out the Annual Completions survey in the same format as normal. When measured from plan adoption (and from plan start), the percentage split of completions (Urban:Rural:Linked Settlements & Other Locations) has fluctuated slightly but does not show any significant change in ratio.

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

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

2014	43:13:43	43:13:44
2015	44:13:43	46:11:43
2016	43:15:43	41:18:41
2017	44:14:42	44:15:41
2018	43:14:43	42:16:42
2019	42:15:43	41:16:43
2020	42:15:43	41:16:43

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

Conclusions

The target has not been met for completions or commitments.

Action

The target has not been met for completions or commitments. The LDP revision is considering the Settlement strategy and will identify ways to deliver housing in sustainable locations.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH03 Aspect Monitored: Settlement Strategy Settlement Groups Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in Appendix 2 of the	From the date of adoption, within individual Settlement Groups the ratio of both completions and commitments between Service Centre and 'Linked Settlements and Other Locations' is in line with or	Where the expected proportional growth is exceeded in the 'Linked Settlements and Other Locations', further residential development will be resisted in that Settlement Group, for the 'Linked Settlement and Other Locations', until outstanding permissions have either	See Appendix 5 (taken from Monthly Monitoring Figures).	-

LDP by the end of the plan period.	working towards the requirements set out in LDP volume 1, Appendix 2.	lapsed or been revoked and the commitments reflect or are working towards the proportional split as set out in Appendix 2 of the LDP.		
<p>Analysis</p> <p>Whilst the indicator is looking to measure from plan adoption the monitoring framework relies on data from plan start and cannot be measured from plan adoption.</p> <p>For commitments: Of the 22 service centres, 13 did not achieve improvements in the proportional split, 6 improved and 3 experienced no change since the previous monitoring period.</p> <p>Those that did not improve included Aberaeron, , Castell Newydd Emlyn (Adpar) Llandysul, Tregaron, Aberporth/Parcllyn, Bow Street, , Felinfach/Ystrad Aeron, Llanilar, Llanrhystud, Penrhyncoch, Pontrhydfendigaid, Tal-y-bont & Borth, . Of these groups however, for completions, Castell Newydd Emlyn (Adpar), Llanilar & Penrhyncoch experienced an improvement in the proportional split since the previous monitoring period & none experienced a decrease on the previous year.</p> <p>The results indicate a varied picture across service centres since the first monitoring period in 2014. Since this time a total of 16 settlement groups have achieved improvements in the percentage split of commitments, and 9 have achieved an improvement in the percentage split of completions. Since Plan adoption, of the 22 individual settlement groups, 1 (Llanybydder) have achieved neither improvement in the proportional split of commitments nor completions. In terms of Llanybydder (a settlement not in Ceredigion) it is a misnomer to monitor this settlement as the settlement itself is in Carmarthenshire and we do not have authority</p>				

over planning matters in this area but have included it as it acts a RSC to some linked settlements in Ceredigion where demand is weak.

Conclusions

The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance identified in Appendix 2 of the LDP. Since 2014, the change in the percentage split of commitments varies from +13.8% (Tregaron) to -14.4% (Talybont) and the change in the percentage split of completions varies from +27.7% (Felinfach) to -11.2% (Llanon).

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

Action

The target has not been met for completions or commitments. The LDP revision is considering the Settlement strategy and will identify ways to deliver housing in sustainable locations.

Monitoring Reference: AMRH04 Aspect Monitored: Settlement Strategy – Development in ‘Linked Settlements’ Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Commitments not to result in any one Linked Settlement growing by more than 12% of its size as at April 2007 (as specified in Appendix	From 1 st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	If the 12% is reached then no further development will be permitted unless justified under Policy S04.	<ul style="list-style-type: none"> • 41 LSs which have exceeded 12% growth in terms of commitments; and • 10 LSs which have reached the 12% growth 	-

<p>5 of Volume 1 of the LDP).</p>			<p>limit in terms of commitments.</p> <ul style="list-style-type: none"> • 1 LSs fell back within the 12% growth limit. <p>See Appendix 6 for full details.</p>	
<p>Analysis</p> <p>From the total 90 Linked Settlements across 22 Settlement Groups 41 (46%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at Plan adoption in 2013. Since last year’s AMR, 1 Linked Settlement (Prengwyn) fell back within its 12% limit.</p>				
<p>Conclusions</p> <p>46% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04.</p>				
<p>Actions</p>				

For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04. The LDP revision will consider why there is a negative shift away from capacity limits across the county, and consider alternatives to managing growth in rural settlements that allow the settlement to sustainably meet its specific rural needs.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH05 Aspect Monitored: Settlement Strategy – Development in ‘Other Locations’ Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Commitments to be based on demonstrated need for affordable housing in locations that are compliant with paragraph 9.2.22 of	From the date of adoption, the type of development permitted.	Where development occurs that is not affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units, an investigation into the justification for such units will be triggered.	The type of development permitted in other locations during the monitoring period is as follows: <ul style="list-style-type: none"> • 5 units that accord with TAN 6, 	-

<p>PPW or TAN 6 units only.</p>		<p>Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).</p>	<ul style="list-style-type: none"> • 9 units that accord with PPW 9.2.22 (Edition 9) 4.234 (Edition 10) • 11 units that do not accord with the LDP Strategy, TAN 6, or PPW 9.2.22 	
<p>Analysis</p> <p>21 dwellings were approved in ‘other locations’ during the monitoring period in accordance with the LDP. These included applications in accordance with TAN 6 (6), PPW 9.2.22 (2). 11 units permitted did not accord with the provisions as set out in National Policy for development in the open countryside.</p> <p>However of the 11 units:</p> <ul style="list-style-type: none"> 4 were the conversion of an existing dwelling 1 was a managers dwelling 1 was part of a tourism development 1 provided a commuted sum 				

2 were the reuse of former abandoned dwellings

1 was the conversion of a former school

1 was the conversion of a barn

2 were conversions

Conclusions

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

Actions

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

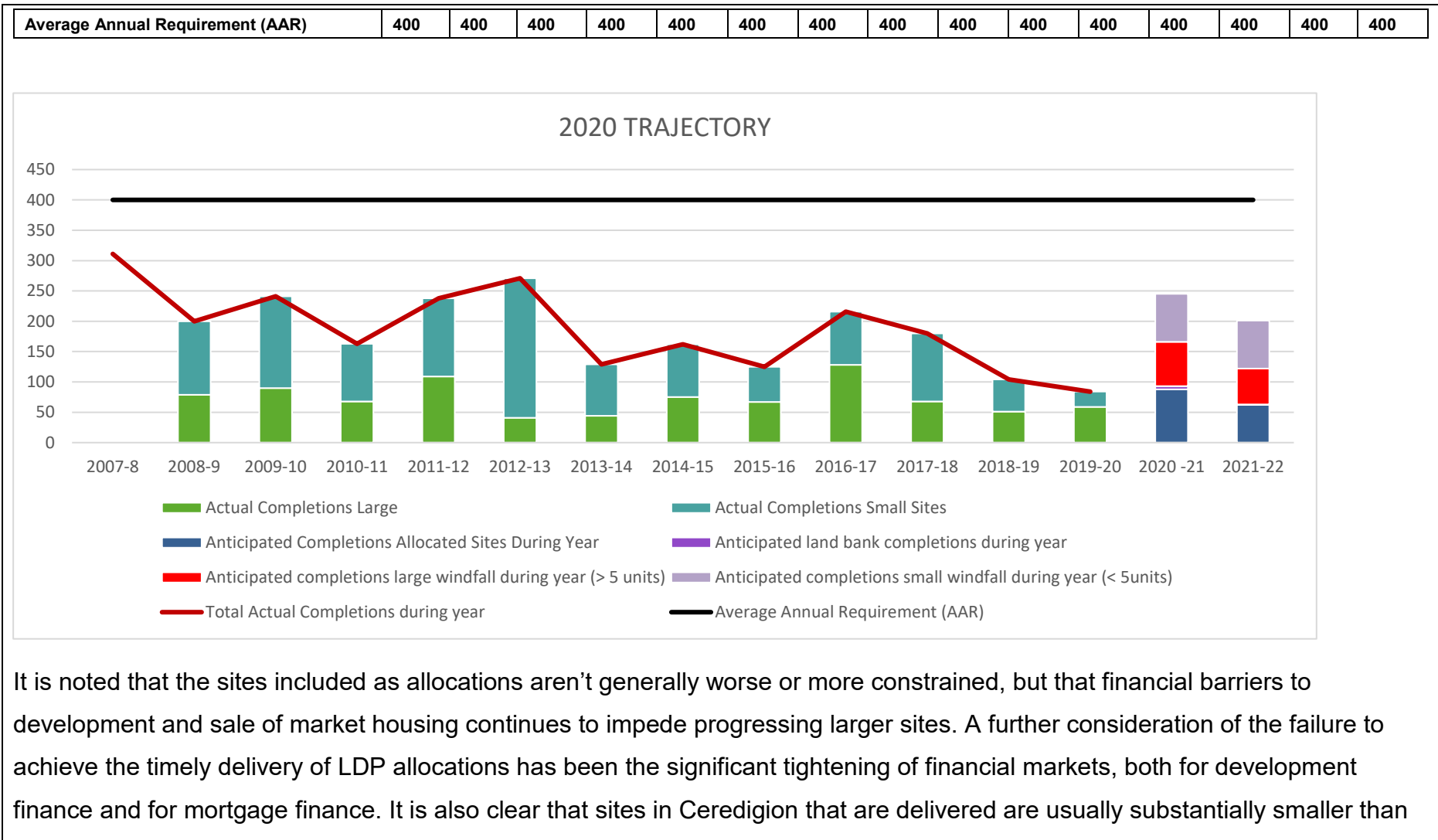
<p>Monitoring Reference: AMRH06 (Statutory Indicator)</p> <p>Aspect Monitored: Annual Housing Completions versus Anticipated Annual Build Rate</p> <p>Policies Monitored: S01 - S04 and LU05</p> <p>Level: Core</p> <p>Frequency: Annually</p> <p>Source: Annual Completions Information combined with large sites database and stakeholder workshop.</p>				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AAR). Cumulative completions will be measured against the	Completions will be measured against the Average Annual Requirement (AAR) set out in the plan. Primary Housing Delivery Indicator: Average Annual Housing Requirement	Where there is a shortfall of cumulative housing completions against the Annual Average Requirement (AAR) for 2 consecutive years (annual completions, not number of AMRs published) the scale of any	<p>Annual Completions (AC) Comparison against AAR</p> <p>400 (AAR) – 84(AC) = - 316 (-79%)</p> <p>AC% of AAR = 21%</p>	-

Monitoring Framework Local Development Plan

<p>cumulative average annual housing requirement set out in the plan.</p> <p>Housing Requirement = 6000</p> <p>6000/15 = 400</p>	<p>(Housing Requirement / 15 = AAR)</p> <p>This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %).</p>	<p>deficiency should be considered and set out in the conclusion/monitoring action in terms of implications for delivering the requirement level homes/strategy. Failure to deliver against the AAR could trigger an early review.</p>	<p>Cumulative AC Comparison against Cumulative AAR</p> <p>5200 (Cumulative AAR) – 2424 (Cumulative AC) = - 2776 (-54%)</p> <p>Cumulative AC% of Cumulative AAR = 46%</p>	
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Analysis

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2007-8	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Actual Completions Large		79	90	68	109	41	44	75	67	128	68	51	59		
Actual Completions Small Sites		121	151	95	129	230	85	87	58	88	112	53	25		
Anticipated Completions Allocated Sites During Year														88	62
Anticipated land bank completions during year <small>Comprising housing completions since the start of the LDP period, units under construction and those with planning permission at a 'point in time' – the base date</small>														5	1
Anticipated completions large windfall during year (> 5 units)														73	59
Anticipated completions small windfall during year (< 5units)														79	79
Total Actual Completions during year	311	200	241	163	238	271	129	162	125	216	180	104	84		



the allocated sites in the current plan and therefore where economies of scale may deliver larger housing sites elsewhere this type of development simply does not exist in Ceredigion.

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

Conclusions

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

Actions

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

Monitoring Reference: AMRH07 (Statutory Indicator) Aspect Monitored: Delivery of Allocated Housing Sites Policies Monitored: S01 – S04 Level: Core Frequency: Annually Source: Information gathered for AMR06				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2020)	
			Nature of performance	Significance
40% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31 st of March 2017.	1. Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units) as follows:	If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered. This will involve an analysis of the relationship between planning permissions and completions.	Permitted on allocated sites: Units: 619(19%) Completed on allocated sites: Units: 139 (4%)	-

Monitoring Framework Local Development Plan

<p>100% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31st of March 2022.</p>	<p>i. At 31st of March 2015, 40%</p> <p>ii. At 31st of March 2017, 60%</p> <p>iii. At 31st of March 2019, 84%</p> <p>iv. At 31st of March 2021, 100%</p> <p>2. Amount of housing development completed on allocated sites as a % of LDP allocations (units) as follows:</p> <p>i. At 31st of March 2015, 20%</p> <p>ii. At 31st of March 2017, 40%</p>			
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	iii. At 31st of March 2019, 64% iv. At 31st of March 2021, 88%			
<p>Analysis</p> <p>The percentage of anticipated units on allocated sites has risen this year to 19% and whilst the targets were not met for 2020 or are likely to be met for 2022 the increase shows a minor positive step in the right direction. The poor delivery of allocated sites in general reflects the continuing relatively depressed housing market conditions, low market confidence together with the relatively long lead in time for larger allocated sites, continuing difficulties with development finance and the resulting long term commitment to investment, prior to a developer achieving a financial return. Only a limited number of local builders have the ability to venture the scale of development proposed. The LPA continues to work with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary, however concerns over the size of allocated sites remain.</p> <p>The LDP review (and associated evidence such as a Strategic Viability Assessment and an Allocated Site Review which are currently being analysed) need to consider concerns regarding the local construction industry and allocated site size.</p>				
<p>Conclusions</p> <p>The percentage of anticipated units (permissions) has increased from the previous monitoring period to 19%. This indicates positive progress notwithstanding that the realised percentages are significantly below the 40% requirement.</p>				

Actions

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

Monitoring Reference: AMRH08 (Statutory Indicator) Aspect Monitored: Housing Development in the Right Locations Policies Monitored: S01 – S03 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC) (through the Joint Housing Land Availability Study (JHLAS))				
Target	Indicator	Trigger and Actions	Performance (24 th April 2013 – 31 st March 2020)	
			Nature of performance	Significance
90 – 100% of requirement for USC and RSC residential development to be met on allocated sites, with the exception of Aberystwyth where 80-90% should be met on	1. Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (units post LDP adoption).	Where the percentages fall below the target for 2 consecutive years for any given Settlement Group an analysis of possible drivers will be undertaken, to understand and to action	<ul style="list-style-type: none"> Permitted on allocated sites: 541 units as a % of total number permitted in service centres (65%) Units completed on allocated sites: 126 units as a % of total 	-

allocated sites, post LDP adoption.	2. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (units post LDP adoption).	appropriate measures to reverse the trend.	completed in service centres (22%)	
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Analysis

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

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

Conclusions

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

Actions

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

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH09 Aspect Monitored: Housing Development on Previously Developed Land Policies Monitored: S01 – S03 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
5% of all residential development permitted and completed to be located on previously developed (brownfield) land.	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed	If at least 4% of all residential development permitted and completed is not located on previously developed (brownfield) land then an investigation will be carried out into the causes of the shortfall in order to see	Permitted: 4.08ha (19%). Completed: 1.08ha (21%).	+

	<p>as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p>	<p>whether the LA can address any barriers to it coming forward.</p>		
<p>Analysis</p> <p>The amount of development permitted and completed on brownfield land is in excess of the 5% target.</p>				
<p>Conclusions</p> <p>The targets are currently being met and there is no concern over the implementation of the policies.</p>				
<p>Actions</p>				

Monitoring Framework Local Development Plan

Development plan policies are being implemented effectively.

Monitoring Reference: AMRH10 (Statutory Indicator) Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2020)	
			Nature of performance	Significance
1,100 Affordable Homes Completed (70 per annum) by 2022.	1. The number of net additional affordable and general market dwellings permitted since (1 st April) 2007. 2. The number of net additional affordable and general market dwellings	Further investigation will be undertaken on this indicator if the outstanding consents/completions of units of affordable housing over a 2 year period fall below the annual required level.	Net additional permitted: Affordable Homes: 829 General Market Homes: 2112 Total Homes: 2941 Completed:	0

	<p>completed since (1st April) 2007.</p>	<p>Critical to this investigation will be an understanding of the delivery of housing overall (see AMRH06 above). Response to this target may need to be undertaken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p>	<p>Affordable Homes: 521 General Market Homes: 1753 Total Homes: 2274</p>	
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Analysis

The policy requirement for Affordable Housing is for 20% of all units to be affordable. The results are positive with more than 20% of all homes being permitted (838 homes (39%) and completed (521 homes (30%) being affordable since plan start. The target of 1,100 affordable homes permitted and completed is greater than 20% of all homes.

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

Conclusions

The percentage of affordable homes permitted and completed is greater than 20% of all homes which is positive and the average annual completion rate of affordable homes whilst below the 70 per annum target has remained stable or increased since plan adoption. This suggests that the identified target of 1,100 affordable homes completed by 2022 is unlikely to be achieved, but 20% of all housing completions being affordable is on track to be met.

Actions

The LDP revision (and associated evidence including an updated Strategic Viability Assessment) is considering housing delivery (including affordable housing delivery). This alongside changes in the overall housing requirement may mean that the affordable housing target will be revised in LDP2

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH11 Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Since the adoption of the LDP, at least 20% of all permitted dwellings are affordable units.	<ol style="list-style-type: none"> 1. The proportion of residential applications where a viability challenge is mounted. 2. The number of sites where a successful challenge is mounted to reduce the Affordable 	If more than 20% of sites permitted fail to deliver the required affordable housing in any given year of the Plan period, then an investigation will be triggered into the reasons why.	19 viability challenges submitted this year, 95% partially or wholly successful.	0

	<p>Housing yield as a proportion of number of challenges.</p>	<p>If all sites deliver not less than 20% affordable housing in any given year of the Plan period, then an assessment will be conducted as to whether the affordable housing requirement of 20% is too low and should be revised upwards.</p> <p>This will be pursued by undertaking an updated viability exercise. The exercise will recommend a viable Affordable Housing % yield. A calculation will also</p>	<p>39% of all permitted dwellings are affordable units².</p>	
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² Monitored in accordance with the indicator (from adoption) and not since plan start

		<p>need to be made by the District Valuer Service of the equivalent % Gross Development Value.</p>		
<p>Analysis</p> <p>The identified target has been met. Since 2007 39% of all permitted dwellings are affordable units.</p> <p>Notwithstanding the above, there continues to be a number of applications for residential development where a viability challenge is mounted. The number of sites where the challenge was successful was 19, which equates to 95% of all challenges being successful.</p> <p>Of the 19 viability challenges to the affordable housing policy S05, 13 were on conversion, change of use or redevelopment/restoration applications and 6 were on new builds. It is acknowledged that conversions, changes of use and redevelopments are costly to undertake, and therefore it is not surprising that the viability of these scheme was compromised. In terms of the new builds this has decreased this year but still remains a concern and the reasons for this appear to be the continued scale of the dwellings proposed being high quality, large dwellings which are costly to develop and the general slowdown of the market and poor viability in certain areas of the county.</p> <p>Policy S05’s affordable housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. To inform LDP Revision the Council has commissioned an update of the 2010 viability assessment, which has considered the viability of small sites including conversions and changes of use in detail and further evidence is being gathered to inform the</p>				

affordable housing policies of LDP 2 which factor in the distinctly rural nature of Ceredigion and the tendency towards small local builders and self builds that predominated the housing builds in this area.

Conclusions

The target is currently not being met given that 95% of all housing developments have received a viability challenge however there is no concern over the implementation of the LDP's policies due to the nature of the type of developments being challenged.

Actions

The updated strategic Viability Assessment is considering these issues including the cost of conversion, redevelopment and restoration applications and making specific recommendations which will inform policy revision, including specific reference to the threshold above which an affordable home contribution should apply.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH12 Aspect Monitored: Type of Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2020)	
			Nature of performance	Significance
Since the start of the LDP period: 9% of affordable units are discounted for sale (DFS) at 70% market value	Completions and Commitments by type	Where the proportion of completions or commitments of: Affordable units discounted for sale at 70% market value fall outside the range of 8-10% of the affordable housing permitted.	Since the start of the LDP period, Affordable Housing Completions and Commitments (units) by type were as follows: DFS 70%	0

<p>32% of affordable units are discounted for sale at 50% market value (both for direct sale to occupants and to be made available to landlords for letting at Intermediate rents (IR))</p> <p>59% of affordable housing units for social rents delivered by the private sector and Registered Social Landlords (RSLs).</p>		<p>Affordable units discounted for sale at 50% market value fall outside the range of 28-35%</p> <p>Affordable units conveyed at 35% market value to Registered Social Landlords for social rent fall outside the range of 53-66%</p> <p>It may be necessary to restrict/promote certain types of residential development to ensure the proportions more closely match the needs identified. These actions will need to be taken in collaboration with the Housing Department and</p>	<p>Completions: 192 (37% of all AH)</p> <p>Commitments: 329 (43% of all AH)</p> <p>DFS Other</p> <p>Completions: 5 (1% of all AH)</p> <p>Commitments: 10 (2% of all AH)</p> <p>DFS 50% / Intermediate Rent</p> <p>Completions: 4 (1% of all AH)</p> <p>Commitments: 7 (1% of all AH)</p> <p>Commuted Sums</p>	
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		<p>other housing stakeholders, such as RSLs.</p>	<p>Completions: 21 (4% of all AH)</p> <p>Commitments: 82 (11% of all AH)</p> <p>Social Rent (conveyed to RSLs)</p> <p>Completions: 20 (4% of all AH)</p> <p>Commitments: 24 (3% of all AH)</p> <p>Social Rent (100% commissioned by RSLs):</p> <p>Completions 318 (61% of all AH)</p> <p>Commitments: 434 (56% of all AH)</p>	
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			<p>Other (Combination of Mix Unknown):</p> <p>2 applications (approximately 15 units)</p> <p>Note: 'Other' figures are not included in % calculations because the exact number is unknown at outline stage.</p> <p>Figures also exclude any expired permissions.</p>	
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Analysis

The target identified requires the ratio of affordable housing types to be: 9% DFS 70%:32% DFS 50%:59% Social Rent: since the start of the plan period. The actual performance of commitments is 43% DFS 70%: 1% DFS 50%, 2% Other DFS %'s, 11% Commuted Sums: 56% Social Rent and completions is 37% DFS 70%:1% DFS 50%, 1% DFS Other %'s, 4% Commuted Sums: 61% Social Rent.

Since the adoption of the plan a number of changes have occurred which have meant that the tenure split suggested is out of date. These include the Wales Government's focus on Welfare Reform and the updated LHMA (2016) (update due late 2020) which suggested a different mix of needs locally. Furthermore majority of AH completions and commitments have been commissioned by RSLs and are therefore likely to have benefited from Social Housing Grant support. Therefore whilst the tenure split of the policy is not being achieved, this has to do with its being out of date. The data demonstrates that affordable homes delivered by RSLs are meeting identified needs. In order to ensure that privately built affordable homes are also meeting the needs of the potential occupiers a housing needs statement has been produced that outlines the types of evidence applicants need to demonstrate to support a planning application. It is expected that consideration of the needs basis of individual applicants for AH in the assessment of any application for affordable housing will result in fewer AH outstanding consents.

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

Conclusions

The overall broad distribution of Affordable Housing is satisfactory. The performance of policy is therefore not of significant concern at present. The delivery of intermediate tenures should be monitored closely in future years. Evidence including the LHMA (2016) and currently being updated and the Strategic Viability Assessment (currently being analysed) demonstrates that whilst the tenure

split proposed in the policy is not being met it is not a significant concern as the actual delivery of units aligns closely with the updated evidence of need – a matter for consideration through LDP Revision.

Actions

The tenure split will be further analysed following the publication of the M&WW LHMA and the Cross-Border SVA.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH13 Aspect Monitored: Housing Density Policies Monitored: LU06 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2020)	
			Nature of performance	Significance
Complies or exceeds the density, as per Allocated Site Schedule or Settlement Group Statement.	Average density of housing development permitted on allocated development plan sites.	If a site does not deliver its guide density, then an investigation will be triggered into whether or not additional land is needed to meet the housing provision allowed for in that SC.	The average density of housing development on allocated sites: 19.59 units per hectare.	0

<p>The average LDP guideline density on allocated LDP sites is 23 units per hectare.</p>		<p>If sites within a Service Centre consistently fail to deliver the guide density, then an investigation into whether or not an adjustment to the overall guide density for sites within that Service Centre will be triggered.</p>		
<p>Analysis</p> <p>Permissions to date indicate that development on:</p> <p>6 allocations have exceeded the LDP's guide density (and</p> <p>7 allocations are below the LDP's guide</p> <p>The majority of applications relate only to part of an allocation and so whilst some exceed or are below the average unit density identified by the LDP, on balance, the average density is approximately 19.59 units per hectare. These applications represented only part of a whole allocation and were justified as appropriate in each case.</p>				
<p>Conclusions</p>				

Monitoring Framework Local Development Plan

The average density of residential development coming forward on allocated housing sites (19.59 dwellings per hectare) is broadly consistent with the average LDP guideline density for allocated sites (23.60 dwellings per hectare). There are currently no concerns over the implementation of this policy.

Actions

Development plan policies are being implemented effectively.

Monitoring Reference: AMRH14 Aspect Monitored: Delivery of Housing Policies Monitored: LU05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)					
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)		
			Nature of performance	Significance	
A year on year decrease in the ratio of residential outstanding consents to completions, from a starting ratio of 6.5 outstanding consents to every 1 completion.	The ratio of permissions granted to completions for residential development “The ratio of outstanding permitted residential units to residential completions.”	If the ratio between residential outstanding consents and completions in a Settlement Group does not decrease year on year, it will be necessary to increase the use of shorter permissions, mandatory completion dates	The ratio of residential outstanding consents to residential completions at 2020: 20.5 outstanding consents to every 1 completion.	-	

		<p>and completion notices. If long build times are indicative of reduced demand it may require the number of permissions granted to be decreased, as permissions should exist to meet the immediate needs.</p>		
<p>Analysis</p> <p>Average ratio across the County is 20.5 outstanding consents to every 1 completion, however is not an accurate figure as due to the COVID Pandemic the Annual Residential survey of outstanding permissions was unable to take place and the residential completions figure was comprised of information from Building Control and Planning Officer knowledge. Completions are also complicated by external factors outside the control of the LPA including financing requirements, the lack of volume builders, the limited commercial finance available to small builders and the cautious approach of mortgage companies to house purchasers, for example. This year's figure of 20.5 consents compares to 9.5 (2019), 14 (2018) 8.5 (2017), 7.1 (2016), 12.3 (2015) and 9.3 (2014). The Council has undertaken research into outstanding consents and considered opportunities for issuing completion notices. Since adoption the authority has been issuing short permissions in response to this issue, however, the Council is also implementing LDP policy LU05 more stringently in relation to short permissions and completion date conditions.</p>				

Conclusions

The starting ratio of 6.5 outstanding consents to 1 completion has never been achieved; This year's figure of 20.5 outstanding consents to 1 completion does not meet the identified target, however it is not a true reflection of the situation.

Actions

Action should be considered through management of permissions should continue and more detailed consideration during the Plan Revision.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH15 Aspect Monitored: Range of Housing Policies Monitored: LU02 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2020)	
			Nature of performance	Significance
Mix of housing type and bedrooms in line with Ceredigion's current LHMA report.	Number of Full or RM consents by housing type and bedroom number since adoption. Number of completions by housing type and bedroom number since adoption.	Where aggregated figures are contrary to the proportions set out in the LHMA. Collaborative action will be taken with the Council's Housing section, with the potential of increasing the	See Appendix 7.	0

		focus on delivering more of the required dwelling type.		
<p>Analysis</p> <p>The most recent LHMA (2016) provides an update to the 2008 version which was considered in previous AMRs. The LHMA (2016) identifies that there is an oversupply of 1, 2 and 4 or more bedroom dwellings and an undersupply of 3 bedroom dwellings for both consents and completions. The Strategic Housing Partnership consider housing needs and whilst increased provision of 1 & 2 bedroom accommodation was being achieved in recent years in accordance with the LHMA (2008), the impact of welfare reforms is yet to be fully realised but as time has moved on planning officers are negotiating a greater mix which should work through the system in the coming years.</p> <p>Planning officers continue to work collaboratively with the Affordable Housing Officer and RSLs to ensure that the type of market and affordable housing secured on sites matches the needs of the local community.</p> <p>A new common housing register was launched in Ceredigion on 1st June 2016. Recent analysis of the register demonstrates that there is a significant need for 1 & 2 bedroom properties. An update of the LHMA to consider the 2014-based household projections will also consider this new evidence from the housing register and will be used to inform the LDP review.</p> <p>The Council is part of the M&W Wales Regional HMA which will be published in late 2020, and updated following the publication of the 2017-based projection. This evidence will therefore be reported on in the 2021 AMR.</p>				
<p>Conclusions</p>				

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

Action

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

The Economy

Monitoring Reference: AMRE01 Aspect Monitored: Employment Land Supply Policies Monitored: S01 – S04 and LU13 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
No net loss of employment land/floor space unless in	Net economic land supply/development (ha/sq. m).	If there is a net loss of 1 premises or area of land within use class B1, B2 or B8 that does not accord with	Change in the floorspace in employment use (B1, B2 and B8) of: +0.1 ha.	+

<p>accordance with Policy LU13.</p>		<p>Policy LU13 then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the indicator will be taken collaboratively with the Council's Economic Development Department and the Welsh Government DE&T.</p>		
<p>Analysis</p> <p>0.01 ha of B1, B2 and B8 class development was permitted during the monitoring period. This figure compares to +0.2 (2019), +1.7 (2018) +0.57 (2017), +0.14 (2016), +1.94ha (2015) and +0.14ha (2014).</p> <p>The loss related to one planning application for a change from a ground floor office to combine with the residential unit above. .</p>				

Conclusions

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

Actions

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE02 (Statutory Indicator) Aspect Monitored: Delivery of Allocated Employment Sites Policies Monitored: S01 – S04 and LU13 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2020)	
			Nature of performance	Significance
66% of allocated land should be permitted or completed at time of adoption. 83% of allocated sites should be permitted or completed by 2017.	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha). 2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha).	If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered. Due to the range of factors that can influence the uptake of allocated employment	Permitted: 81% (108.03Ha). Completed 61% (87.14Ha).	0

<p>100% of allocated sites should be permitted or completed by 2022.</p>		<p>land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.</p>		
<p>Analysis</p> <p>The target of 83% of allocated sites to be permitted or completed by 2017 was not achieved. The plan is now moving towards it's later period where 100% of allocated sites should be permitted or completed by 2022, however 81% has been permitted and 61% completed by the end of the monitoring period. It is noted that most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses.</p> <p>As the plan progress towards the identified target for 2022 and there are no concerns over the level of employment development in general which in recent years has experienced a general slowdown in the economy which supports a likely reduced overall requirement for employment land. The Council has undertaken an employment land review, and is working with regional partners on a larger than local employment needs assessment which investigates the reasons for the lack of uptake of some employment</p>				

allocations and considers what the demand is for future allocations in Ceredigion. This new evidence will inform the replacement LDP.

Conclusions

The 2017 target was not achieved, however there are no concerns over the implementation of the policies. The LDP review will consider the updated Economic evidence base currently being prepared which is considering future employment land needs and reviewing employment allocations.

Actions

Development plan policies are being implemented effectively.

Monitoring Reference: AMRE03 Aspect Monitored: Economic Development in the Right Locations Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2020)	
			Nature of performance	Significance
Up to 40% of economic development to be located on allocated sites.	1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units). 2. Amount of economic development completed on allocated sites as a %	If 35% or less of all economic development permitted and completed fails to be located on allocated sites for 2 consecutive years then an analysis will be carried out into the causes of the shortfall in order to see	No new permissions/completions on undeveloped parts of the Allocated Sites in 2020 Permitted: Units: 50% (50 units). Ha: 43% (7.53ha).	+

	<p>of total development completed (ha and units).</p>	<p>whether the LA can address any barriers to it coming forward.</p> <p>Due to the range of factors that can influence the uptake of employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.</p>	<p>(figures do not take account of expired permissions that were permitted during the period.)</p> <p>Completed:</p> <p>Units: 50% (45 units)</p> <p>Ha: 43% (7.00ha)</p>	
<p>Analysis</p> <p>According to Ceredigion's economic needs assessment (DTZ, 2010); around 63% of the jobs projected to be created over the LDP period do not require an allocated employment site to operate. Consequently, it is expected that a high proportion of economic development will take place at off-site locations. The target of 40% of economic development to be located on allocated sites continues to be met, with 50% of units being permitted and 50% being completed on allocated sites and hence indicating that at</p>				

present the LDP's allocated sites are operating as desired. An update of the economic needs assessment is considering the amount of employment land likely to be needed in the future and this is due to be available in late 2020.

Conclusions

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

Actions

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE04 Aspect Monitored: Economic Development on Previously Developed Land Policies Monitored: S01 – S04, LU11, LU12 and LU13 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2020)	
			Nature of performance	Significance
30% of all economic development permitted and completed be located on previously developed (brownfield) land.	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed	If at least 30% of all economic development permitted and completed is not located on previously developed (brownfield) land then an analysis will be carried out into the causes of the shortfall in order to see	Permitted: 58% (9.521ha) Completed: 58% (9.42ha)	+

	<p>as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p>	<p>whether the LA can address any barriers to it coming forward.</p>	
<p>Analysis</p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land. More than 30% of all economic development permitted and completed has been on brownfield land since the start of the LDP process with 58% permitted (9.52ha) and 58% (9.42ha) completed. The target has therefore been met and there are no concerns about the implementation of the LDP Policies.</p>			
<p>Conclusions</p>			

Monitoring Framework Local Development Plan

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

Actions

Development plan policies are being implemented effectively.

Monitoring Reference: AMRE05 (Statutory Indicator) Aspect Monitored: Town Centres Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21 and LU22 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
At least 80 % of all major office, retail and leisure development (development over 800 gross sq. m) to be in the Town Centres.	Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted within and outside established town and district centre boundaries.	If less than 70% of major development (in relation to office, retail and leisure) occurs in town centres in 2 consecutive years, then an investigation will be triggered into the reasons why and whether or not the LA needs	Within town centres Units: 0%(0 unit) Area: 0% (0sq. m) Outside established town and district centre boundaries Units: 0% (0 units)	0

Monitoring Framework Local Development Plan

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

<p>Monitoring Reference: AMRE06</p> <p>Aspect Monitored: Vitality of Rural Service Centres</p> <p>Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, and LU22</p> <p>Level: Local</p> <p>Frequency: Annually</p> <p>Source: Ceredigion County Council (CCC)</p>				
Target	Indicator	Trigger and Actions	Performance (1 st April 2018 – 31 st March 2019)	
			Nature of performance	Significance
Stable or increasing number of facilities in a Service Centre.	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre.	Loss of any 1 of the 6 key facilities in any one Service Centre will trigger an investigation into the reasons why. However, as there are a number of factors that can affect the provision of facilities, any net loss would need to be taken into consideration in the wider context.	See Appendix 8 for 2019 information. Due to the COVID-19 Pandemic the amenities survey was not given authorisation to be carried out in 2020.	+

Analysis

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

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

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

Conclusions

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

Actions

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE07 Aspect Monitored: Retail Frontages Policies Monitored: S01 – S02, LU19 and LU21 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail	Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.	Where levels fall below the thresholds identified in Policy LU21 in 2 consecutive years an analysis will be instigated to understand and action where appropriate measures to limit further losses.	Primary Retail Frontages (Policy requires 75% A1): Cardigan P0201 High Street West: 72.0%	+

<p>Frontages in Aberystwyth and Cardigan.</p>			<p>P0202 High Street East: 76%</p> <p>Combined: 74%</p> <p>Aberystwyth:</p> <p>P0301 Great Darkgate Street North: 68.4%</p> <p>P0302 Great Darkgate Street South: 76.2%</p> <p>P0303 Owain Glyndwr Square North: 57.1%</p> <p>P0304 Owain Glyndwr Square South: 80%</p> <p>P0305 Pier Street East: 42.9%</p>	
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			<p>P0306 Pier Street West: 85.7%</p> <p>P0307 Chalybeate Street West: 60%</p> <p>P0308 Terrace Road West: 88.9%</p> <p>P0309 Terrace Road East: 70%</p> <p>Combined: 70.5%</p> <p>Secondary Retail Frontages (Policy requires 50% A1): Cardigan</p> <p>S0201 High Street West: 23.1%</p>	
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			<p>S0202 High Street East: 73.7%</p> <p>S0205 Priory Court: 90.9%</p> <p>S0206 Priory Street North: 45.5%</p> <p>S0207 Priory Street South: 57.1%</p> <p>S0209 Pendre: 64.34%</p> <p>Combined: 60%</p> <p>Aberystwyth</p> <p>S0301 Chalybeate Street East: 71.4%</p> <p>S0302 Terrace Road/Cambrian Place: 26.7%</p>	
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			<p>S0303 Terrace Road South: 61.5%</p> <p>S0305 Pier Street East: 44.4%</p> <p>S0307 Pier Street West: 30%</p> <p>S0308 Bridge Street West: 76.9%</p> <p>S0309 Bridge Street East: 71.4%</p> <p>Combined: 54.3%</p>	
<p>Analysis</p> <p>The combined secondary frontages in Cardigan and Aberystwyth are meeting the required policy target 50% (Secondary) The primary frontage in Aberystwyth is 70.5% which is a slight increase from the previous year.</p> <p>In Aberystwyth for Primary Frontages, the proportion of retail uses varies from between 88.9% to 57.1%; for Secondary Frontages between 76.9% and 26.7%. In Cardigan for Primary Frontages, the proportion of retail uses is 72% in one frontage & 76% in the other primary retail frontage areas, for Secondary Frontages varying between 90.9% and 23.1%.</p>				

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

When considering A class uses (including use classes A1, A2 and A3), primary frontages in Aberystwyth range from 80 – 100% (combined 91.4%) and in Cardigan 96 – 100% (98% combined) and secondary frontages in Aberystwyth range from 80 – 100% (combined 91.4%) and in Cardigan range from 71.4 – 100% (combined 89.3%). This picture indicates that all frontages are all exceeding required policy targets.

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

Conclusions

The Primary A1 frontages for Aberystwyth has missed it's target by 4.5%, but has increased since last year. However, when considering A class uses (including use classes A1, A2 and A3), all frontages are exceed. Given that Policy LU21 defines retail as A class and not A1 specifically and the policy is applied as such there are no concerns of the implementation of polices.

Actions

Development plan policies are being implemented effectively.

Quality of Life

Monitoring Reference: AMRQ01 Aspect Monitored: Loss of Open Space and Facilities Policies Monitored: LU22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
No net loss of open space and recreational facilities to development which is	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land.	The net loss of open space or recreational areas or facilities will trigger an investigation into the reasons why.	No net loss of informal open space.	+

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

Monitoring Framework Local Development Plan

Monitoring Reference:	AMRQ02			
Aspect Monitored:	Loss of Greenfield Land			
Policies Monitored:	S02 – S04			
Level:	Local			
Frequency:	Annually			
Source:	Ceredigion County Council (CCC)			
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2020)	
			Nature of performance	Significance
No More than: 75% residential development 70% economic development and 15% of all other development	Since the start of the plan period, the amount of greenfield land lost to development (ha) which is on windfall or non- allocated land.	If more development is permitted and completed on greenfield land than the thresholds set out above then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.	Residential Development (Target 75%) Permitted: 184.60ha (80%) Completed: 142.56ha (80%) Economic Development (Target 70%)	0

<p>Permitted and completed on non-allocated land to be located on greenfield land.</p>			<p>Permitted: 6.34ha (23%) Completed: 5.32ha (46%) All Other Development (Target 15%) Permitted: 48.58ha (61%) Completed: 43.69ha (72%) (figures do not take account of expired permissions that were permitted during the period.)</p>	
<p>Analysis</p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land and the indicator’s targets were designed to reflect this.</p> <p>The 75% threshold set for residential development has not been met for development permitted, or development completed, with 80% of permissions and completions being located on greenfield land. The difficulty with this indicator is that the LA has no control</p>				

over the planning permissions once granted. Many of those permissions now being completed would have been granted prior to adoption of the LDP and therefore prior to the LPA being able to influence the location of development in favour of brownfield sites.

The targets for economic development permissions been met, with 23% of development permitted however 46% of economic development was completed, on greenfield land.

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

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

Conclusions

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

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

Actions

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

Monitoring Reference: AMRQ03 Aspect Monitored: The Gain of Open Space Policies Monitored: LU24 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Provision of open space in line with Policy LU24.	Relevant planning applications as captured by Policy LU24.	If less than 85% of sites deliver the open space required by Policy LU24 then an investigation into the barriers to deliverability of these aspects on site will be triggered.	50% of relevant planning applications have met the requirements of open space provision in line with Policy LU24.	-

Analysis

12 relevant planning applications were received during the monitoring period. 6 included provision of open space in accordance with Policy LU24 and 4 did not. An analysis of the 4 applications that did not comply revealed:

- 1 application is a reserved matters.
- 1 application is conversion of a building into flats in a town centre location.
- 1 application failed to comply because they were approved against officer recommendation by Committee. The application included no communal/public open space - only private gardens, and was approved by committee as presented.

Conclusions

50% (6) of planning applications provided open space in line with Policy LU24. Whilst the target is not being met there are no concerns over the implementation of the policy. The LDP review will need to consider open space provision in general.

Actions

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

<p>Monitoring Reference: AMRQ04</p> <p>Aspect Monitored: Environment and Local Biodiversity</p> <p>Policies Monitored: DM15, DM20 and DM22</p> <p>Level: Local</p> <p>Frequency: Annually</p> <p>Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)</p>				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
To permit no more than 5% of development where there are predicted to be significant residual long term effects on the environment and local biodiversity.	<p>% of development permitted where there are predicted to be significant residual long term effects on:</p> <ul style="list-style-type: none"> • LNRs, SINC's and priority habitats and species; • Ecological connectivity; 	If more than 10% of development permitted has a predicted significant long term residual effect on the above, then an analysis will be carried out into the causes of the excess in order to see	1.88% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity.	+

	<ul style="list-style-type: none"> • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or • Ecosystem services and natural processes. 	<p>whether the LA can address the issue.</p>		
<p>Analysis</p> <p>Of the 743 applications permitted during the monitoring period (other than display of signage but including applications for variation and removal of conditions), 14 applications (1.88%) were approved despite there being definite known significant impacts.</p> <p>Conditions were requested for 210 applications (28.26%). 14 applications (1.88%) were permitted without the inclusion of either some or all of the recommended ecology conditions, and hence they were also permitted despite potential impacts being known. Conditions preventing work during the bird breeding season, and requiring low levels of external light to allow bats to continue to use a site, were not included.</p> <p>Applications permitted without necessary ecology conditions include applications on which ecology was not consulted; not compensating for the loss bird nests, and preventing work during the bird breeding season.</p> <p>In order to reach our target for 2020/21 it is proposed that:</p>				

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

Conclusions

The target of 5% has been met this year.

Actions

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ05 Aspect Monitored: Environmental Enhancements Policies Monitored: DM14, DM15, DM20 and DM22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
At least 85% of development permitted to include environmental enhancements in accordance with the requirements of	% of applications where enhancements for: <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; 	If less than 80% of development permitted incorporates some kind of enhancement measure where, required by policy, then an analysis will be carried out into the causes of	82.89% of development permitted included provision for environmental enhancements in accordance with the requirements of Policies	0

<p>Policies DM14, DM15, DM20 and DM22.</p>	<ul style="list-style-type: none"> • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes <p>as required in accordance with Policies DM14, DM15, DM20 and DM22.</p>	<p>the excess in order to see whether the LA can address the issue.</p>	<p>DM14, DM15, DM20 and DM22.</p>	
<p>Analysis</p> <p>187 (25.16%) of all planning applications permitted during the monitoring period were required to include an environmental enhancement.</p> <p>Of these 187 applications, 143 (76.47%) applications were permitted subject to relevant environmental enhancement conditions and a further 12 (6.42%) applications included environmental enhancements on the approved plans. Environmental enhancements were not required for all applications e.g. variation or removal of conditions, or where the site or development did not have a suitable environment for enhancements.</p> <p>Quarterly monitoring in 2020 - 2021 and further communications with officers and agents will ensure that the target is met, and preferably exceeded, over this period. The ecologist will encourage officers, agents, and applicants to include environmental</p>				

Monitoring Framework Local Development Plan

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

Conclusions

The target has not been met but has significantly improved since the last AMR period.

Actions

No action required, continue to monitor.

Monitoring Reference: AMRQ06 Aspect Monitored: Infrastructure Policies Monitored: DM12 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	<p>If any infrastructure issues that are insuperable within the plan period are identified then an investigation into potential solutions will be triggered.</p> <p>There are a number of factors that may affect the provision of</p>	<p>Discussions with Dwr Cymru / Welsh Water (DC/WW) are ongoing with regard to securing funding via the AMP programme.</p> <p>3 Service Centres (2 waste water treatment works) are</p>	+

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

AMP7 programme is fluid and final decisions about the WwTWs to invest in have not yet been taken, however in terms of investment at Ceredigion WwTWs Welsh Water currently expect to deliver a scheme at Tregaron WwTW in the AMP7 period.

Prior to programmed regulatory investment, sites can come forward in the short term should developer's funds improvements themselves.

Conclusions

Engagement with DC/WW is positive. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 2.

Actions

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

Monitoring Reference: AMRQ07 Aspect Monitored: Reducing Flood Risk Policies Monitored: National Policy and DM11 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Zero planning permissions for development that do not meet TAN 15 tests	% of development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests.	<p>1 development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests.</p> <p>Where any planning applications for development that do not meet TAN 15 tests are granted permission,</p>	<p>13 Applications approved in C1 all met TAN 15 tests</p> <p>2 Applications approved in C2 all met TAN 15 tests review.</p>	0

Monitoring Framework Local Development Plan

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

Monitoring Reference: AMRQ08 Aspect Monitored: Installed MW capacity in SSA D Policies Monitored: National Policy and DM11 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
The installed MW capacity for renewable energy development is in line with WG	The installed MW capacity of renewable energy development approved within SSA D.	Actions in relation to this target will be taken in collaboration with the WG and reported annually.	No application received.	?

requirements within SSA D ³ .				
<p>Analysis</p> <p>In order to connect to the National Grid, new wind farm development in SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. A conjoined public inquiry into wind farm developments in Powys commenced in May 2013. In September 2015 the Department of Environment and Climate Change (DECC) refused planning consent for four major wind farm applications which would have supported proposed connection projects. The future of these Planning Applications remains unclear, with some currently being appealed. This has resulted in the suspension of proposed connection projects in Powys which are necessary infrastructure to enable any renewable energy development to come forward within SSA D.</p> <p>The publication of the consultation draft NDF which includes priority areas for Wind & solar development of 10MW+ should be noted. WG have also announced their intension to cancel TAN 8 and withdraw the SSAs in conjunction with the publication of the final NDF and an amended PPW.</p>				

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

Conclusions

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

Actions

No action required, the monitoring indicator may need to be changed when the NDF and PPW is amended.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ09 Aspect Monitored: Waste Policies Monitored: LU31 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities to serve more than	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan (RWP).	If there is a change in circumstance that leads to a change in the area of land needed for any regional facilities to serve more than one local authority area or if there is a change that leads to the cessation of such a	7.25ha of land on the Glanyrafon Industrial Estate (Site Ref E0301) is allocated for resource recovery and waste management facilities to serve more than one Local Authority.	?

<p>one local authority area.</p>		<p>need (e.g. if the regional facilities needed to serve the Central Wales Waste Partnership are located outside Ceredigion), then an investigation will be triggered into the necessity of whether there should be a reduction in the land area allocated for waste.</p>	<p>To date 0% of the site's capacity has been taken up, and 0% of the regional waste management capacity identified in the RWP has been located in Ceredigion.</p>	
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Analysis

A 48,5400 tonne capacity, 3.0MW AD facility at Stormy Down, Bridgend, operated by Severn Trent Green Power (Bridgend Ltd), opened in December 2016, continues to receive food waste collected by the Central Wales Waste Partnership, including Ceredigion Council.

Ceredigion is currently sending its residual waste to LAS in Lampeter. The contract lasts up until 2022 whilst a longer term solution is sought in collaboration with other authorities in South West and Central Wales.

TAN21: Waste (2014) requires that a lead authority within each of the three RWP areas prepare an annual monitoring report for the region. Carmarthenshire CC has taken responsibility for this, and the latest Waste Planning Monitoring Report for South West

Monitoring Framework Local Development Plan

Wales covers the period 1st April 2019 to 31st March 2020. The Report confirms that the South West Wales Region has sufficient landfill void space to meet the requirements set out in TAN21 and that at the present time the management of residual waste and food waste is being adequately catered for and there is no demand for additional facilities in Ceredigion.


Conclusions

The LPA will draw on collaborative waste planning and monitoring work to inform Plan Review / Revision.

Action

Development plan policies are being implemented effectively.

<p>Monitoring Reference: AMRQ010 (Statutory Indicator).</p> <p>Aspect Monitored: Aggregates.</p> <p>Policies Monitored: LU27 and LU30</p> <p>Level: Core.</p> <p>Frequency: Annually.</p> <p>Source: SWRAWP Annual Surveys & Reports.</p>				
Target	Indicator	Trigger and Actions	Performance (1 st April 2018 – 31 st March 2019)	
			Nature of performance	Significance
The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement (RTS) for Aggregates expressed as a % of	The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as	If the total level of permitted reserves, permitted output levels and actual output levels from aggregate sites in Ceredigion fall below the levels set in the RTS 1st Review, then an investigation into the situation will be	In 2018 sales of crushed rock aggregates were 0.19Mt i.e. 95% of the 0.2Mta RTS target. The 10-year average sales figure for 2009-2018 was 0.17Mt i.e. 85% of the 0.2Mta target.	+

<p>the total capacity required as identified in the Regional Technical Statement.</p>	<p>identified in the Regional Technical Statement.</p>	<p>triggered to ascertain the reasons why.</p> <p>If the issue is inadequate permitted reserves then consideration will be given as to whether or not there is a need to make further allocations and/or to identify 'Preferred Areas' for mineral extraction.</p> <p>If the issue is limitations on the levels of output permitted, consideration will be given as to whether there is scope to support applications to vary the conditions limiting the output levels.</p>	<p>In 2018 sales of sand and gravel in South West Wales were 0.12Mt i.e. 36.4% of the 0.33Mta target. The 10-year average sales figure for 2009-2018 was 0.21Mt i.e. 63.6% of the 0.33Mta target. However, across the authority grouping the capacity of sites to supply (i.e. operational capacity and annual output levels permitted) exceeded 100% of the target, and continues to do so.</p>	
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		<p>If the issue is actual output levels, then an investigation into whether the output is constrained by anything that might be addressed through the LDP, or is simply a reflection of demand.</p>		
<p>Analysis</p> <p>The SWRAWP RTS 1st Review sets Ceredigion a crushed rock apportionment of 0.2Mta to run to the end of the Plan period plus ten years beyond (i.e. to 2032) and sets a land-won sand and gravel apportionment of 0.3Mta collectively across Ceredigion, Carmarthenshire, Pembrokeshire and the Pembrokeshire Coast National Park (PCNP) to run to the end of the Plan period and seven years beyond (i.e. to 2029 for Ceredigion), with collaborative work required to achieve the joint 0.33Mta sand and gravel apportionment target outwith the PCNP.</p> <p>In 2018 sales of crushed rock aggregates in Ceredigion were 0.19Mt, 95% of the target 0.2Mt apportionment. The 10-year average sales 2009-2018 are also below the apportionment figure of 0.2Mta at 0.17Mta. Figures taken from the 2018 Annual survey returns indicate that Ceredigion had around 5.63Mt of crushed rock reserves at the end of 2018, so if average sales were to continue to progress at the current 10 year average sales, these reserves would last until 2051. This is far longer than the landbank requirement set in MTAN1.</p>				

In 2018 the total sales of land-won sand and gravel across the sub-region was 0.12Mt. This is 36.6% of the target 0.33Mta apportionment. Although this was well short of the 0.33Mt jointly apportioned to the former Dyfed authorities, all demand for land won sand and gravel across the whole SWRAWP region was met by sites located within the former Dyfed area and all these sites were operating well within their operational capacity and well below their permitted annual output levels (which collectively exceeds the annual apportionment), indicating that the shortfall is again a demand issue, and not a failure of supply to meet demand. Across the former Dyfed area there is more than sufficient capacity to increase outputs to the jointly apportioned 0.33Mta if demand were ever to rise to that level, although if this was to occur, the landbank position would reduce more rapidly, so this would need to be monitored closely. Ceredigion alone currently has the capacity (based on maximum permitted outputs set by planning conditions) to contribute 0.248Mta to the group apportionment (i.e. 75.15% of the group target of 0.33Mta). Figures taken from the 2018 Annual Survey returns indicate that the South West Wales area had around 2.61 MT of sand and gravel reserves at the end of 2018, so if average sales were to progress at their 10 year average level of 0.21 Mta the reserves would last until 2030, just sufficient for 7 years supply at the end of the plan period. However, if the LDP allocations at Penparc and Pant quarries are delivered they would add approximately 2Mta to the reserves which at the current 10 year average sales rate of 0.21 Mta would add 9.5 years to the landbank. The trend in sales suggests that the 10 year average sales will continue to reduce over time especially due to the concrete industry increasing the use of sand alternatives and the switch in supply at one site to non-aggregate production.

Representative officers of the South West Wales Minerals Planning Group of authorities meet regularly to discuss cross boundary minerals issues, including their shared apportionment. The Group has sought to establish from the minerals industry whether there are any reserves of sand and gravel within the region that they have identified for future provision, but to date no

sites have come forward. Three candidate sites have been submitted to Pembrokeshire County Council and One Candidate Site has been submitted to Ceredigion County Council for consideration in their respective LDP Reviews, but the assessments of the suitability of the sites has yet to be made.

Conclusions

Ceredigion's crushed rock sites are more than capable of meeting the apportionment set for Ceredigion in the RTS1st Review, and Ceredigion's sand and gravel sites (in combination with those sites located elsewhere in south west Wales, outside the National Park) are more than capable of meeting the required joint apportionment in any given year. The authority already contributes a significant proportion of the sand and gravel that is supplied from within south west Wales and is the only authority within the grouping to have additional site allocations in its LDP.

At the end of 2018 Ceredigion's permitted reserves of crushed rock aggregates and its permitted and allocated reserves of sand and gravel aggregates extended well beyond the levels needed to meet the landbank requirements of MTAN1, so there is no need to amend the Minerals Policies in the LDP, nor to allocate any further sites for land-won sand and gravel in order to provide the required landbank

Actions

Development plan policies are being implemented effectively.

4. Results of SA/SEA Indicators

- 4.1 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA). This Section 5 includes monitoring the SA/SEA for the period 1st April 2019 – 31st March 2020. Indicators have been identified to assess the performance of Sustainability Objectives. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.
- 4.2 As a visual aid in monitoring the effectiveness of policies and to provide an overview of performance, key indicators and outcomes are highlighted as follows:

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

- 4.3 The monitoring framework includes reference to other organisations and other plans and strategies which may have a proactive influence on the implementation of policies.
- 4.4 The monitoring process is dependent upon a wide range of statistical information. Certain circumstances have led to changes to the original Monitoring Framework. Any changes are detailed in Appendix 1 of the report.

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		1a Reduce greenhouse gas emissions in both existing and new development.		
Indicator	Source	Frequency	Performance (1st April 2019 – 31st March 2020)	
			Nature of performance	Significance
Annual emissions of basket greenhouse gases (by sector).	UK Government https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2018	As available.	Emissions were last recorded in 2018 as follows: Industry & Commercial Electricity: 44.2 CO ₂ (Kt) Industry & Commercial Gas: 14.0 CO ₂ (Kt) Large Industrial Installations: - CO ₂ (Kt) Industrial & Commercial Other Fuels: 45.2 CO ₂ (Kt) Agriculture 66.6 CO ₂ (Kt)	?

			<p>Domestic Electricity: 36.0CO₂ (Kt)</p> <p>Domestic Gas: 20.8 CO₂ (Kt)</p> <p>Domestic Other Fuels: 90.1 CO₂ (Kt)</p> <p>Road Transport (A roads): 82.8 CO₂ (Kt)</p> <p>Road Transport (Motorways): _ CO₂ (Kt)</p> <p>Road Transport (Minor roads): 65.1 CO₂ (Kt)</p> <p>Diesel Railways: 2.4 CO₂ (Kt)</p> <p>Transport Other: 1.7 CO₂ (Kt)</p>	
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Monitoring Framework SA/SEA Indicators

			LULUCF Net Emissions: -- -32.3 CO ₂ (Kt) Total for all sectors: 465.5 CO ₂ (Kt)	
Ceredigion's global ecological footprint.	Welsh Government http://gov.wales/docs/desh/publications/150724-ecological-footprint-of-wales-report-en.pdf	As available	The latest figures from 2015 indicate the following: Ecological Footprint of 3.59 global hectares per capita (gha/c) (compared to a Welsh Ecological Footprint of 3.28 (gha/c))	0
The installed MW capacity of renewable energy development approved.	Ceredigion County Council	Annually	<ul style="list-style-type: none"> • 0 MW granted planning permission 2019 – 2020, in 0 applications • 0 Biomass application 0 mw 	?

			<ul style="list-style-type: none"> • 0 Ground/Water/Air heat pump 0 MW • 0 hydropower 0 mw • 0 solar mw • 0 wind mw 	
<p>Average consumption of:</p> <ul style="list-style-type: none"> i. Ordinary Domestic Electricity, ii. Economy 7 Domestic Electricity, and iii. Domestic Gas. 	<p>Neighbourhood Statistics</p> <p>https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics</p> <p>https://www.gov.uk/government/statistical-data-sets/stacked-gas-consumption-statistics-data</p>	As Available	<p>Consumption was last recorded in 2019 as follows:</p> <p>Consumption of Ordinary Domestic Electricity: 98.79 GWh</p> <p>Consumption of Economy 7 Domestic Electricity: 52.75 GWh</p>	?

		<p>Consumption of Domestic Gas: 111.20 GWh</p> <p>Total Consumption of Domestic Electricity and Gas: 262.74 GWh</p>	
<p>Analysis</p> <p>In 2018 total annual greenhouse emissions in Ceredigion were 465.5 CO₂ (Kt). Emissions last recorded in 2017 show an increase in the CO₂ (Kt) emissions released in Ceredigion.</p> <p>Ceredigion’s Greenhouse gas emissions per source and energy consumption both present a mixed picture.</p> <p>No permissions granted for the monitoring period for renewable energy development.</p> <p>Ceredigion’s ecological footprint was last recorded in 2015 as 3.59 (gha/c). The rural nature of Ceredigion will continue to affect its ecological footprint due to its rurality and a combination of limited public transport and heavy reliance on private transport to access services. Access to public transport is limited and therefore there is a greater reliance on private transportation.</p>			
<p>Conclusions</p> <p>Ceredigion is providing a level of renewable energy helping Wales meet its national renewable energy target. The LDP continues to reduce greenhouse gas emissions in both existing and new development.</p>			

Sustainability Objective: 1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.				
Indicator	Source	Frequency	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	Ceredigion County Council	Annually	This indicator can no longer be monitored.*	?
Number of commercial or other relevant developments (units and proportion) of 1,000m ² / 1ha or over that achieve BREEAM standard excellent.	Ceredigion County Council	Annually	Units: 0 Proportion: 0%	?
Analysis				

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

Conclusions

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

Sustainability Objective: 1c To reduce flood risk				
Indicator	Source	Frequency	Performance (1st April 2019 – 31st March 2020)	
			Nature of performance	Significance
Amount of development permitted in the C1 and C2 floodplain areas as defined by TAN 15.	Ceredigion County Council	Annually	13 Applications approved in C1 all met TAN 15 tests 2 Applications approved in C2 all met TAN 15 tests	+
Amount of new residential development (units) permitted with SuDS.	Ceredigion County Council	Annually	A Sustainable Drainage Body (SAB) has been set up in Ceredigion and it will manage all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP	N/A

Monitoring Framework SA/SEA Indicators

			SA/SEA monitoring framework to include these indicators.	
Amount of new commercial (units) development over 500m ² permitted with SuDS	Ceredigion County Council	Annually	A Sustainable Drainage Body (SAB) has been set up in Ceredigion and it will manage all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP SA/SEA monitoring framework to include these indicators.	N/A
<p>Analysis</p> <p>On 7th January 2019 a new service was introduced by Ceredigion County Council to deliver the statutory legislation enacted by Welsh Government under the Flood and Water Management Act 2010.</p>				

This legislation applies to ALL new developments of more than 1 house or where the construction area is 100m² or more.

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

Conclusions

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

Monitoring Framework SA/SEA Indicators

Sustainability Objective: 2a Minimise contamination and safeguard soil quality and quantity.				
Indicator	Source	Frequency	Performance (1st April 2019– 31st March 2020)	
			Nature of performance	Significance
Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of permitted applications have been on brownfield land: 35% (112.64)	+
Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of completed development has been on brownfield land: 25% (65.64ha)	+

Average density of housing development permitted on allocated development plan sites.	Ceredigion County Council (AMR Indicator H13)	Annually	The average density of housing development permitted on allocated LDP sites is 19.59 units per hectare.	?
<p>Analysis</p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute a high proportion of total developable land. However a percentage of brownfield land has been developed every year since adoption. AMR indicator H09 sets a target for residential development on previously developed land as 5%. This indicator shows that in excess of 20% of development is being secured and delivered on brownfield land for all types of development which is positive. The average density of development on LDP allocated sites is broadly consistent with the LDP guideline density for allocated sites of 23 units per hectare.</p>				
<p>Conclusions</p> <p>Despite having only a low level of brownfield development, there are currently no concerns about the implementation of the LDP's policies as they encourage the use of brownfield development where appropriate. The average density of development on LDP allocated sites is lower than the average LDP guideline density of 23 units per Hectare, however this fluctuates regularly and has been justified on a case by case basis. The LDP continues to minimise contamination and safeguard soil quality and quantity.</p>				

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		2b To maintain and improve air quality across Ceredigion		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , Benzene, ozone).	Ceredigion County Council Air Quality Progress Report 2018 was prepared and submitted by September 2019. The next Progress Report will be submitted by the 30 th September 2020	Annually	<p>NO₂:</p> <p>An annual mean standard in 2018 of 40µg/m³ was not exceeded at any of the key monitoring / worst case and road-side locations in Ceredigion.</p> <p>Concentrations of NO₂ continue to comply with the First European Air Quality Daughter Directive.</p>	0

		<p>PM₁₀</p> <p>No new monitoring of particulate pollution was undertaken in 2018.</p> <p>Modelled background PM₁₀ concentrations in Ceredigion in 2018 were estimated to be below 13µg/m³ as an annual mean. Concentrations even at the worst case, roadside and hot-spot locations in Ceredigion were predicted to be well below annual PM₁₀ standard of 40 µg/m³</p> <p>Benzene</p> <p>Mandatory (and long-term indicative) standards for</p>	
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		<p>benzene were complied with in Ceredigion in 2018 at all monitored 'hot spot' and kerb-side locations that are relevant to public exposure. The longer term indicative standard of 3.25µg/m3 is also complied with at worst case locations in Ceredigion's main towns.</p> <p>Ozone</p> <p>The indicative 8 hour standard for Ozone was probably breached at a number of locations in Ceredigion in 2018 (and in previous</p>	
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		<p>years – particularly those with very hot summers).</p> <p>The Government accepts that ozone standards have been, and will continue to be breached with exceedances occurring more often in the south of the UK and in rural areas rather than cities and large towns.</p>	
<p>Analysis</p> <p>Last year’s AMR identified similar levels of air pollutants as this year, with all standards being complied with apart from ozone (but ozone standards are not currently contained in Regulations). No mean levels in relation to NO₂, PM₁₀ or Benzene were exceeded.</p> <p>Ozone is the only pollutant of those included in the National Air Quality Strategy that can be more problematic in rural than in urban areas. Because sunlight drives the reactions that produce ozone, it is understood why ozone is usually more of a problem in the summer and in the south of the country (rather than in the north). Highest levels are more likely to occur during hot sunny days and</p>			

levels increase during periods following the heavy production, and poor dispersion, of traffic fumes that are necessary for the precursor photochemical reactions to take place.

Conclusions

Despite breaches of indicative / guideline standards for ozone levels it is not considered that this has been caused by LDP policies. The Government accepts that ozone standards have been, and will continue to be, breached with exceedances occurring more often in the south of the UK and in rural areas rather than cities and large towns. Global warming could exacerbate this problem increasing public health and environmental concerns about ozone pollution.

Sustainability Objective: 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality				
Indicator	Source	Frequency	Performance (1st April 2018 – 31st March 2019)	
			Nature of performance	Significance
Bathing water quality.	Natural Resources Wales http://environment.data.gov.uk/wales/bathing-waters/profiles/index.html	Annually	14 monitored beaches for 2019 have quality standards of: 1. Aberporth: Good 2. Aberystwyth North: Good 3. Aberystwyth South: Good 4. Borth: Excellent 5. Cilborth: Excellent 6. Clarach South: Good	+

Monitoring Framework SA/SEA Indicators

			<p>7. Llangrannog: Excellent</p> <p>8. Llanrhystud: Excellent</p> <p>9. Mwnt: Excellent</p> <p>10. New Quay Harbour: Excellent</p> <p>11. New Quay North: Good</p> <p>12. New Quay Traeth Gwyn: Good</p> <p>13. Penbryn: Excellent</p> <p>14. Tresaith: Excellent</p>	
<p>Analysis</p> <p>Water quality is tested 20 times during the bathing water season from 15 May to 30 September each year. These samples are analysed against the standards laid out in the European Bathing Water Directive. Of the 14 beaches assessed in 2019 8 were classified as 'Excellent', and 6 as 'Good'. No beaches were classified as 'Sufficient' or 'Poor'.</p>				
<p>Conclusions</p>				

100% of the assessed beaches within Ceredigion are measured as meeting a minimum of 'Excellent' or 'Good' standards of the European Bathing Water Directive. LDP policies help support this by seeking to ensure that development does not pollute water bodies.

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		3a Make sustainable use of natural resources.		
Indicator	Source	Frequency	Performance (1st April 2019 – 31st March 2020)	
			Nature of performance	Significance
<p>Total tonnage of Municipal waste and Performance against:</p> <p>Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). The target for 2018/19 was 58% (rising to 64% by 2019/20).</p>	<p>National Assembly of Wales Performance Indicators WMT10 (CCC).</p>	<p>Annually</p>	<p>Total Municipal waste for 2018/19 was 34,26 3.51t</p> <p>For comparison in 2017/18 it was 35995.37 2016/17 it was 38115.07 2015/16 it was 35,202.76</p> <p>For the financial year 2018/19 overall the authority achieved 60.34% of Municipal waste prepared for re-use,</p>	<p>+</p>

			recycled /composted (or sent for Anaerobic Digestion (AD)), against an LART target of 58%	
<p>Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill.</p> <p>The allowance target set for the authority is progressively more restrictive over time. It was set at 9,656 tonnes for 2016/17 9,160 tonnes for 2017/18</p>	<p>Waste Data Flow</p> <p>i. National Assembly of Wales Performance Indicators</p>	Annually	<p>The volume of BMW sent to landfill during the financial year 2016/17 This equates to 44.8% of the landfill allowance being used.</p>	+

Monitoring Framework SA/SEA Indicators

<p>Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.</p>	<p>NRW Waste Permit Returns Data Interrogator</p>	<p>Annually</p>	<p>The total tonnage for the 2019 calendar year was 99658.49t, of which 8203.59t was landfilled (all landfilled out of County), 29338.14t was recovered, 3673.029t was transferred, 14250.22t was incinerated and 44193.51t was sent for treatment.</p>	<p>+</p>
<p>Analysis (Provisional)</p> <p>The authority continues to meet its Local Authority Recycling Targets (LART) and *landfill diversion targets.</p> <p>Ceredigion is currently sending its residual waste to an Energy from Waste facility under contract to LAS Recycling in Lampeter up until 2022 whilst a longer term solution is sought</p> <p>All the source segregated food waste collected by the Central Wales Waste Partnership including Ceredigion is sent to an out of County Anaerobic Digestion (AD) facility, which contributes significantly to the authority's current success in meeting both the LART and landfill diversion targets.</p>				

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

The authority introduced a new kerbside waste collection service during 2019. This provided additional services for glass and AHP (Absorbent Hygiene Products), and introduced changes to the frequency in collection of residual waste. These changes will help the Authority to continue to perform in terms of recycling and diversion of waste from landfill.

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

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

Conclusions

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

Sustainability Objective: 3b Build and maintain environmentally friendly, high quality services and infrastructure.				
Indicator	Source	Frequency	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Ceredigion County Council (AMR Indicator Q06)	Annually	3 Service Centres constrained by infrastructure issues (Sewage treatment and/or water supply).	+
<p>Analysis</p> <p>Engagement with DCWW is positive and ongoing. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 3. Refer to AMRQ06 above for further details.</p>				
<p>Conclusions</p> <p>Engagement with DCWW is positive. Since the beginning of the plan period the numbers of service centres that are constrained in part have reduced from 9 to 3. The LDP review and revision, as part of the candidate site process will consider any site specific infrastructure issues. This will ensure that any allocations to come forward in a replacement LDP are deliverable.</p>				

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		4a To value, conserve and enhance biodiversity.		
Indicator	Source	Frequency	Performance (1st April 2019 – 31st March 2020)	
			Nature of performance	Significance
% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINC's 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. 	Ceredigion County Council and Natural Resources Wales.	Annually	1.88% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity.	0

Monitoring Framework SA/SEA Indicators

<p>% of applications where there are enhancements for:</p> <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes 	<p>Ceredigion County Council and Natural Resources Wales.</p>	<p>Annually</p>	<p>82.89% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.</p>	<p>?</p>
<p>Loss of priority habitat (ha) due to new development.</p>	<p>Ceredigion County Council.</p>	<p>Annually</p>	<p>5% of applications for development have resulted in a loss of priority habitat (due to loss of hedgerows).</p>	<p>0</p>
<p>Loss of sites (ha) that meet SINC criteria due to new development.</p>	<p>Ceredigion County Council.</p>	<p>Annually</p>	<p>5% application led to a loss of sites that meet SINC criteria (scrub).</p>	<p>0</p>

Analysis

1.88% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity. 82.89% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22. 38 applications for development have resulted in a loss of priority habitat (due to loss of hedgerows without the inclusion of a condition relating to replanting or translocation of the lost hedgerow).

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

Conclusions

The objective has not been met. Actions have been identified to support better performance moving forward.

Monitoring Framework SA/SEA Indicators

Sustainability Objective: 5a To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage				
Indicator	Source	Frequency	Performance (1st April 2019 – 31st March 2020)	
			Nature of performance	Significance
Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	Ceredigion County Council.	Annually.	Residential Development Permitted: Hectares: 4.28(24%) Units: 53 (19%) Residential Development Completed: Hectares: 1.14 (22%) Units: 22 (28%) Non-residential Development Permitted:	+

			<p>Hectares: 0.36 (22%)</p> <p>Units: 5 (24%)</p> <p>Non-residential Development Completed:</p> <p>Hectares: 0.75 (77%)</p> <p>Units: 4 (44%)</p>	
<p>Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Aspect Area with an overall evaluation of Outstanding and</p> <p>Amount of development (ha, units and proportion) permitted and completed within the Visual and Sensory LANDMAP Aspect Area with an overall evaluation of Outstanding.</p>	Ceredigion County Council.	Annually.	<p>LANDMAP Aspect Area with Overall Evaluation Outstanding</p> <p>Residential Development Permitted:</p> <p>Hectares: 11.89 (67%)</p> <p>Units: 206 (74%)</p> <p>Residential Development Completed:</p> <p>Hectares: 3.62 (70%)</p>	+

Monitoring Framework SA/SEA Indicators

			<p>Units: 62 (78%)</p> <p>Non-residential Development Permitted:</p> <p>Hectares: 0.14 (8%)</p> <p>Units: 2 (88.5%)</p> <p>Non-residential Development Completed:</p> <p>Hectares: 0.81 (82%)</p> <p>Units: 7 (78%)</p> <p>Visual and Sensory LANDMAP Aspect Area with an overall evaluation of Outstanding Residential Development Permitted:</p>	
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		<p>Hectares: 0.69 (4%)</p> <p>Units: 8 (3%)</p> <p>Residential Development Completed:</p> <p>Hectares: 0.08 (2%)</p> <p>Units: 1 (1%)</p> <p>Non-residential Development Permitted:</p> <p>Hectares: 1.21 (74%)</p> <p>Units: 16 (76%)</p> <p>Non-residential Development Completed:</p> <p>Hectares: 0.81 (82%)</p> <p>Units: 7 (78%)</p>	
Analysis			

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

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

An analysis of the relevant full and reserved matters planning applications reveals that in terms of hectarage 45% of residential permissions within SLAs are within SLA7: The Teifi Valley. This is to be expected since the valley is not only one of Ceredigion's largest SLAs, but it is also it's most populous, incorporating four Service Centres (Lampeter, Adpar, Tregaron and Cenarth).

Conclusions

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

Sustainability Objective:				
6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and				
6b Build vibrant, safe and cohesive communities.				
Indicator	Source	Frequency	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	Ceredigion County Council (AMR Indicator H10 & H11).	Annually	Since the adoption of the LDP, the following affordable homes have been committed: Permitted: 838(23%) Completed: 521 (23%)	+
Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	Ceredigion County Council (AMR Indicator E06).	Annually	See Appendix 8. Last available information 2019 AMR	+

Monitoring Framework SA/SEA Indicators

<p>Number of Lower Super Output Areas (LSOAs) in the most deprived 30%.</p>	<p>Welsh Government https://statswales.wales.gov.uk</p>	<p>As available</p>	<p>According to the Welsh Index of Multiple Deprivation (WIMD) (2019), 3 out of 46 LSOAs (6.5%) were identified as being within the most deprived 30%. These were, Aberystwyth Penparcau 1 (W01000515), Aberteifi/Cardigan - Rhyd-y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).</p> <p>2 out of 46 LSOAs (4.3%) were identified as being within the most deprived 20%. These were Aberteifi/Cardigan - Rhyd-</p>	<p style="text-align: center;">?</p>
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			<p>y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).</p> <p>1 out of 46 LSOAs (2.2%) was identified as being within the most deprived 10%, this was Aberteifi/Cardigan - Teifi (W01000511).</p>	
<p>Notifiable offences recorded by police by type.</p>	<p>Office for National Statistics https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatacommunitysafetypartnershiplocalauthoritylevel</p> <p>https://www.ons.gov.uk/people</p>	<p>As Available</p>	<p>Statistics for notifiable offences for 12 months preceding March 2019 are as follows:</p> <ul style="list-style-type: none"> • Violence with Injury (Offences): 457 • Violence without Injury (Includes Harassment 	<p>?</p>

	<p>djustice/datasets/recordedcrime databycommunitysafetypartners hiparea</p>		<p>and Assault) (Offences): 770</p> <ul style="list-style-type: none"> • Robbery (Offences): 8 • Theft from the Person (Offences): 8 • Criminal Damage and Arson (Offences): 479 • Domestic Burglary (Offences): 138 • Non Domestic Burglary (Offences): 48 • Vehicle Offences (Includes Theft of and from Vehicles) (Offences): 65 • Drug Offences (Offences): 318 	
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		<ul style="list-style-type: none"> Sexual Offences (Offences): 150 	
<p>Analysis</p> <p>In respect of Affordable Homes, the percentage is above the required target of 20% for both permissions and completions. See AMR Indicator H10 for further details.</p> <p>In respect of services and facilities in Service Centres, there has been little variation in the numbers of key services and facilities in recent years and since the LDP has only been the basis for decision making since April 2013 it is too early to tell if this strategy is having a significant effect on retaining or enhancing them. See AMR Indicator E06 for further details.</p> <p>With regards notifiable offences recorded by police by type, there have been no significant changes in the number or type of notifiable offences since plan adoption.</p>			
<p>Conclusions</p> <p>The AMR suggests that the proportion of Affordable Homes permitted and completed is making a positive contribution to the maintenance of the distinctive cultural identity of the County in a way that is responsive to a range of needs by enabling access to housing for local people in affordable housing need for both private and social housing sectors.</p> <p>There has been little variation since adoption of the numbers of key services and facilities in Rural Service Centres, deprived LSOA's and notable offences.</p>			

Monitoring Framework SA/SEA Indicators

Sustainability Objective: 7a Promote and provide opportunities and services to maintain healthy communities.				
Indicator	Source	Frequency	Performance (1st April 2018 – 31st March 2019)	
			Nature of performance	Significance
Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	Ceredigion County Council.	Annually	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services: 10.5% (2019 data)	?
Proportion of new dwellings within 300m of their nearest natural green space.	Ceredigion County Council.	As Available.	This indicator could not be monitored this year as information was not available. Notwithstanding it is noted that previous monitoring identified a positive relationship.	N/A

Amount of new open space facilities (ha) provided.	Ceredigion County Council (AMR Indicator Q01 & Q03).	Annually.	No loss of open space within the county.	+
<p>Analysis</p> <p>Many of the applications received during this monitoring period relate to sites already granted as outline under the Unitary Development Plan (UDP) and as such it has not been possible to require the development to provide open space in accordance with Policy LU24.</p> <p>The proportion of dwellings within proximity to key health services is 10.5%. This is due to the rural nature of the county and historic population distribution. Due to this indicator not being reported previously this will act as a baseline for future monitoring. It is hoped that results improve as more permissions are granted in accordance LDP strategy to ensure a sustainable pattern of development.</p> <p>Due to the rural nature of Ceredigion, all properties are within 300 metres of natural greenspace according to the NRW data on 'provisionally accessible natural greenspace' in 2014. Refinement of the information on natural greenspace from NRW needs to occur in order to provide a more precise answer in future plan periods.</p>				
<p>Conclusions</p> <p>The LDP continues to promote and provide opportunities and services to maintain healthy communities.</p>				

Sustainability Objectives:				
8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.				
Indicator	Source	Frequency	Performance (1st April 2019 – 31st March 2020)	
			Nature of performance	Significance
Tourist days and Tourist numbers by i. Serviced Accommodation, ii. Non-Serviced Accommodation, iii. Staying with friends or relatives and iv. Day Visitors.	Ceredigion County Council http://www.discoverceredigion.co.uk/English/footer/tradepartner/site/tourismreportstatistics/Pages/default.aspx	As Available	This information is for the 2018 calendar year and is the latest information available: 1,214,000 Total Staying Visitors including: • 188,000 persons staying in Serviced Accommodation • 914,000 persons staying in Non-Serviced Accommodation	0

			<ul style="list-style-type: none"> • 113,000 persons staying with Friends or Relatives • 1.52 million day visitors. 	
<p>Analysis</p> <p>There has been no significant changes in total visitor numbers or visitor types in recent years and a slight increase in the economic impact of tourism is evident. The levels of visitor numbers both staying and non-staying have fluctuated marginally over the past 10 years but have consistently been around the figures presented here. However the levels of economic benefit of tourist visits continues to steadily increase.</p>				
<p>Conclusions</p> <p>Whilst there has been a notable drop in numbers for staying visitors this does not appear to be Ceredigion specific. The suite of tourism polices in the LDP are considered to support the objective and the LDP continues to promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.</p>				

Monitoring Framework SA/SEA Indicators

Sustainability Objectives:		9a Increase opportunities to build the Ceredigion education and skills base.		
Indicator	Source	Frequency	Performance (1st April 2019 – 31st March 2020)	
			Nature of performance	Significance
Number and % of people aged 16-64 with NVQ qualifications.	https://www.nomisweb.co.uk/reports/imp/la/1946157390/report.aspx?town=ceredigion%20-%20tabquals#tabquals	Annually.	<ul style="list-style-type: none"> • NVQ4 and above: 16,800 (35.4%) • NVQ3 and above: 29,700 (62.4%) • NVQ2 and above: 37,600 (78.9%) • NVQ1 and above: 42,000 (88.1%) • Other qualifications: 2,100 (4.5%) • No qualifications: 3,500 (7.4%) 	?

<p>Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.</p>	<p>Ceredigion County Council.</p>	<p>2011 - 13 and 2021 - 23</p>	<p>Not due to be monitored this year</p>	<p>N/A</p>
<p>Analysis</p> <p>The LDP strategy continues to promote growth in sustainable locations. Changes due to schools modernisation will be factored into the LDP Review.</p> <p>In Ceredigion the numbers achieving NVQ qualifications has increased. Other qualifications has decreased and no qualifications has increased. When comparing Ceredigion to the Wales averages the Ceredigion population have higher levels of NVQ Qualifications and lower levels of Other Qualifications. Further, only 7.4% of the Ceredigion population have no qualifications compared to the Wales average of 8.5%.</p>				
<p>Conclusions</p> <p>There are no concerns over the LDP Strategy and policy in relation to the objective.</p>				

Monitoring Framework SA/SEA Indicators

Sustainability Objectives:		10a Promote the use of the Welsh language.		
Indicator	Source	Frequency	Performance (1st April 2019 – 31st March 2020)	
			Nature of performance	Significance
Number and % of persons age 3 and over who say they can speak Welsh by Census year.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011 - 13 and 2021 - 23	31 st March 2011: <ul style="list-style-type: none"> • All persons aged 3 and over: 73,847 • Persons who can speak Welsh: 34,964 • Persons who cannot speak Welsh: 38,883 • Percentage of people who say they can speak Welsh: 47% 	N/A
% of persons aged 3 and over who say they can speak Welsh by	Welsh Government	Annually	31 March 2019, persons aged 3 and over:	?

<p>Annual Population Survey estimates.</p>	<p>https://statswales.wales.gov.uk/Catalogue/Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure</p> <p>https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure</p>		<ul style="list-style-type: none"> • All persons aged 3 and over: 74,100 • Persons who can speak Welsh: 42,400 • Persons who cannot speak Welsh: 31,600 • Percentage of people who say they can speak Welsh: 57.3% 	
<p>Number and % of Ceredigion pupils who speak Welsh at home.</p>	<p>Ceredigion County Council School Census</p>	<p>Annually</p>	<p>Data is for the academic year –2018 - 2019:</p>	<p>?</p>

Monitoring Framework SA/SEA Indicators

	<p>Or</p> <p>https://statswales.gov.wales/Catalogue/Education-and-Skills/Schools-and-Teachers/Schools-Census/Pupil-Level-Annual-School-Census/Welsh-Language/speakingwelshhomepupils5andover-by-localauthorityregion-category</p>		<ul style="list-style-type: none"> • Speaks Welsh at home: 2898 (35%) • Does not speak Welsh at home: 3426 (41%) • Not applicable (cannot speak Welsh): 2099 (25%) • No information provided:0 	
The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	<p>Welsh Government</p> <p>https://statswales.gov.wales (National Strategic Indicators)</p>	Annually	Data for year 2019/2020: 477 pupils were assessed in Welsh out of a total of 686 pupils (69.5%)	?
Analysis				

The APS estimates and the School Census both indicate that the number of Welsh speakers in Ceredigion has decreased slightly. In March 2019 57.3% of people in Ceredigion could speak Welsh. This compares to 59.6 (2018), 58.6% (2017), 53% (2016), and 52.3% (2015 and 2014) 54.3% (2013).

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

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

Conclusions

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

Monitoring Framework SA/SEA Indicators

Sustainability Objectives:		11a Reduce the need to travel/transport and promote sustainable modes of transportation; and	11b Improve accessibility to services for communities, and connectivity for the sake of the economy.	
Indicator	Source	Frequency	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including supermarket, post office and doctor surgery and/or hospital; by walking, car and public transport.	Ceredigion County Council	Annually	Supermarket <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 99.94% • 60 min.: 0.05% • 90 min.: 0.01% • Over 90 min.: 0% • Public Transport: 	?

			<ul style="list-style-type: none"> • 30 min.: 67.51% - 2017 Data • 60 min.: 14.19% - 2017 Data • 90 min.: 1.64% - 2017 Data • Over 90 min.: 17.08% - 2017 Data • Walking: <ul style="list-style-type: none"> • 30 min.: 36.73% • 60 min.: 8.62% • 90 min.: 11.99% • Over 90 min.: 42.65% Post Office • Car: 	
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Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • 30 min.: 99.97% • 60 min.: 0% • 90 min.: 0% • Over 90 min.: 0.01% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 77.67% 2017 Data • 60 min.: 6.42% 2017 Data • 90 min.: 0.43% 2017 Data • Over 90 min.: 15.49% 2017 Data • Walking: <ul style="list-style-type: none"> • 30 min.: 56.60% 	
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			<ul style="list-style-type: none"> • 60 min.: 18.35% • 90 min.: 14.05% • Over 90 min.: 10.98% <p>Doctor surgery and/or hospital</p> <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 99.97% • 60 min.: 0% • 90 min.: 0% • Over 90 min.: 0.03% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 73.16% 2017 Data 	
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Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • 60 min.: 9.79% 2017 Data • 90 min.: 0.73% 2017 Data • Over 90 min.: 16.32% 2017 Data • Walking: <ul style="list-style-type: none"> • 30 min.: 44.20% • 60 min.: 12.69% • 90 min.: 15.78% • Over 90 min.: 27.31% 	
Volume of road traffic.	http://gov.wales/docs/statistics/2016/161130-road-traffic-2015-en.pdf	Annually	Traffic volume was last recorded in 2019 as follows:	?

	<p>https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Traffic/volumeofroadtraffic-by-localauthority-year?_ga=2.216523606.1122744816.1568042032-246819962.1561535796</p>		0.86 Billion vehicle kilometres.	
The main mode of transport for traveling to work.	<p>Office of National Statistics http://www.ons.gov.uk/ons/index.html</p>	2011-13 and 2021-23	<p>31st March 2011:</p> <ul style="list-style-type: none"> • All categories: Method of travel to work (alternative): 57,405 • Work mainly at or from home: 6,780 (11.8%) • Underground, metro, light rail, tram: 32 (0.1%) • Train: 125 (0.2%) 	N/A

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • Bus, minibus or coach: 910 (1.6%) • Taxi: 98 (0.2%) • Motorcycle, scooter or moped: 148 (0.3%) • Driving a car or van: 17,917 (31.2%) • Passenger in a car or van: 1,652 (2.9%) • Bicycle: 361 (0.6%) • On foot: 4,266 (7.4%) • Other method of travel to work: 157 (0.3%) • Not in employment: 24,959 (43.5%). 	
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<p>Number of car or vans per household.</p>	<p>Office of National Statistics http://www.ons.gov.uk/ons/index.html</p>	<p>2011-13 and 2021-23</p>	<p>31st March 2011:</p> <ul style="list-style-type: none"> • All households: 31,562 • Households with no cars or vans: 5,803 (18.4%) • Households with 1 car or van: 13,627 (43.2%) • Households with 2 cars or vans: 8,677 (27.5%) • Households with 3 cars or vans: 2,449 (7.8%) • Households with 4 or more cars or vans: 1,006 (3.2%) • Sum of all cars or vans: 42,905. 	<p>N/A</p>
<p>Analysis</p>				

The impact of new residential development as a proportion of existing housing stock dispersed across the County is likely to be largely imperceptible on a year by year basis and in respect of some of the data; causal relationship between journey times and residential development is not easily identifiable. Analysing the data over a longer time period may however offer some indication as to the effects of the LDP.

In terms of travel times to key facilities, the results remain largely unchanged since adoption. The % over 90 mins from key facilities by public transport has increased due to changes in the public transport network and frequency of services; however, the majority remain within 30mins travel time.

Conclusions

The AMR cannot draw any conclusions regarding the effect of the LDP at this point. It is likely that a year by year 'no change' scenario will persist and that substantive effects will not be identifiable until more development has come forward. Any significant changes should be the subject of analysis of potential causes beyond the impact of the LDP.

Sustainability Objectives:		12a Encourage a vibrant and diversified economy.		
Indicator	Source	Frequency	Performance (1st April 2018 – 31st March 2019)	
			Nature of performance	Significance
Number and % of economically active people in employment.	NOMIS Official Labour Market Statistics https://www.nomisweb.co.uk/reports/imp/la/1946157390/printable.aspx	Annually	April 2019 – March 2020: <ul style="list-style-type: none"> • Economically Active: 36,700 (7.5%) • In employment: 35,800 (71.1%) • Employees: 11,900 (48.5%) • Self-employed: 6,100 (22.8%) • Unemployed (model-based): 1,00 (2.6%). 	+

Monitoring Framework SA/SEA Indicators

<p>Median gross weekly pay for residents within Ceredigion.</p>	<p>NOMIS Official Labour Market Statistics</p> <p>https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx</p>	<p>Annually</p>	<p>2019:</p> <ul style="list-style-type: none"> • Full-time workers: £504.4 • Male full-time workers: £513.0 • Female full-time workers: £456.9 	<p>?</p>
<p>Number of employees by broad economic sector.</p>	<p>Stats Wales:</p> <p>https://statswales.wales.gov.uk/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/WorkplaceEmployment-by-WelshLocalAreas-Industry</p>	<p>Annually</p>	<p>Workplace employment by industry 2018 as follows:</p> <ul style="list-style-type: none"> • Agriculture, forestry and fishing: 4,300 • Production: 2,000 • Construction: 2,500 • Wholesale, retail, transport, hotels and food: 9,100 	<p>+</p>

		<ul style="list-style-type: none"> • Information and communication: 500 • Finance and insurance activities: 300 • Real estate activities: 700 • Professional, scientific and technical activities; administrative and support service activities: 3,300 • Public administration, defence, education and health: 11,300 • Other service activities: 1,900 • All industries: 35,900 	
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Monitoring Framework SA/SEA Indicators

Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03).	Annually	See AMR Indicator E03 results.	+
Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03).	Annually	See AMR Indicator E03 results.	+
Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	Ceredigion County Council.	Annually	Survey carried out February 2019: <ul style="list-style-type: none"> • Aberaeron: 5.3% • Cardigan: 8.3% • Aberystwyth: 10.4% • Lampeter: 10.5% • Llandysul: 16.7% • Tregaron: 10%. 	0
% of retail uses on primary retail frontage.	Ceredigion County Council (AMR Indicator E07).	Annually	See AMR Indicator E07 results.	+

<p>% of retail uses on secondary retail frontage.</p>	<p>Ceredigion County Council (AMR Indicator E07).</p>	<p>Annually</p>	<p>See AMR Indicator E07 results.</p>	<p>+</p>
<p>Footfall levels in Aberystwyth.</p>	<p>Ceredigion County Council.</p>	<p>Annually</p>	<p>Footfall recorded 22nd of November 2019, between 10am and 5pm:</p> <ul style="list-style-type: none"> • Great Darkgate Street: 2316 • Sgwar Owain Glyndwr: 2102 • Terrace Road (North): 1691 • Terrace Road (South): 1460 • Chalybeate Street: 1270 • Clocktower – Bridge Street: 459 	<p>?</p>

		<ul style="list-style-type: none"> • Clocktower – Upper Great Darkgate: 489 • Promenade two locations: 806 • Eastgate: 398 • Pier St: 683 • Total: 11674 	
<p>Analysis</p> <p>While the economic recession caused the numbers in employment to drop from 69.6% in 2010 to 61.3% in 2011/2012, since then there has been a steady rise in numbers in employment. This monitoring period shows an increase in the proportion of economically active persons in employment from 70.7% (2018) to 77.5% (2019). The proportion of economically active persons in employment may seem low, being lower than the Wales (76.9%) and UK (79.1%) average but Ceredigion has a relatively high student population, which contributed to a significant percentage of those individuals not in employment.</p> <p>Gross weekly pay for full time employees has not varied significantly since the LDP was adopted. Further, given that the Ceredigion figures are derived from survey data for a small area, the year on year change may be more the result of sample variability than evidence of an actual change in income. Notwithstanding, wages in Ceredigion continue to be lower the Welsh and UK averages and the assumed growth is also below the average annual rate of inflation for this period.</p>			

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

Shop vacancy rates are highly variable between Town Centres. The average shop vacancy rate within Ceredigion's Town Centres is 10.2%. This figure compares to 9.7% (2019), in 2019 the rate for Tregaron was 3.3% (due to the small number of retail unit in Tregaron any change affects the percentage greatly). This is on a par with the UK vacancy average, which according to the Local Data Company was 12.2% in March 2020 & the Wales average 15.9%. Therefore, with the exception of Llandysul (16.9%) all town centres are performing better than the Welsh national average and overall, the situation is an optimistic one, particularly as Aberystwyth, which is by far Ceredigion's largest shopping centre, has a vacancy rate of just 10.4%.

Ceredigion's Primary and Secondary retail frontages, which exist only in Aberystwyth and Cardigan, also offer a varied picture. In Aberystwyth Primary Frontages, the proportion of retail uses varies from between 88.9% to 42.9%; while it's Secondary Frontages vary between 76.9% and 26.7%. In Cardigan Primary Frontages, the proportion of retail uses varies between 72% and 76% in its two primary retail frontage areas while it's Secondary Frontages vary between 90.9% and 23.1%.

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

When considering A class uses (including use classes A1, A2 and A3), primary frontages in Aberystwyth range from 87.5 – 100% (combined 95.4%) and in Cardigan 96 –100% (98% combined) and secondary frontages in Aberystwyth range from 84.6 – 100% (combined 92%) and in Cardigan range from 71.4 – 100% (combined 96%). This picture indicates that all frontages are all exceeding required policy targets.

Footfall surveys have been conducted in Aberystwyth annually since 2012. The total footfall recorded in 2019 was 11674 which is greater 2018 (7681), however in 2018 several locations were not counted. But is comparative to the figures of 2017 (12351), 2016 (10,144) and 2015 (9886).

Conclusions

There are indications of a mixed picture regarding growth in the economy and job market within Ceredigion. However, it is too early to tell whether or not this is a long term trend and whether or not it is in any way causally linked to the implementation of LDP. Despite these uncertainties, there is no evidence to suggest that the LDP is having a negative effect on the local economy and therefore, within the context of the SA/SEA, the overall effect of the LDP does not raise any concerns at the present time.

5. Conclusions and Recommendations

- 5.1 The findings of the 3rd AMR in 2016 triggered plan review. An LDP Review Report has been prepared and consulted on. The Review Report sets out the extent of changes required to the LDP identified in the preceding AMR's, updates to the evidence base and ongoing surveys. A delivery Agreement has been prepared and submitted and signed off by Welsh Ministers, The Preferred Strategy consultation and two calls for candidate sites has also been undertaken.
- 5.2 In regard to contextual changes, new legislation, policy and external conditions which have been introduced during this monitoring period, they mainly relate to technical guidance re TAN 2 and supporting documentation on One Planet developments. This guidance has been utilised in planning decision making and in preparation of the AMR. In regard to the AMR Indicators, this year's results show that the plan is performing successfully across a range of areas. Of the 32 AMR Indicators 23 (71%) are meeting identified targets or where targets are not being met there are no concerns over the implementation of policies. Only 9 (28%) have been identified of concern and the housing indicator's performance is summarised in the following table:

Conclusions and Recommendations

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



Indicator	Policies	Performance	Comment
AMRH04 – Settlement Strategy – Development in 'Linked Settlements'	S01, S04	-	<p>46% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04.</p> <p>The LDP revision should consider why there is a negative shift away from capacity limits across the county.</p>
AMRH05 – Settlement Strategy – Development in 'Other Locations'	S01, S04	-	<p>21 units in 'other locations' approved during the monitoring period was in accordance with the LDP and National Policy. 11 units were approved outside that permitted by the LDP strategy, TAN 6 and PPW 9.2.22. However one was a managers dwelling and one will provided a commuted sum for affordable housing and the remaining 9 were conversions/reinstatements.</p>

Conclusions and Recommendations

Indicator	Policies	Performance	Comment
AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate	S01, S02, S03, S04, LU05	-	The AAR has not been achieved however, the 2018-based projections reflect a reversal in the demographic trend compared to forecast trajectories on which the LDP relied. Put quite simply, the growth anticipated by the 2008 forecasts has not taken place at the rate predicted and a later forecast (2011) was accompanied by a WG letter to Heads of Planning to treat this lower data with caution.
AMRH07 – Delivery of Allocated Housing Sites	S01, S02, S03, S04	-	The identified targets for 2019 (84% commitments and 64% completions) have not been met. The percentage of anticipated units (permissions) and completions on allocated sites have both changed from the previous monitoring period to 19% and 4% respectively. The LDP review will need to consider delivery of allocated sites in more detail.
AMRH08 – Housing Development in the Right Locations	S01, S03	-	Whilst the target has not been achieved, positive movement in the right direction is evident since plan adoption and since the previous monitoring period.



Indicator	Policies	Performance	Comment
			The LDP revision will need to consider the appropriateness of existing allocated sites to inform a replacement Plan.
AMRH14 – Delivery of Housing	LU05	-	Average ratio across the County is 20.5 outstanding consents to every 1 completion. Completions are complicated by external factors outside the control of the LPA including financing requirements, the lack of volume builders, and limited commercial finance opportunities for small independent builders. The figure has also been affected by the inability to carry out the Completions & Outstanding consents survey due to the COVID-19 pandemic.

Conclusions and Recommendations

- 5.3 In regard to the LDP Housing indicators where concerns have been identified, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress is not as fast as anticipated and concern remains that many plan period targets will not be achieved by 2022. Other housing indicators highlight the need for further investigation and new and emerging evidence which is informing the LDP review. The key concerns identified by the 7th AMR relate primarily to the LDP strategy and housing supply and delivery and specifically Policies S01, S02, S03 and S04 and LU05.
- 5.4 LDP review and revision (which has already been triggered by the 3rd AMR in 2016) will need to consider the following:
- The 2018 based population and household projections and their implications for development;
 - The Settlement strategy (county-wide, at settlement group level, and development coming forward in 'linked settlements and other locations);
 - The appropriateness of allocated sites; and
 - The lack of housing delivery in general and in service centres/the right locations.
 - How to support a more effective supply and delivery of housing (and affordable housing) across the County; and
 - The delivery of existing employment allocations and the economic land supply needs into the future.
 - Updated and emerging evidence base.
- 5.5 Finally, the AMR includes 53 Sustainability Indicators. This year's monitoring results indicate that an overall positive effect on sustainability has been realised.

Appendix 1 Summary of LDP Indicators

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 2 Summary of Sustainability Indicators

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

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

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

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

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

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
high quality services and infrastructure.	(Sewage treatment and water supply).									
4a To value, conserve and enhance biodiversity.	% of development permitted where there are predicted to be significant residual long term or unknown 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:									

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Biodiversity (including LNRs, SINC's and priority habitats and species); Ecological Connectivity; Trees, hedgerows and woodlands; or Ecosystem services and natural processes.									
	Loss of priority habitat (ha) due to new development.	-	-	-	0	0	0	0		
	Loss of sites (ha) that meet SINC criteria due to new development.	0	0	-	0	0	0	0		
5a	To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and									
	Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	+	+	+	+	+	+	+		

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

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

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

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

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

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

Appendix 3: Status of Allocated Sites 2019 - 2020

Housing

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

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0104	Land south of Maesyentre Llwyncelyn	0.44	9	Aberaeron (Llwyncelyn)	Remainder of allocation has permission and is under construction.
H0201	Land at Stepside Farm, Gwbert Road (1)	2.76	78	Cardigan	LDP trajectory: 2013-2017. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site. Part of site in different ownership and has submitted a pre-application query submitted in 2016 regarding development options for the site.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0202	Land at Stepside Farm, Gwbert Road (2)	1.16	33	Cardigan	LDP trajectory: 2018-2022. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site.
H0203	Pentop Fields	0.64	19	Cardigan	A130988 application by RSL (Tai Ceredigion) for 23 units social housing units at Awel yr Afon, including wheelchair access bungalow - approved. All under construction 2020.
H0204	Adj. to Roby Villa, St Dogmaels	0.63	16	Cardigan	The site owner has been contacted regarding progress and we await further updates. Site for sale.
H0301	Maes Crugiau, Penparcau	1.50	53	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Site Complete

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0302	Piercefield Lane, Penparcau	3.90	118	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	Full permission granted for 49 dwellings.
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2013-2017. This site is owned by the Council who Submitted alongside an RSL partner an application for phase 1 of the scheme, however the local community have submitted a Village Green application and the outcome of this is awaited before a determination on the planning application can be made (this was a decision by the planning committee).
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	A140679 – Outline application for 48 units issued 13/11/2019

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

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0306	Land at Southgate, Penparcau	5.40	189	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: Development to occur in 2 phases over last part of the plan period (2018-2022). Hydraulic restrictions exist in relation to sewage - can be addressed by private contributions. Major highway improvements required.
H0401	Land opposite Parc y Trap	2.69	35	Adpar	Extensive pre-application discussions have commenced with regard to bringing this site forward. Negotiations with regards to the sale of Council owned land are currently being finalised and a planning application is expected imminently.
H0501	Former Lampeter Primary School	0.65	12	Lampeter	A170192 for 20 affordable units refused 30/04/2018. A180436 application for demolition of school – no prior approval required. Site complete 2020

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0502	Site rear of Ffynon Bedr	0.81	20	Lampeter	LDP trajectory: 2013-22: No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
H0503	Site on corner of Forest Road	0.57	9	Lampeter	No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will come forward during the plan period.
H0504	Forest Road	4.52	90	Lampeter	Discussion has commenced with regard to bringing this site forward.
H0505	Land adj Maes-yr-deri	4.20	105	Lampeter	No known issues with regard to deliverability. Extensive pre-application discussions with the site owner and agent have indicated that development of the site will be forthcoming. Pre-App Q150046 in Feb 2015. Application A190013 for 95 units refused 01/03/2019.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0601	Rear of the Beeches	4.85	126	Llandysul	Part of site has been sold to RSL.
H0701	Land off Dewi Road	1.80	36	Tregaron	Application for 42 units approved 02/2/2016
H0702	Land rear to Rhyd Y Fawnog	1.52	38	Tregaron	LDP trajectory: 2018-2022. No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
M0701 (part)	Cylch Caron Project, rear of Talbot	2.1	20 Housing	Tregaron	Reserved matters approval 15/03/2017 for 34 units.
H0801	Trenchard Estate south	0.25	10	Aberporth / Parclynn	Pre app A160268 - Erection of new Aberporth Sports & Social Club on plot 1 & erection 48 residential units.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0802	Trenchard Estate west	1.15	21	Aberporth / Parcllyn	Permission granted for 21 units A160770 extent time submission RM - to allow a further 3 years approved 09/01/2017.
H0803	Maeswerdd, Lon Ysgolig	0.79	15	Aberporth / Parcllyn	LDP trajectory: 2013-2017. The planning permission granted under the UDP which covered part of the allocation has expired. Landowner contacted by LPA to encourage release of the site. Site has been up for sale.
H0804	Field next to Brynglas Estate	1.57	52	Aberporth / Parcllyn	LDP trajectory: 2018-2022. No clear indication that the developer is committed to early development of this site, therefore delivery is expected later the plan period.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0805	Land at Plas Newydd South east off Parc Y Delyn	0.99	25	Aberporth / Parcllyn	LDP trajectory: 2018-2022 Issues in regard to the WWTW which will need to be addressed by private contributions. Access would require demolitions and site is actively farmed at present.
M0802	Sports and social club and playing fields	3.90	48 Housing (See main entry in Mixed Use table below)	Aberporth / Parcllyn	LDP trajectory: 2018 - 2022 Proposal involves a relatively complex negotiation to provide alternative sports/club facilities for which negotiations well advanced.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0901	Land adjacent to Erw Las	1.85	56	Bow Street	LDP trajectory: 2018-2022. Hydraulic restrictions relating to sewage existed until improvements were made in the summer of 2014 allowing development to occur.
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street	LDP trajectory: 2013-2017. Hydraulic restrictions relating to sewage existed until improvements were made in the summer of 2014 allowing development to occur. Site for sale.
H1001	Land rear of Towyn Farm	6.98	134	New Quay	Discussion has commenced with regard to bringing part of the site forward. Pre-app Q160296. Application A181235 for 35 refused 30/09/2020.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1101	Land off Spring Meadow Estate	0.37	7	Cenarth	A150130 - RSL Erection of 15 affordable dwellings and associated works comprising 1 x 5 bedroomed special needs bungalow, 2 x 2 bedroomed wheelchair bungalow, 1 x 1 bedroomed wheelchair bungalow, 6 x 2 bedroomed house, 4 x 2 bedroomed houses, 1 x 4 bedroomed house. Approved December 2015. Site levelled 2017. Site was inaccessible to survey but some units had roofs on 2020.
H1102	Land at and n/ east of Tegfan	0.86	14	Cenarth	Discussion has commenced with regard to bringing this site forward.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1103	North east Cenarth School	0.79	17	Cenarth	LDP trajectory: 2013-17. Site forms an extension to an existing development site. The landowner/developer has released the previous site on a piecemeal basis gradually over recent years, but policy now seeking better progress.
H1201	Site rear to Bryn Salem	0.54	10	Felinfach/Ystrad Aeron	All 23 units completed in 2016.
H1202	Cae'r Bont	8.22	90	Felinfach/Ystrad Aeron	No further discussion with regard to bringing this site forward has been held.
H1203	Land off B4342	1.57	24	Felinfach/Ystrad Aeron	A181211 - Erection of 9 dwellings (2 affordable) approved 19/08/2020
H1301	Land rear of Brynawen	1.08	22	Llanarth	9 dwellings adjacent still to be delivered prior to extending into allocated site. S106 signed for this 29/01/2015. Permission for further 26 units.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1302	Land adj to Vicarage	0.83	9	Llanarth	Reserved Matters permission for 9 dwellings of which 4 are to be affordable properties, granted 29/01/2015.
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth	No known issues regarding deliverability.
H1304	Alma Street	2.64	32	Llanarth	Discussion has commenced with regard to bringing this site forward. Outline Planning Application is imminent. Likely to deliver in the next 5 years.
H1401	Land Opposite Y Gorlan	3.34	84	Llanilar	LDP trajectory: 2013-2017 (42 units) & 2018-2022 (42 units) Rate of development of existing consents in the settlement to be acceptable in terms of timing before this site is released.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1501	Land rear or Pont Pen-lon	1.30	20	Llanon	LDP trajectory: 2013-2017 (10 units) & 2018-2022 (10 units) Hydraulic restrictions exist in relation to WwTW at Llanrhystud - improvements to Sewage Pumping Stn Llanon would ensure same pass forward flow rate is maintained.
H1502	Stad craig Ddu.	2.46	37	Llanon	0.82 ha of site granted full permission for 24 units. Construction underway.
H1503	Land rear of Cylch Peris	1.39	28	Llanon	A190018 Residential development of 34 units (including 10 affordable housing units) approved 10/03/2020.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1601	Clos Alltfach	1.48	37	Llanrhystud	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues in regard to WwTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves. The adjoining site is under construction 2016.
H1602	Pentref Uchaf	0.86	22	Llanrhystud	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1801	Land adjacent to Y Gelli	2.95	64	Penrhyncoch	Outline planning application approved 27/07/2015 (A130975). First 26 units either complete or under construction. And permission A180670 issued 11/04/2019 for 27 units (plots 27 – 53)
H1901	Land adjacent to Heol Elennydd	2.87	37	Devil's Bridge	LDP trajectory:2013-2017 & 2018-2022 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-22.
H1902	Land adjacent to Pendre	0.67	9	Devil's Bridge	Application A150060 - Outline Processing 2018 - Erection 11 dwellings and associated works, approved 04/08/2020
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid	The site owner has been contacted regarding progress and we await further updates.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H2002	Land Adjacent to Rock House	0.77	19	Pontrhydfendigaid	LDP trajectory:2013-2017 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-20.
H2101	Y Dderwen	0.84	10	Talybont	Outline permission granted subject to signing of Section 106 agreement.
H2102	Maes y Deri	1.21	13	Talybont	LDP trajectory: 2013-2017 DCWW have confirmed that no upsizing of Talybont's water system is required to meet the growth identified in the LDP. Therefore there are no restrictions on development of this site.
H2103	Glan Ceulan	1.07	20	Talybont	Outline application A160043 - Erection of 22 dwellings and associated works - processing 2020.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H2104	Maes-y-Llan	1.4	42	Talybont	The site owner has been contacted regarding progress and we await further updates.
H2201	Land adjoining Min-y-Graig	0.80	20	Borth	LDP trajectory:2013-2017 DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known. A200789 Outline application for 15 dwellings processing 2020.
H2202	Land adjoining Borth County Primary School	2.04	51	Borth	LDP trajectory:2013-2017 DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.

Employment (including waste facilities) 2019 - 20

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

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

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

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

Mixed Use Allocations 2019 - 2020

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

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0302	Mill Street Car Park, Aberystwyth	1.23	Retail, Transport and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete
M0303	Park Avenue, Aberystwyth	3.67	Retail, Leisure and Recreation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Planning application on part of site for 33 residential units. Further application for 24 residential units also approved.
M0304	Swyddfa'r Sir, Aberystwyth	0.79	Housing and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waun Fawr	A150666 hotel and apartments
M0305	Llanbadarn Campus, Llanbadarn Fawr	20.87	Employment (4.54ha of B1a and B1b), Education and Housing (See entry in housing table above)	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	No permission
M0306	Penglais Farm, Waunfawr	12.57	Student Accommodation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Permission complete.

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron	Reserved matters approval 15/03/2017 for 34 units.
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parcllyn	Permission granted.
M0802	Social Club and playing fields	3.90	Community and Housing (See entry in Housing table above)	Aberporth / Parcllyn	No permission

Transport Infrastructure 2019 - 2020:

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

Site Reference	Name	Gross Area (ha)	RTP programme heading:	Settlement Group	Status
T0901	Bow Street Railway Station and Parking	3.12	Public Transport Interchanges (Bus and Rail)	Bow Street	<p>The transport land allocations for park and ride at Rhydyfelin and Bow Street reflect their ongoing inclusion in the 'refresh' of the Tracc RTP in the form of the Mid Wales LTP (draft due to be submitted to WG in January 2015)– for the Strategic Bus Corridor Infrastructure Improvements Capital Programme. Funding awarded for Feasibility study for new railway station and associated infrastructure.</p> <p>Application A180296 for railway station and associated work and footpaths approved 25/09/2019</p>

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

Mineral Resource 2019 - 2020

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

Appendix 4: List of Supplementary Planning Guidance

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

Appendix 5 AMRH03: Settlement Strategy, Settlement Groups

Grŵp Aneddiadau <i>Settlement Group</i>		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/04/2019) (b) <i>Completi ons (01/04/2007 – 31/03/2020)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2020 (c) <i>Outstandi ng Consent at 30/04/2020</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2020) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2020)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2020 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2020</i>	
1	Aberaeron (Llwyncelyn)	Grŵp Aneddiadau	197	106	60	-2	33	-2

		Settlement Group							
		Canolfan Gwasanaethau Service Centre	131	49	26	-1	57	0	
		Lleoliadau Eraill Other Locations	66	57	34	-1	-24	-2	
2	Aberteifi Cardigan	Grŵp Aneddiadau Settlement Group	564	359	110	-16	111	7	
		Canolfan Gwasanaethau Service Centre	420	273	64	-14	97	5	
		Lleoliadau Eraill Other Locations	144	86	46	-2	14	2	
3	Aberystwyth, Llanbadarn Fawr, Penparcau, Waun Fawr	Grŵp Aneddiadau Settlement Group	2058	613	327	-74	1192	26	
		Canolfan Gwasanaethau Service Centre	1877	506	290	-68	1149	25	
		Lleoliadau Eraill	181	107	37	-6	43	1	

		Other Locations							
4	Castell Newydd Emlyn (Adpar) Newcastle Emlyn (Adpar)	Grŵp Aneddiadau Settlement Group	142	82	50	-5	15	1	
		Canolfan Gwasanaethau Service Centre	54	19	20	-3	18	0	
		Lleoliadau Eraill Other Locations	88	63	30	-2	-3	1	
5	Llanbedr Pont Steffan Lampeter	Grŵp Aneddiadau Settlement Group	352	143	131	-8	86	7	
		Canolfan Gwasanaethau Service Centre	231	65	103	-6	69	6	
		Lleoliadau Eraill Other Locations	121	78	28	-2	17	1	
6	Llandysul	Grŵp Aneddiadau Settlement Group	442	144	172	-2	128	10	
		Canolfan	226	8	81	0	137	11	

		Gwasanaethau Service Centre							
		Lleoliadau Eraill Other Locations	216	136	91	-2	-9	-1	
7	Tregaron	Grŵp Aneddiadau Settlement Group	176	62	72	0	42	36	
		Canolfan Gwasanaethau Service Centre	102	24	46	0	32	36	
		Lleoliadau Eraill Other Locations	74	38	26	0	10	0	
8	Aberporth / Parcllyn	Grŵp Aneddiadau Settlement Group	332	111	101	-2	122	0	
		Canolfan Gwasanaethau Service Centre	220	35	43	-2	144	0	
		Lleoliadau Eraill Other Locations	112	76	58	0	-22	0	

9	Bow Street	Grŵp Aeddiadau Settlement Group	119	55	15	0	49	0
		Canolfan Gwasanaetha u Service Centre	100	35	8	0	57	0
		Lleoliadau Eraill Other Locations	19	20	7	0	-8	0
10	Ceinewydd New Quay	Grŵp Aeddiadau Settlement Group	233	97	38	-2	100	-2
		Canolfan Gwasanaetha u Service Centre	151	36	24	-2	93	-3
		Lleoliadau Eraill Other Locations	82	61	14	0	7	1
11	Cenarth	Grŵp Aeddiadau Settlement Group	65	25	23	0	17	0
		Canolfan Gwasanaetha u Service Centre	49	12	14	0	23	0

		Lleoliadau Eraill Other Locations	16	13	9	0	-6	0
1 2	Felinfach / Ystrad Aeron	Grŵp Aneddiadau Settlement Group	177	77	25	-1	76	0
		Canolfan Gwasanaetha u Service Centre	112	27	5	0	80	0
		Lleoliadau Eraill Other Locations	65	50	20	-1	-4	0
1 3	Llanarth	Grŵp Aneddiadau Settlement Group	115	46	56	-1	14	0
		Canolfan Gwasanaetha u Service Centre	77	14	41	-1	23	0
		Lleoliadau Eraill Other Locations	38	32	15	0	-9	0
1 4	Llanilar	Grŵp Aneddiadau Settlement Group	179	52	45	-1	83	0

		Canolfan Gwasanaethau Service Centre	125	16	32	0	77	0
		Lleoliadau Eraill Other Locations	54	36	13	-1	6	0
1 5	Llanon	Grŵp Aneddiadau Settlement Group	147	91	70	-2	-12	0
		Canolfan Gwasanaethau Service Centre	108	51	46	-1	12	0
		Lleoliadau Eraill Other Locations	39	40	24	-1	-24	0
1 6	Llanrhystud	Grŵp Aneddiadau Settlement Group	123	53	26	0	44	0
		Canolfan Gwasanaethau Service Centre	97	34	17	0	46	0
		Lleoliadau Eraill Other Locations	26	19	9	0	-2	0

1 7	Llanybydder	Grŵp Aeddiadau Settlement Group	23	9	1	-1	14	0
		Canolfan Gwasanaetha u Service Centre	14	0	0	0	14	0
		Lleoliadau Eraill Other Locations	9	9	1	-1	0	0
1 8	Penrhyncoch	Grŵp Aeddiadau Settlement Group	120	53	62	0	5	0
		Canolfan Gwasanaetha u Service Centre	105	46	58	0	1	0
		Lleoliadau Eraill Other Locations	15	7	4	0	4	0
1 9	Pontarfynach Devil's Bridge	Grŵp Aeddiadau Settlement Group	102	28	20	0	54	0
		Canolfan Gwasanaetha u Service Centre	47	0	1	0	46	0

		Lleoliadau Eraill Other Locations	55	28	19	0	8	0
20	Pontrhydfendigaid	Grŵp Aneidiadau Settlement Group	114	30	20	-1	65	1
		Canolfan Gwasanaethu Service Centre	73	9	7	0	57	1
		Lleoliadau Eraill Other Locations	41	21	13	-1	8	0
21	Talybont	Grŵp Aneidiadau Settlement Group	131	24	28	0	79	0
		Canolfan Gwasanaethu Service Centre	84	8	4	0	72	0
		Lleoliadau Eraill Other Locations	47	16	24	0	7	0
22	Y Borth Borth	Grŵp Aneidiadau Settlement Group	89	15	5	-1	70	0

	Canolfan Gwasanaetha u Service Centre	75	10	0	0	65	0
	Lleoliadau Eraill Other Locations	14	5	5	-1	5	0

*Figures may not sum due to rounding.

Appendix 6: AMRH04 Settlement Strategy – Development in ‘Linked Settlements’

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

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
1 Aberarth	118	14	8	2	0	10	4
1 Ciliau Aeron	91	11	3	14	0	17	-6
1 Ffos-y-Ffin	221	27	8	18	0	26	1
1 Pennant	71	9	5	6	0	11	-2
1 Cyfanswm/Total	501	60	24	40	0	64	-4
2 Ferwig	56	7	4	14	0	18	-11
2 Gwbert	74	9	5	8	-1	12	-3
2 Llangoedmor	48	6	2	2	0	4	2

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
2 Llechryd	296	36	16	33	-1	48	-12
2 Penparc	226	27	14	9	0	23	4
2 Cyfanswm/Total	700	84	41	66	-2	105	-21
3 Blaenplwyf	78	9	0	6	0	6	3
3 Capel Bangor	155	19	2	6	0	8	11
3 Capel Seion	60	7	1	6	0	7	0
3 Commins Coch	178	21	0	4	-1	3	18
3 Goginan	89	11	2	0	0	2	9
3 Llanfarian	173	21	22	17	0	39	-18
3 Llangorwen	60	7	0	0	0	0	7

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
3 Rhydyfelin	126	15	1	14	-1	14	1
3 Cyfanswm/Total	919	110	28	53	-2	79	31
4 Betws Ifan	35	4	1	6	0	7	-3
4 Beulah	78	9	1	12	0	13	-4
4 Brongest	33	4	1	4	0	5	-1
4 Bryngwyn	77	9	0	6	0	6	3
4 Cwm Cou	48	6	3	5	0	8	-2
4 Llandyfriog	57	7	1	0	0	1	6
4 Cyfanswm/Total	328	39	7	33	0	40	-1
5 Betws Bledws	31	4	0	0	0	0	4

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
Cellan/Fishers							
5 Arms	81	10	0	7	0	7	3
5 Cwrtnwydd	79	9	0	8	0	8	1
5 Drefach	53	6	6	3	0	9	-3
5 Gorsgoch	33	4	0	7	-1	6	-2
5 Llangybi	57	7	0	2	0	2	5
5 Llanwnnen	85	10	15	10	0	25	-15
5 Llwyn-y-groes	29	3	0	0	0	0	3
5 Silian	34	4	0	1	0	1	3
5 Cyfanswm/Total	482	58	21	38	-1	58	0

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
6 Aberbanc	35	4	13	15	0	28	-24
6 Capel Dewi (SOUTH)	47	6	0	2	0	2	4
6 Coed y Bryn	36	4	1	5	0	6	-2
6 Croeslan	78	9	6	13	0	19	-10
6 Ffostrasol	74	9	2	12	0	14	-5
6 Henllan/Trebedw	95	11	16	2	0	18	-7
6 Horeb	27	3	4	3	0	7	-4
6 Maesymeillion	29	3	2	4	0	6	-3
6 Penrhiwllan	109	13	3	10	0	13	0

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
6 Pentrellwyn	38	5	0	1	0	1	4
6 Prengwyn	31	4	0	5	-1	4	0
Rhydlewis /							
6 Hawen	69	8	4	5	0	9	-1
6 Rhydowen	52	6	0	6	0	6	0
6 Talgarreg	58	7	5	11	0	16	-9
6 Cyfanswm/Total	778	93	56	94	-1	149	-56
7 Bronnant	48	6	2	4	0	6	0
7 Llanddewi Brefi	165	20	7	12	0	19	1
7 Llangeitho	64	8	5	0	0	5	3

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
7 Cyfanswm/Total	277	33	14	16	0	30	3
8 Blaenannerch	69	8	0	4	0	4	4
8 Blaenporth	97	12	8	1	0	9	3
8 Brynhoffnant	48	6	7	0	0	7	-1
8 Llangrannog	92	11	0	2	0	2	9
8 Pontgarreg	83	10	13	7	0	20	-10
8 Sarnau	56	7	8	12	0	20	-13
8 Tanygroes	76	9	2	9	0	11	-2
8 Tresaith	93	11	4	9	0	13	-2
8 Cyfanswm/Total	614	74	42	44	0	86	-12

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
9 Llandre	184	22	7	18	0	25	-3
9 Cyfanswm/Total	184	22	7	18	0	25	-3
10 Caerwedros	61	7	1	7	0	8	-1
Cross Inn (Ceinewydd/New Quay)	112	13	6	34	0	40	-27
10 Maen-y-groes	59	7	0	3	0	3	4
10 Pentre'r Bryn	34	4	1	5	0	6	-2
10 Plwmp	41	5	2	3	0	5	0
10 Cyfanswm/Total	307	37	10	52	0	62	-25

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
11 Llandygydd	43	5	0	3	0	3	2
11 Cyfanswm/Total	43	5	0	3	0	3	2
12 Cilcennin	86	10	6	5	0	11	-1
12 Cribyn	104	12	0	17	0	17	-5
12 Dihewyd	56	7	0	7	0	7	0
12 Talsarn	43	5	6	0	0	6	-1
12 Cyfanswm/Total	289	35	12	29	0	41	-6
Derwen							
13 Gam/Oakford	33	4	1	3	0	4	0
13 Gilfachreda	88	11	1	2	0	3	8

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
13 Mydroilyn	66	8	4	5	0	9	-1
13 Cyfanswm/Total	187	22	6	10	0	16	6
14 Cnwch Coch	31	4	0	1	0	1	3
14 Llanafan	82	10	2	7	0	9	1
14 Llanfihangel y Creuddyn	33	4	1	1	0	2	2
14 Lledrod	53	6	0	6	0	6	0
14 Cyfanswm/Total	199	24	3	15	0	18	6
15 Bethania	39	5	0	3	0	3	2

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
15 Cross Inn (Llanon)	34	4	6	18	-1	23	-19
15 Nebo	37	4	10	5	0	15	-11
15 Cyfanswm/Total	110	13	16	26	-1	41	-28
16 Llangwyrfon	40	5	3	7	0	10	-5
16 Cyfanswm/Total	40	5	3	7	0	10	-5
17 Alltyblacca	60	7	1	6	0	7	0
17 Highmead	37	4	0	1	0	1	3
17 Cyfanswm/Total	97	12	1	7	0	8	4
18 Cyfanswm/Total	0	0	0	0	0	0	0

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
19 Ponterwyd	82	10	14	21	0	35	-25
19 Cyfanswm/Total	82	10	14	21	0	35	-25
20 Pont-rhyd-y- groes	77	9	4	1	0	5	4
20 Ysbyty Ystwyth	58	7	3	6	0	9	-2
20 Ystrad Meurig	28	3	0	3	-1	2	1
20 Cyfanswm/Total	163	20	7	10	-1	16	4
21 Eglwysfach	37	4	0	2	0	2	2
21 Tre Taliesin	110	13	2	6	0	8	5
21 Tre'r Ddol	68	8	9	0	0	9	-1

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2020 Outstanding Consents as of 30/04/2020	Unedau a gwblhawyd fel yn Ebrill 2020 Completions as of April 2020	Colledion o Stoc Tai 2007 o fis Ebrill 2020 Losses from 2007 Housing Stock as of April 2020	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
21 Cyfanswm/Total	215	26	11	8	0	19	7
22 Dol-y-bont	32	4	2	0	0	2	2
22 Ynyslas	54	6	0	3	0	3	3
22 Cyfanswm/Total	86	10	2	3	0	5	5
Cyfanswm/Total	6601	792	325	593	-8	910	-118

Appendix 7: AMRH15 Range of Housing – Performance

Number of Full or RM consents by housing type and bedroom number since adoption (April 2013 - March 2020).

No. of Bedrooms	Housing Type						Need according to LHMA 2016 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	
Unknown	0	0	0	0	0	N/A	N/A
1	21	20	45	76	162	16%	2%
2	32	19	142	61	254	25%	15%
3	27	6	317	4	354	35%	74%
4 or more	16	2	224	0	242	24%	10%
Grand Total	96	47	728	141	1012	100%	100%

Number of completions by housing type and bedroom number since adoption (April 2013 – March 2020).

No. of Bedrooms	Housing Type						Need according to LHMA 2016 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	
1	11	39	12	68	130	15%	2%
2	24	26	94	37	181	21%	15%
3	13	3	289	5	310	36%	74%
4 or more	17	7	208	1	233	27%	10%
Grand Total	65	75	603	111	856	100%	100%

Appendix 8: AMRE06 Vitality of Rural Service Centres 2018/19

Amenity Survey was unable to be conducted in 2019/2020 due to Covid restrictions.

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

18	Penrhyn-coch	2	1	1	1	3	1
19	Pontarfynach	0	0	0	0	0	1 (included but is outside the monitoring boundary)
20	Pontrhydfendigaid	1	1	0	2	2	1
21	Tal-y-bont	1	0	1	2	1	1
22	Y Borth	2	2	0	7	2	1

Ceredigion

Local Development Plan 2007-2022



Annual Monitoring Report 2021

Monitoring Period 1 April 2020 - 31 March 2021



Ceredigion County Council, October 2021





2021

Annual Monitoring Report

for the

Ceredigion

Local Development Plan

2007 – 2022

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1. Executive Summary

- 1.1 The Ceredigion Local Development Plan 2007 - 2022 was formally adopted by Ceredigion County Council on 25th April 2013. This is the 8th Annual Monitoring Report and covers the period 1st April 2020 – 31st March 2021 with referrals to earlier parts of the plan period where indicators dictate this to be necessary. The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from established trends identified. It seeks to assess the extent to which the LDP strategies, policies and key sites are being delivered.
- 1.2 The Monitoring framework for this AMR forms part of the adopted LDP. Consideration has been given to The Town and Country Planning (Local Development Plan) (Wales) Regulations (2005) (Regulation 37) and core indicators identified in the Local Development Plan Manual, Edition 2 (August 2015) and Edition 3 (March 2020). Subsequent changes to the LDP monitoring framework are provided in Appendix 1.
- 1.3 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) monitoring framework. Section 5 of this report includes monitoring the SA/SEA for the period 1st April 2020 – 31st March 2021. It is considered that any issues of concern which have arisen during the monitoring period to materially change the Sustainability Appraisal will be taken into account in the Sustainability Appraisal of the replacement LDP currently being prepared.
- 1.4 A Review of the adopted LDP has been undertaken and the report recommended a full replacement Plan is prepared. The Delivery Agreement for the replacement LDP was confirmed in June 2018.
- 1.5 The Review Report and Delivery Agreement are available on the Council's website.

Review Report: <http://www.ceredigion.gov.uk/media/6187/ceredigion-ldp-2007-2022-review-report-eng.pdf>

Delivery Agreement: <http://www.ceredigion.gov.uk/media/6189/2018-06-22-wg-agreed-da-eng.pdf>

- 1.6 In terms of progress with the replacement LDP, the Council consulted on its Preferred Strategy and undertook a further Call for Candidate Sites between June-September 2019. As a result of consultation responses to the Preferred Strategy changes were made to the Delivery Agreement that were signed off by the Minister for Housing Julie James on 19th March 2020. However due to the global COVID-19 Pandemic under advice from the Chief Planner on 18th March 2020 that under the current circumstances undertake no formal public consultations and we should focus temporarily on technical and background evidence base work.
- 1.7 Furthermore in January 2021 NRW released Interim Planning Guidance regarding the phosphate levels in riverine SACs in Wales which affects Ceredigion due to the River Teifi SAC accounting for 45% of land area of the county and encompassing 3 of the 6 main settlements (USCs), thus work on the LDP has not progressed as solutions and mitigations to enable planning consents to be determined within the catchment continues. The NRW advice is available here: [interim-planning-advice-following-river-sac-compliance-report.pdf \(cyfoethnaturiol.cymru\)](#)
- 1.8 Therefore at present our timetable set out in the Delivery Agreement is temporarily suspended, we will need to submit a revised timetable as we move forward.

Legislation, National Policy and External Considerations

Regional and Local Policy Considerations

- 1.9 Regional and Local considerations during the monitoring period include the following:
 - Regional Local Housing Market Assessment
Please see information in Section 2
- 1.10 In regard to regional conditions, all neighbouring LPAs are presently impacted by the Phosphates issues in riverine SACs in Wales and work on LDPs has

largely been paused regionally. However Ceredigion alongside neighbouring LPA's continues to identify opportunities for regional working (such as through the growing mid- Wales partnership and National Phosphates working group), with the shared opportunities identified for evidence base gathering in the years ahead.

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

LDP Policy Monitoring

- 1.12 The AMR considers LDP Policies against the adopted LDP monitoring framework to identify whether the policies are being effective and to identify any policies that are not being implemented. Detailed analysis and results are set out in Section 4.
- 1.13 Please note that the data collected for the AMR has been severely affected by the COVID-19 pandemic, as the residential completions & outstanding consents site survey did not take place until July 2021 and was limited to sites where no information was available from Development Management and Building Control Officers, therefore the indicators do not provide an accurate reflection of the situation. Ceredigion Gold Command did not give permission for the following surveys to be carried out Employment Sites, Aberystwyth Footfall & Amenities. The Stakeholder Group meetings for the housing trajectory were also unable to take place.

The Settlement Strategy

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

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

1.15 AMR indicator H01 relates to Population Change, as noted the 2018-based population and household projections have been received during the monitoring period and suggests that Ceredigion’s population will decline between 2018 and 2043, from 72,992 to 68,745 with a corresponding reduction in the number of households by roughly 4,500. The 2018-based projections reflect a reversal in the demographic trend The Mid-Year Estimates (MYEs) series suggests that, the county’s population had declined to 72,695 in 2019

from its peak of 76,000 in 2012. This is largely as a result of a decline in the number of students in higher education in the county. The projections reflect what has been seen in previous years with regards to housing completions and consents. The Local population change is highly sensitive to local factors and these will be considered in further detail as part of replacement plan preparation. Since the Global Pandemic started Ceredigion has consistently seen high interest from in-migration with house prices rising significantly and an extremely buoyant housing market as people are able to re-locate away from traditional work places or have re-evaluated their housing choices as a result of the lockdowns. Therefore further work will be required to evaluate these changes and impacts on population growth as evidence emerges.

1.16 AMR indicator H02 relates to the Settlement Strategy Countywide and measures the percentage split of completions and commitments countywide between plan adoption and the end of the plan period to be 51% (USC's):24% (RSC's):25% (LS&OL). From adoption, the ratio of commitments and completions respectively is 40%:26%:34% and 41%:16%:43%. Incremental positive and negative movements occur year on year towards the identified targets from plan adoption. In this reporting year in respect of commitments the ratio is inconsistent with the identified target (49%:22%:28%). The target has not been met for completions which when measured from adoption are 40:16:43. The LDP review is considering the Settlement strategy in general and continues to identify ways to deliver housing in sustainable locations.¹

1.17 AMR Indicator H03 considers the settlement strategy at the settlement group level and seeks to move towards the percentage split identified for each of the 22 settlement groups in Appendix 2 of the LDP. The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance. The LDP review is considering planning application decisions by location to better understand reasons for not meeting the required balance.

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

Executive Summary

1.18 AMR Indicator H04 considers development in 'Linked Settlements' and requires commitments not to result in any one linked settlement growing by more than 12% of its size as at April 2007. From a total 90 Linked Settlements across 22 Settlement Groups 46 (51%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at plan adoption. The LDP review is considering the reasons for this negative shift away from the established capacity limits across the county.

1.19 AMR Indicator H05 considers development in 'other locations'. In this monitoring period there was a 83:17 split between residential development in 'other locations' approved during the monitoring period which was in accordance with the LDP and National Policy (10 Units) and that which were not. 2 units were approved outside that permitted by the LDP strategy, PPW 9.2.22 and TAN 6. This is a significant reduction on previous years.

Housing Delivery

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

Indicator	Performance									
	2014	2015	2016	2017	2018	2019	2020	2021	2022	
AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate	+	0	-	-	-	-	-	-	-	
AMRH07 – Delivery of	0	0	-	-	-	-	-	-	-	

Allocated Housing Sites									
AMRH08 – Housing Development in the Right Locations	0	0	-	-	-	-	-	-	
AMRH09 – Housing Development on Previously Developed Land	+	+	+	+	+	+	+	+	
AMRH13 – Housing Density	0	0	+	+	0	0	0	0	
AMRH14 – Delivery of Housing	0	0	0	-	-	-	-	+	
AMRH15 – Range of Housing	0	0	0	0	0	0	0	0	

1.21 AMR Indicator H06 has been amended to include the Average Annual Requirement indicator. The current average annual requirement is based on the 6000 units required for LDP1, going forward work will take place to base this trajectory on actual completions to date and set out the timing and phasing of sites/supply. For 2019 -20 the Annual Completions (AC) Comparison against AAR is -117 (-29%) (however as previously noted the completions information

in this AMR does not reflect the actual situation). Cumulatively since the start of the plan period the Cumulative AC Comparison against Cumulative AAR is - 2893 (-52%). The LDP review is considering the appropriateness of the LDP's housing strategy, policies and allocations is currently underway and two calls for candidate sites have been undertaken.

- 1.22 AMR Indicator H07 requires 100% of housing to be delivered on allocated sites by 2022. The identified targets for 2019 (84% commitments and 64% completions) have not been met. The percentage of anticipated units (permissions) and completions on allocated sites have both altered from the previous monitoring period to 19% and 6.5% respectively. AMR Indicator H08 requires 90-100% of the requirement for USC and RSC residential development to be met on allocated sites post adoption. The results are 65% (units permitted in service centres) and 29% (units completed in service centres). Whilst indicator targets have not been met, positive movement in previous years is evident since plan adoption. The LDP is considering the delivery of allocated sites in more detail as we progress through the review.
- 1.23 AMR Indicators H06, H07 and H08 indicate the level of housing delivery continues to be below that which is required to meet the LDP Strategy. The appropriateness of the LDP's housing strategy, policies and allocations are being considered as part of the statutory four year review of the LDP. The review is enabling appropriate consideration in light of any emerging research currently being undertaken to look at housing supply and demand in Ceredigion and across Wales. The LDP review is re-assessing the deliverability of all current allocated sites and, as required is identifying site allocations for the LDP 2 Plan in which there is confidence in delivery during the Plan period.
- 1.24 AMR Indicator H14 seeks a year on year decrease in the ratio of residential outstanding consents to completions. The starting ratio of 6.5 has never been achieved until this year with a ratio of 6 (this has been aided by 3 RSL site completion). However it continues to demonstrate highly variable year on year fluctuations suggesting this monitoring indicator is not a valuable indicator of progress as it is so temperamental to minor annual changes. The number of outstanding consents remains relatively static at approximately 1,600 across

the county. The consents to completions ratio vary across the settlement groups.

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

Affordable Housing (AH)

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

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

1.27 AMR Indicator H10 requires 1,100 affordable homes to be completed by 2022. Progress towards the identified target is evident with over 50% of the target already delivered. However the rate of progress towards the identified target for 2022 to date suggests that the target is unlikely to be achieved by the end of the plan period. 111 affordable homes were delivered this year which is above the annual average.

- 1.28 AMR Indicator H11 requires at least 20% of all permitted dwellings being affordable. This target has been exceeded with 30% of all residential development permitted since plan adoption being affordable. The number of viability challenges to the affordable housing policy (Policy S05) continues to be high with 9 viability challenges mounted during the monitoring period, 100% of which were wholly or partially successful. Policy S05's housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. The Council has jointly commissioned an updated viability assessment for the region which is being used to inform the LDP review.
- 1.29 AMR Indicator H12 considers types of affordable housing and requires a % split in accordance with housing need evidence. The previously identified target requires the ratio of affordable housing types to be 9% (DFS 70%):32% (DFS 50%): 59% (Social Rent). Whilst these targets are not currently being met the overall distribution of affordable housing is considered satisfactory and there are no immediate concerns. This is because evidence including the LHMA (2016) and the Strategic Viability Assessment (2017 and a new one currently being prepared) demonstrate that, whilst the required tenure split is not being met, it is not a significant concern as the actual delivery of units aligns closely with the updated evidence. Further evidence on housing need and viability is expected in late 2021, following which consideration will be given to policy change in the replacement plan.
- 1.30 In summary, positive movements towards identified Strategy targets have been realised, however the scale / rate of progress is not as fast as anticipated. This year's results are better than those reported in the 2020 AMR. Housing supply and delivery indicator targets are not being met. Whilst it is noted that this is not a locally specific issue the LDP review is considering how to support more effective supply and delivery of housing in the county. More than 20% of all homes permitted and completed are affordable which is positive. However, the average annual rate of progress is not as fast as anticipated and it is unlikely that identified targets will be reached by the end of the plan period the reasons for which are multifaceted and strongly suggest an over provision of housing based on flawed population projections from the start of the plan period.

Economy and Retail

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

Indicator	Performance								
	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRE01 – Employment Land Supply	+	+	+	+	+	+	+	+	
AMRE02 – Delivery of Allocated Employment Sites	+	+	+	0	0	0	0	0	
AMRE03 – Economic Development in the Right Locations	+	+	+	+	+	+	+	+	
AMRE04 – Economic Development on Previously Developed Land	0	0	+	+	+	+	+	+	
AMRE05 – Town Centres	+	?	?	+	+	0	0	0	
AMRE06 – Vitality of Rural Service Centres	?	+	+	+	+	+	+	+	
AMRE07 – Retail Frontages	0	0	+	+	+	+	+	+	

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

Quality of Life

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

AMR Indicator	Performance								
	2014	2015	2016	2017	2018	2019	2020	2021	2022
AMRQ01 – Loss of Open Space and Facilities	0	+	+	+	+	+	+	+	
AMRQ02 – Loss of Greenfield Land	0	0	0	0	0	0	0	0	
AMRQ03 – The Gain of Open Space	0	0	0	0	0	-	-	-	
AMRQ04 – Environment and Local Biodiversity	+	0	-	0	0	0	0	0	

AMRQ05 – Environmental Enhancements	-	-	0	+	0	0	0	0	
AMRQ06 – Infrastructure	?	?	+	+	+	+	+	+	
AMRQ07 – Reducing Flood Risk	-	0	+	+	+	0	0	0	
AMRQ08 – Installed MW Capacity in SSA D The monitoring indicator will be changed next monitoring year to reflect the provisions of Future Wales	0	?	0	0	0	?	?	?	
AMRQ09 – Waste	?	?	?	?	?	?	?	?	
AMRQ10 – Aggregates	0	0	0	+	+	+	+	+	

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

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

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

Conclusion and Recommendations

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

2. Analysis of Significant Contextual Change / Indicators

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

National Legislation, Policy and Guidance

Future Wales: The National Plan 2040 (February 2021)

- 2.2 Published in February 2021 Future Wales, The National Plan 2040 has replaced the Welsh Spatial Plan as the highest tier of development planning in Wales setting the framework for development in Wales to 2040. Future Wales strategic spatial plan addresses key national priorities, including sustaining and developing a vibrant economy, achieving decarbonisation and climate resilience, developing strong ecosystems and improving the health and well-being of communities. Strategic and Local Development Plans (LDPs) are required to be in conformity with Future Wales.
- 2.3 Future Wales identifies Ceredigion County as part of the Mid Wales region, alongside Powys and the majority of Brecon Beacons National Park. This area is identified as Wales' most rural region with concentrations of settlements where Welsh is the first language for many people. It is important that LDPs consider the relationship between strategic housing, transport and economic growth and the Welsh Language, and includes settlement hierarchies and growth distribution policies that create conditions for the Welsh Language to thrive and prosper.
- 2.4 The current plan in Ceredigion was adopted in 2013 and is known as LDP1 (2007-2022) this plan whilst developed in advance of Future Wales has sustainability at its heart and fits with Future Wales in the following ways. LDP1 considers the impact of development on the Welsh Language within Strategic Policies (S0) (LDP1 Policies S01: Sustainable Growth, S02: Development in Urban Service Centres (USCs), S03: Development in Rural Service Centres (RSCs), S04: Development in 'Linked Settlements and Other Locations,' and S05: Affordable Housing.), Development Management (DM) Policy 01:

Managing the Impacts of Development on Communities and the Welsh Language, and DM08: Bilingual Signs and Place Names. Land Use (LU) Policies (LU02-Requirements Regarding All Residential Developments, LU12-Employment proposals on Non-Allocated Sites and LU22-Community Provision).

- 2.5 Aberystwyth and the Teifi valley including the towns Lampeter, Llandysul and Cardigan are identified in Future Wales as Regional Growth Areas for Ceredigion (Policy 25 Regional Growth Areas- Mid Wales). The settlement hierarchy in LDP1 acknowledges Aberystwyth's role as a settlement of National and Regional importance, and further identifies USCs including Lampeter, Llandysul and Cardigan as areas where housing and economic growth should be maximised. The settlement strategy aims to focus the majority of growth in Service Centres (LDP 1 Policies S01, S02, S03) Growth outside of the Service Centres is required to maintain vibrant local communities and the Welsh language and is supported through the identification of 'Linked Settlements' and local affordable housing and rural enterprise provision. (LDP1 Policies S01, S04, S05).
- 2.6 Ceredigion's rural economy is supported by Future Wales Policy 26: Growing the Mid Wales Economy and Policy 5: Supporting the rural economy. These direct Local Development Plans to develop policies which support agricultural and land based traditional rural enterprises and provide a framework to support diversification and the development of new innovative and emerging technologies and sectors. LDP1 supports rural economies through its Strategic policies (LDP 1 Policies S01-S05), and through additional Land Use Policies (LU 1: Employment Proposals on Allocated sites LU21) which support the provision of a sustainable and diverse rural economy.
- 2.7 Support for Ceredigion's rural communities including their health and well-being is provided through Future Wales Policy 4 Supporting Rural Communities, which states that LDPs should identify their rural communities, assess their needs and set out policies to support them. Policies need to address the challenges facing rural communities and should consider the role that new market and affordable housing, economic opportunities and local services provide in helping to create a more sustainable settlement. LDP 1 supports

Ceredigion's rural communities through policies S01, S03, S04 and S05 and Land Use policy, LU12 Employment Proposals on Non-allocated Sites. These policies improve the sustainability of rural areas through the allocation of housing including affordable housing and employment opportunities within RSCs and linked settlements. Land Use policies in LDP1 LU02 Requirements Regarding All Residential Developments, LU22 Community Provision, and Development Management policy, DM01 support the health and well-being and sustainability of communities.

2.8 Future Wales highlights the need to enhance biodiversity, resilient ecological networks and provide green infrastructure as part of sustainable development in Policy 9: Resilient Ecological Networks and Green Infrastructure, to address the Climate Change emergency and work towards reversing biodiversity decline. LDP 1 placed sustainable development at the heart of its strategy, and is implemented through policy S01. Specific policies for ecological resilience and biodiversity are considered in DM 14: Nature Conservation and Ecological Connectivity, DM 15: Local Biodiversity Conservation, and DM20: Protection of Trees, Hedgerows and Woodlands.

2.9 The development of low carbon and Renewable energy to address future energy needs is addressed through Future Wales Policies 16: Heat Networks, 17: Renewable and Low Carbon Energy and Associated Infrastructure and 18: Future Wales outline areas in Ceredigion where there are opportunities for wind energy and priority areas for district heat networks. Aberystwyth has been identified in Future Wales as a district heat network priority area, and several areas within Ceredigion have been pre-assessed for wind energy. LDP 1 considers renewable energy developments through Land Use policies, LU25: Renewable Energy Generation, LU26: Large and Medium Sized Windfarms.

2.10 Whilst much of LDP1 fits well with Future Wales there are areas where LDP1 and Future Wales have some compatibility issues and these centre on the following areas;

- Whilst Future Wales recognises the importance of Aberystwyth, Cardigan, Llandysul and Lampeter the remaining 2 USCs in Ceredigion (Aberaeron and Tregaron) are not formally recognised as areas for growth. Therefore

LDP2 will need to demonstrate and evidence why these settlements are strategic and important areas for growth in a Ceredigion context.

- There are 2 regional growth zones identified in Ceredigion Aberystwyth and the Teifi Valley – however the settlements in the Teifi Valley (with the exception of the tidal areas of Cardigan) are currently non-deliverable due to the high phosphate levels in the Afon Teifi SAC, and this causes concern in terms of delivering local growth moving forward. Ceredigion County Council are currently working alongside the National Phosphate Working Group on finding solutions and mitigations to resolve the issue meanwhile formal work on the replacement plan remains on hold.
- Future Wales outlines a guideline housing requirement for the Mid Wales region of 1800 dwellings, this figure is substantially below that planned for across the 3 authorities and poses significant local concerns about meeting future demand particularly given the growth we have seen in rural locations housing markets as a result of structural changes in the work place.
- Future Wales advocates an Affordable Housing target of 61% across the region, however this will need significant input and resource assistance from Welsh Government as multiple Strategic Viability Assessments have demonstrated no capacity to deliver affordable homes through planning gain beyond 20% of units and even then only in specified high viability areas of the county. This is now further compounded by Phosphates in the Afon Teifi SAC where phosphates mitigations are costly and if a ‘developer pays’ approach is adopted then viability will be virtually nil in one of the 2 regional growth zones. A comprehensive package of support from WG will be required to maximise AH delivery to this level as even when accounting for RSL developments countywide the maximum AH delivered in any one year has not exceeded 30% of all housing delivery.
- Density of developments – Future Wales advocates a guideline density of 50 units per hectare in urban areas. However this is higher than that required in LDP1 and given the rural nature of the county including the ‘local’ urban areas it is highly unlikely that such a density could be

achieved. However in order to address this incompatibility densities will be reviewed in LDP2 and amended accordingly, in the interim in Aberystwyth where suitable and appropriate, higher densities will be advocated for at planning application stage.

- Future Wales advocates for bio-diversity enhancements required on all development – however in practice this is unlikely to occur given the varied types of applications received. Thus further guidance is required outlining what specific types of applications this applies to, as LPAs are interpreting the guidance differently.

2.11 Whilst there may be some areas of incompatibility as noted above these are by no means insurmountable and on balance LDP1 remains focused on developing Ceredigion sustainably and therefore when considered holistically complies with the requirements of Future Wales. In preparing LDP2 the areas of incompatibility above will be worked through, and in the interim as is the requirements of national policy, Future Wales will take precedence over local policy where inconsistencies occur.

2.12 Planning Policy Wales Edition 11 (February 2021) This is a complete revision of national planning policy – the national planning response to the Well-Being of Future Generations Act 2015 goals, with emphasis on place making, a key element to deliver on the aspirations of the Act, embracing statutory goals and ways of working as well as giving clear direction through the definition of key planning principles.

2.13 PPW and Future Wales – The National Plan 2040 together set out how the planning system at a national, regional and local level can contribute towards the delivery of sustainable development and improve the social, cultural, economic and environmental well-being of Wales.

2.14 The main implications are to move towards a low carbon, resilient society, of providing secure and well-paid jobs, and of building well-connected environments for everyone in Wales that improve lives and health and enhance well-being. It provides for productive and enterprising places, active and social places, and natural and distinctive places. Detailed considerations for pursuing

the Well-being agenda reflected in the latest PPW11 will be taken into consideration during the preparation of LDP2.

The Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021

2.15 Regulations were introduced for the introduction of Corporate Joint Committees and their remit which includes the above named regulations which focus on Strategic Development Plans. Whilst it is important to note they were introduced they don't in effect come into force until 2022, therefore discussion is limited here, save to say work remains on going with Powys and Brecon Beacons National Park Authority to lay the ground work for future collaboration on a Mid Wales SDP.

The Town and Country Planning (General Permitted Development) (Wales) 2002 (The Amendment Order) March 2020

2.16 In response to the immense challenges faced due to COVID-19, an amendment has been made to the Town and Country Planning Order (General Permitted Development), which came into force on 30 March 2020. The Amendment Order inserts a new Part 12A (Emergency Development by Local Authorities) as a schedule to the GDPO, that permits local authorities to carry out certain developments, as defined by section 55 of the Town and Country Planning Act 1990, on land owned, leased or maintained by the local authority, for the following purposes:

- Preventing an emergency;
- Reducing, controlling or mitigating the effects of an emergency;
- Taking other action in connection with an emergency.

2.17 For these purposes, an emergency is an event or situation which threatens serious damage to human welfare in a place in the United Kingdom, which includes the COVID-19 pandemic.

2.18 The new development is subject to conditions which are also set out in the new Part 12A. One of the conditions includes restricting the development retention date under this new part to 12 months, starting on the date on which the development began.

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

- Llwybr Newydd: a new Wales transport strategy. (March 2021, WG)
- Reforms to the compulsory purchase process. (March 2021, WG)
- Establishing the Town and Country Planning (Strategic Development Plan) (Wales) Regulations 2021. (March 2021, WG)
- Developing the hydrogen energy sector in Wales.(March 2021, WG)

2.20 The following research, policy and guidance was also published during the monitoring period and at the very end of the monitoring period for 2019-2020:

- Coronavirus (COVID-19): Local Development Plan (LDP) preparation. (March 2020, WG)
- Changes to planning policy and guidance on the delivery of housing. (March 2020, WG)
- Coronavirus: guidance to planning authorities. (March 2020, WG)
- Emergency permitted development rights for coronavirus. (March 2020, WG)
- Cymraeg 2050: Welsh language strategy action plan 2020 to 2021. (March 2020, WG)
- The Town and Country Planning (General Permitted Development) (Amendment) (Wales) Order 2020.(March 2020, WG)
- Coronavirus: new permitted development rights for health service bodies (April 2020, WG)
- The Town and Country Planning (General Permitted Development) (Amendment) (Wales) (No.2) Order 2020. (April 2020, WG)The Local

- Authorities (Coronavirus) (meetings) (wales) regulations 2020. (April 2020, WG)
- Coronavirus (COVID-19); updated guidance to planning authorities. (April 2020, WG)
 - Welsh National Marine Plan: implementation guidance. (June 2020, WG)
 - Prosperity for all: A Climate conscious Wales: monitoring and evaluation framework. (July 2020, WG)
 - Planning policy: COVID-19 recovery. (July 2020, WG)
 - Clean Air Plan for Wales: Healthy Air, Healthy Wales. (Aug 2020, WG)
 - Local Development Plan (LDP) end dates: letter to local authorities. (Sept 2020, WG)
 - Changes to the Town and Country Planning (General Permitted Development) Order 1995 (Dec 2020, WG)
 - Changes to Habitat Regulations 2017. (Jan 2021, WG)
 - Energy generation in Wales: 2019 (Jan 2021, WG)
 - Beyond recycling (March 2021, WG)
 - Second homes: developing new policies. (March 2021, WG)
 - Wales infrastructure investment plan: project pipeline March 2021. (March 2021, WG)
 - National Strategy for Flood and Coastal Erosion Risk Management in Wales. (March 2021, WG)
 - Extension to emergency permitted development rights for coronavirus. (March 2021, WG)
 - Llwybr Newydd: the Wales Transport Strategy 2021. (March 2021, WG)
 - Cymraeg 2050: Welsh language strategy action plan 2021 to 2022. (March 2021, WG)

- Electric vehicle charging strategy for Wales. (March 2021, WG)
- Low Carbon Delivery Plan 2: engagement plan (March 2021, WG)
- Allotments and community growing: guidance for local authorities, town and community councils. (March 2021, WG)
- NRW Interim Planning Advice to Local Planning Authorities re Phosphate levels in riverine SACs in Wales (Jan 2020)

Conclusion

2.21 National Policy and guidance introduced this year (1st of April 2020 – 31st of March 2021) largely focussed on Covid 19 emergency powers and amendments to allow local government to manage the emerging crisis and there were a raft of changes to support the response to Covid. Moving forward some of these new or altered policy instruments will need re-evaluating as to their long term effectiveness particularly around change of use and outdoor trading and whether they should continue in perpetuity. As the pandemic wore on guidance and legislation began to get back to normal and Future Wales the National Plan 2040 and the updated PPW 11 were released. These significantly alter the planning landscape and place a greater focus on place making. They will be fundamental in shaping the replacement plan and a thorough 'fit with Future Wales' evaluation has been conducted and the outcomes presented above. Towards the end of the monitoring year NRW released the Interim planning guidance for developments within the catchment of the riverine SACs in Wales. This has had a significant effect locally with 46% of the land area of Ceredigion impacted and approximately 10,000 households. Work remains ongoing to ascertain how this will impact replacement plan preparation and like many authorities regionally the plan will need to go back stages to take into account this new advice.

National Conditions

Housing

- 2.22 Data from StatsWales indicates that during 2018-19 (last available annual figures), the number of new dwellings started nationally decreased by 2% compared to the previous year to 5,974 dwellings across Wales. The number of new dwellings completed dropped by 13% during 2018-19. Stats Wales has not provided any annual data for 2020-21 on housing completions and tenure ([New house building \(gov.wales\)](#)). In Ceredigion completions figures for 2020 – 2021 do not reflect the actual situation as the housing completions and outstanding consents sites surveys have not been completed as usual due to the COVID-19 Pandemic.
- 2.23 RSLs were responsible for most social sector completions and 57 new dwellings were completed by Local authorities in 2018-19 (last available annual figures). 78% of all new dwellings completed in Wales during 2018-19 were 3 bedroom properties. This national picture is slightly exceeded at the local level in Ceredigion (84%). Stats Wales has not provided any annual data for 2020-21 on housing completions and tenure ([New house building \(gov.wales\)](#)).

Economy

- 2.24 The Labour Force Survey published in September 2021 for the period April 2020 – March 2020 indicated that at March 2021 the employment rate in Wales was estimated to be 72.2% of people aged 16-64 (1.5 million people) – down 1.4 percentage points from the previous year at March. The number of people who were economically inactive (16 -64 excluding students) in Wales for the year ending March 2020 was 351,700.
- <https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Labour-Market-Summary/annuallabourmarketsummary16to64-by-welshlocalareas-economicactivitystatusf>
- 2.25 The public sector is a significant employer in Wales with 30.7% (year ending March 2021) of people in employment being employed in the Public Sector

compared to 28.5 (2019), 27.4% (2018), 25.9% (2017), 26.7% (2016) and 27.9% (2015). Whilst this is a slight increase on previous years, in general the pattern has been that of decline there have been no significant shifts in workforce jobs by industry since the plan's adoption in 2013.

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

- 2.26 According to the Welsh Retail Consortium – Springboard Footfall and Vacancy Monitor, Footfall and vacancy rates across Wales have fluctuated significantly over recent years, realising a significant drop in footfall in 2011, which coincided with overall vacancy levels topping 13%. Since then subsequent increases, over and above those experienced throughout the UK have been realised and significant improvement in footfall levels across Wales has been achieved since July 2013. However as a result of national lockdowns and the impact of this on the high street considering the 2020-2021 footfall rates would not be prudent given the complex and varied concerns over social distancing, shielding and the requirement for many businesses to stay closed during this monitoring period. It will be imperative to understand how the requirement for most shopping to move online during the pandemic changes retail habits in the coming years. As at quarter 1 in 2021 vacancy rates across Wales were 19% (WRC 2021) effectively meaning 1 in 5 high-street units were empty, though anecdotal evidence suggests independent traders are moving into the high street and we await more concrete data for the next monitoring period and for replacement plan peroration.
- 2.27 In terms of the economy, the picture remains similar to the 2016-19 AMRs; however work on Growing Mid Wales, particularly the evidence base, to identify programmes of intervention has identified employment growth in quality jobs and availability of employment land as a priority area alongside the supporting of high tech and agri tech industry. Therefore when these interventions are realised we expect to see an uptake of employment sites and will be seeking in the review to support land allocations that support the programme of interventions. A larger than local employment needs and premises assessment has been commissioned jointly by Powys, Ceredigion and Welsh Government

has been published and the results of which will inform the preparation of the LDP2 Deposit.

Other National Context Changes

Brexit

2.28 The transition period for Brexit ended 31/12/2020

2.29 Although Brexit is likely to have impacts on the economy over the coming years, the nature of these effects remains changeable and ongoing as we have seen with labour market shortages, food shortages, delivery infrastructure impacted and rising prices. These effects will become clearer over time and this will continue to be considered in respect of the LDP and any subsequent review.

Covid-19 Pandemic

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

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

2.31 The impact of the NRW Phosphates Interim Planning advice issued in January 2021 and updated in May 2021 on developments in Ceredigion cannot be

understated. Whilst the authority are mindful of their statutory duty as the competent authority in decision making in this regard, comparative to other authorities with similar issues we are disproportionately affected.

- 2.32 The size of the SAC catchment across Ceredigion which is effectively under a development embargo is 806 km² equating to 44.6% of the total land area of the county. It impacts upon 3 of our 6 main settlements, representing the most sustainable locations for future growth namely Tregaron, Llandysul and Lampeter, (Newcastle Emlyn being located in Carmarthenshire) and partially constrains a 4th Ceredigion settlement; Cardigan. These settlements comprise one of only 2 regional growth areas in the county as defined in Future Wales The National Plan 2040 titled the 'Teifi Valley Growth Zone' and are now undevelopable.
- 2.33 Under AMP 7 (2020-2025) and the proposed AMP 8 (2026-2030) improvements by Dwr Cymru Welsh Water (DCWW) on their Waste Water Treatment Plants (WWTP) only Tregaron is scheduled for phosphate (P) stripping to be potentially installed in AMP 8. No other settlements in Ceredigion are presently identified in the plans despite 47 settlements in total being currently impacted. This provides no surety that solutions to the development embargo will be found in the coming decade for almost 50% of Ceredigion or in population terms approx. 21,200 residents and 9,600 households.
- 2.34 In terms of the current LDP the planned growth for the settlements impacted was 572 houses of which 115 were expected to be Affordable Homes spread over 14 allocations (24% of all housing allocations). 7 further employment and mixed use sites are now impacted again representing up to a 3rd of such developments countywide. There are upwards of 50 planning applications 'stuck in the system' which represents at least 55 potential new homes and several commercial developments. Whilst it's convenient to see these as mere numbers they do in fact represent the hopes and dreams of a number of Ceredigion residents who had amongst others been;

- Young couples who had been saving and working towards building their own home living in cramped and unsuitable housing in the interim now left unsure of their future locally.
- Entrepreneurs building income and jobs through local enterprise their livelihoods now at risk as they can't start or expand the venture they had worked so hard towards, some now considering moving outside of the Teifi Valley taking the much needed income with them.
- Farmers who have been working on a farm diversification projects for months seeking new ways to keep their generational farm going now unable to realise their ambitions and potentially cause significant concerns to the farms future finance.

2.35 Whilst the LDP articulates the strategic vision for the county in spatial terms, many of the councils own projects are in jeopardy these include, the Cylch Caron integrated Care Centre which is likely to need a new planning application and will therefore be caught by the embargo. Furthermore Welsh Governments own Transforming Towns grant may not be fully realised in Ceredigion as a number of potential and allocated projects are unable to go forward. Including those administered by the Local Authority for the revitalisation and repurposing of town centre properties; a central principle of the National Development Plans 'Town Centre First' approach. Here in Ceredigion we will be unable to articulate the central tenants of national policy as growth will have to be directed out of town centres and away from the most sustainable locations and from the nationally designated regional growth areas.

2.36 It is anticipated that the replacement LDP will now be significantly delayed as the previous Preferred Strategy needs complete reassessment. Furthermore in preparing a replacement plan it must meet the needs of the entire county and not only 55.4% of it, otherwise the plan will not meet the tests of soundness at examination. This will have an impact on monitoring, land availability and economic growth going forward, and could potentially delay development of the Strategic Development Plan and embedding the vision of the Growing Mid Wales partnership into a spatial plan.

Regional Policy and Conditions

Adjoining Authorities and Collaborative Working

2.37 Pembrokeshire Coast National Park Authority's replacement LDP was adopted on 30/09/2020, Pembrokeshire County Council and Carmarthenshire County Council adopted LDPs in 2010, 2013 and 2014 respectively. Pembrokeshire County Council, Brecon Beacons National Park Authority and Carmarthenshire County Council have all commenced plan revision. However their replacement LDPs are now on hold due to the aforementioned Phosphates issues in riverine SACs and it is likely they will need to fall back to earlier plan stages to take account of the changes required. LDPs for Powys and for Gwynedd and Anglesey (Joint Plan) have both been adopted, Powys intend to commence replacement plan preparation in 2022.

2.38 Ceredigion County Council participated in all neighbouring plan making processes as did those Authorities in Ceredigion's LDP, to ensure cross boundary complementarity. Following a letter from the Cabinet Secretary requesting that authorities consider joint working and subsequent meetings to discuss this, Ceredigion County Council continues to identify opportunities for regional collaboration across borders as appropriate. Ceredigion is currently working in collaboration with several neighbouring authorities on joint commissioning of a, Strategic Viability Assessment and several other smaller projects/ pieces of evidence where cross border working is opportune. Two documents that were produced through regional collaboration were published during the monitoring period:

- Larger than Local Employment Study: Mid Wales Region Employment Sites Premises Needs and Action Plan – Powys, Ceredigion and Brecon Beacons National Park (April 2020)

The report finds that the Mid Wales economy is lagging behind Welsh and UK averages and this is set to continue if no action is taken. Baseline forecasts suggest that the Welsh economy is set to grow by 24,000 jobs to 2040, whereas Mid Wales is forecast to shrink by about 3,400 jobs. Therefore it is imperative that there are strong actions progressed usefully at a larger than local level to support employment growth in the region,

through interventions in the currently constrained property market to drive development designed to meet contemporary market needs on employment sites in strategic locations and through broader support of key sectors. An Action Plan has been prepared which focusses on the interventions necessary, and Outline Business Cases prepared to support and advance the agenda for positive interventions.

The reports were concluded pre-COVID and should be seen in the context of the Vision for Growing Mid Wales overall strategic approach and progress.

- Regional Local Housing Market Assessment (LHMA)

The key conclusions of the report for Ceredigion are that between 2018 - 2033:

- The number of Households in Ceredigion is projected to increase by 2,216.
- 2,548 of dwellings required
- 28% (725) of the dwellings required should be affordable homes, 72% (1,823) should be open market housing
- 64% of affordable homes should be social rented. There is demand for up to 36% to be Intermediate tenures
- In terms of bedroom requirements, the greatest need for market housing is for 3 bed properties, whereas the greatest need for affordable homes is for 2 bed properties.
- There will be demand for 1,050 Older persons housing.
- Between 2,072(min) and 5,696(max) households will need adapted housing.
- 130 households will need Wheelchair adapted housing.

2.39 The growing Mid Wales Partnership continues to seek to provide a strategic focus and lead for the economic development of the Powys and Ceredigion Areas since its establishment in 2015. Trafnidaeth Canolbarth Cymru (TraCC)

has been consolidated into the partnership and will continue to function as the Mid Wales Infrastructure and Connectivity Group, in order to align strategic transport planning activity with the partnership work to diversify the economic base, support and strengthen the economic base, create new jobs and opportunities, develop workforce skills and improve communications accessibility and infrastructure. An evidence gathering exercise is ongoing with AECOM acting as consultants to identify evidence based programme of interventions.

2.40 Regional Policy and conditions introduced this year have significantly altered the context of the plan both in Ceredigion and in neighbouring authorities. Implications relating to Brexit, Covid 19 and the structural changes that have ensued as a result and Phosphates guidance from NRW have created significant challenges to LDPs and resulted in delays for most LDPs regionally further extensive work will be required to understand the full context of what this means for LDP revision which is underway.

Local Policy and Conditions

Population and Household Data

2.41 Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and other migration trends. Subnational population projection for 2018 to 2043 released in February 2020 (See AMRH01), suggests that Ceredigion's population will decrease by 3.3%. to approximately 70,600 in 2028. However the impact of structural changes resulting from the Covid 19 pandemic have not been factored into such revisions therefore some ambiguity exists as to how population change may continue in Ceredigion.

Housing

2.42 In the current uncertain financial and political context, it is impossible to disentangle the effects of changes in methodology from changes in the underlying trends, such as a stronger pull towards urban centres and away

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

Education

- 2.43 No New schools have opened this year and no schools closed.
- 2.44 Consideration of new and closing schools and implications for the LDP development strategy, if any, are being considered as part of the LDP review.
- 2.45 Local Policy and conditions introduced this year have resulted in significant changes in the context of the plan and further work is needed to understand the impacts moving forward. Any required changes to the plan will be considered as part of LDP replacement.

3. Analysis of Core & Local Indicators

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

Indicator Performance

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

Monitoring Actions

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

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

- 3.3 The plan review was triggered in 2016 after the 3rd AMR, therefore the above monitoring actions may not be relevant.

Housing

Monitoring Reference: AMRH01 Aspect Monitored: Population Change Policies Monitored: S01 Level: Local Frequency: Every 5 years Source: Ceredigion County Council (CCC) from Office for National Statistics and other data				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
That population change in the county over the period of the LDP is broadly in line with the forecast	Overall population; HE and non-HE population; and Average net migration.	A full analysis of population change including new projections will be carried out every five years of the plan period. Population change	Various measures of population growth are showing an overall downwards trend of population growth for	Projected decrease in overall population and

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

The most recent 2018-based population and household projections suggests that Ceredigion’s population will decline by approximately 4,250 people between 2018 and 2043, from 72,992 to 68,745 with a corresponding reduction in the number of households by roughly 4,500. The 2018-based projections reflect a reversal in the demographic trend compared to the 2014-based set, which suggested a growth of approximately 5,400 people and 2,800 households between 2017 and 2037, from 76,000 to 81,500. Notably, a change has been made to the methodology of the 2018-based projections, internal (UK) migration is now based on migration rates rather than fixed numbers, which may have contributed to a slight reduction of the population shown in the population projections. The 2018-based projections reflect the recent downward trend in the, Mid-Year Estimates (MYEs) series

which suggest that, the county’s population had declined to 72, 895, in 2020 from its peak of 76,000 in 2012. This is largely as a result of a decline in the number of students in higher education in the county.

Welsh Government estimates of household numbers show a more gradual decline from the 2012-13 peak of 31,700 to 31,200 in 2019 which reflects a steady increase in the number of single-person households and an overall slow decline in household size. A small decline in population does not necessarily result in fewer households but, as the population ages, there is likely to be a growing mismatch between its needs and the types of dwellings available. The interpretation of the 2018- based projections suggests that there is likely to be a lower housing need, and consequently a lower demand for new dwellings which would need to be factored in to the development of the LDP 2.

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

Comparison of principal projections for different base years for the remainder of LDP plan period (2017-2022)

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

Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and other migration trends. In the current uncertain financial and political context, it is very difficult to disentangle the effects of changes in methodology in relation to the production of MYEs and population projections from changes in the underlying trends. For example, it is likely that the Covid-19 pandemic will have impacted local population and migration patterns due to changes in mobility, remote working habits and an increase in the desirability to live in rural areas.

Welsh Government tend to publish their sub-national population projections every two years, however, they are not proposing to produce 2020-based projections in the autumn of 2021, as the first 2021 Census results are expected in spring 2022. The next round of sub-national population projections will be 2021-based and will use the updated base population from the 2021 Census. It is important to note, that whilst the projections are based on the best estimates of population size and age structure at the time they were made, these estimates tend to accumulate errors the further they are made from the previous Census. The Census results in 2022 will therefore, provide a clearer picture as to whether the projected population decline in Ceredigion is accurate and in line with the MYEs. However it is important to note the 2021 census was undertaken in a period of national crisis when mobility and changing housing requirements were impacting upon a number of areas particularly rural coastal areas as we saw an urban flea due to changing working practices and remote working becoming the norm. So from a Ceredigion perspective it may be some time before we can rely on the accuracy of housing projections realistically picking up on the nuances of such factors.

If the apparent tide of population decline is real, then initiatives such as Growing Mid Wales may be the best means to reverse the trend.

Conclusions

It is very difficult to unpick how the methodological changes in the population estimates and projections, Brexit and the coronavirus will affect population numbers in Ceredigion. However, the significant projected decline in population and household growth displayed in recent population estimates and projections will be integral to the development of the LDP 2 whilst local and regional evidence gathering continues to unpick the factors that are impacting on the county population.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH02 Aspect Monitored: Settlement Strategy Countywide Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020– 31 st March 2021)	
			Nature of performance	Significance
Completions and commitments countywide by the end of the plan period to be:	From the date of adoption the ratio of both completions and commitments across the County as a whole to be moving towards the percentage split sought	From the date of adoption the ratio of both completions and commitments across the County should be moving towards the percentage split	From the date of adoption (25 April 2013) the ratio of commitments across the county as a whole is: <ul style="list-style-type: none"> • USCs: 40% • RSCs: 26% 	-

<p>At least 51% in the USCs; 24% in the RSCs; and A maximum of 25% in the 'Linked Settlements and Other Locations' and in any event no more than 1522 units.</p>	<p>Countywide by the end of the plan period.</p>	<p>sought Countywide by the end of the plan period.</p> <p>Should the annual percentage split not move towards that sought Countywide in any one year of the plan period, an investigation will be triggered to look into the reasons why. Where reasons are unjustified then necessary action will be considered.</p> <p>Note that as information is collected at Settlement Group level it will be possible to identify if there are</p>	<ul style="list-style-type: none"> • Linked Settlements and Other Locations 34% 	
			<p>From the date of adoption (25 April 2013) the ratio of completions across the county is :</p> <ul style="list-style-type: none"> • USCs: 41% • RSCs:16%; • Linked Settlements and Other Locations: 43% <p>Note: figures may not sum correctly due to rounding.</p>	

		<p>geographical exceptions (for example, if all SGs are working towards the desired balance, bar one or two exceptions) that are the cause of the balance not being met countywide.</p>		
<p>Analysis</p> <p>The Strategy of the LDP is to refocus growth into Service Centres and the purpose of this indicator is to measure the effectiveness in delivering development in accordance with the settlement strategy. The 2021 results show that the percentage split of commitments at 40:26:34 is not consistent with the identified target of 51:24:25. The percentage split has remained static for the last few years, moving a percentage point or so between each settlement type. In terms of completions the ratio has remained reasonably static. Completion numbers have reduced since the start of the plan period which reflects part of a broader national picture of reduced completions which has been further compounded this year by the COVID 19 restrictions, as Ceredigion County Council Gold Command did not issue permission for the Research Team to carry out the Annual Completions survey in the same format as normal. When measured from plan adoption (and from plan start), the percentage split of completions (Urban:Rural:Linked Settlements & Other Locations) has fluctuated slightly but does not show any significant change in ratio.</p>				

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

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

Monitoring Framework Local Development Plan

AMR	Performance measured from Plan Start (01/04/2007)	Performance measured from Adoption (25/04/2013)
2014	43:13:43	43:13:44
2015	44:13:43	46:11:43
2016	43:15:43	41:18:41
2017	44:14:42	44:15:41
2018	43:14:43	42:16:42
2019	42:15:43	41:16:43
2020	42:15:43	41:16:43
2021	42:15:43	41:16:43

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

Conclusions

The target has not been met for completions or commitments.

Actions

The target has not been met for completions or commitments. The LDP revision is considering the Settlement strategy and will identify ways to deliver housing in sustainable locations.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH03 Aspect Monitored: Settlement Strategy Settlement Groups Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in Appendix 2 of the	From the date of adoption, within individual Settlement Groups the ratio of both completions and commitments between Service Centre and 'Linked Settlements and Other Locations' is in line with or	Where the expected proportional growth is exceeded in the 'Linked Settlements and Other Locations', further residential development will be resisted in that Settlement Group, for the 'Linked Settlement and Other Locations', until outstanding permissions have either	See Appendix 5 (taken from Monthly Monitoring Figures).	-

LDP by the end of the plan period.	working towards the requirements set out in LDP volume 1, Appendix 2.	lapsed or been revoked and the commitments reflect or are working towards the proportional split as set out in Appendix 2 of the LDP.		
<p>Analysis</p> <p>Whilst the indicator is looking to measure from plan adoption the monitoring framework relies on data from plan start and cannot be measured from plan adoption.</p> <p>For commitments: Of the 22 service centres, 11 did not achieve improvements in the proportional split, 6 improved and 5 experienced no change since the previous monitoring period.</p> <p>Those that did not improve included Aberteifi/Cardigan, Aberystwyth, Castell Newydd Emlyn (Adpar), Lampeter, Tregaron, Aberporth/Parcllyn, Bow Street, Ceinewydd/New Quay, Cenarth, Felinfach/Ystrad Aeron, Llanilar. Of these groups however, for completions, Aberystwyth, Castell Newydd Emlyn (Adpar), Lampeter, Cenarth, Llanilar experienced an improvement in the proportional split since the previous monitoring period. Cardigan, Tregaron, Aberporth/Parcllyn, Ceinewydd/New Quay, also experience a decrease in the proportional split for completions since the previous monitoring period.</p> <p>The results indicate a varied picture across service centres since the first monitoring period in 2014. Since this time a total of 16 settlement groups have achieved improvements in the percentage split of commitments, and 9 have achieved an improvement in the percentage split of completions. Since Plan adoption, of the 22 individual settlement groups, 1 (Llanybydder) have achieved neither improvement in the proportional split of commitments nor completions. In terms of Llanybydder (a settlement not in</p>				

Ceredigion) it is a misnomer to monitor this settlement as the settlement itself is in Carmarthenshire and we do not have authority over planning matters in this area but have included it as it acts a RSC to some linked settlements in Ceredigion where demand is weak.

Conclusions

The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance identified in Appendix 2 of the LDP. Since 2014, the change in the percentage split of commitments varies from +20.7% (Pontarfynach/Devils Bridge) to -17.4% (Talybont) and the change in the percentage split of completions varies from +27.7% (Felinfach) to -11.5% (Ceinewdd/New Quay & Llanon).

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

Actions

The target has not been met for completions or commitments. The LDP revision is considering the Settlement strategy and will identify ways to deliver housing in sustainable locations.

Monitoring Reference: AMRH04 Aspect Monitored: Settlement Strategy – Development in ‘Linked Settlements’ Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
Commitments not to result in any one Linked Settlement growing by more than 12% of its size as at April 2007 (as specified in Appendix	From 1 st April 2007, at a Settlement Group level, the growth in total housing stock committed within individual Linked Settlements.	If the 12% is reached then no further development will be permitted unless justified under Policy S04.	<ul style="list-style-type: none"> • 46 LSs which have exceeded 12% growth in terms of commitments; and • 8 LSs which have reached the 12% growth 	-

<p>5 of Volume 1 of the LDP).</p>			<p>limit in terms of commitments.</p> <ul style="list-style-type: none"> • 3 LSs fell back within the 12% growth limit. <p>See Appendix 6 for full details.</p>	
<p>Analysis</p> <p>From the total 90 Linked Settlements across 22 Settlement Groups 46 (51%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at Plan adoption in 2013. Since last year’s AMR, 1 Linked Settlement (Rhydyfelin, Penrhiwllan & Llanddewi Brefi) fell back within their 12% limit.</p>				
<p>Conclusions</p> <p>51% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04.</p>				
<p>Actions</p>				

For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04. The LDP revision will consider why there is a negative shift away from capacity limits across the county, and consider alternatives to managing growth in rural settlements that allow the settlement to sustainably meet its specific rural needs.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH05 Aspect Monitored: Settlement Strategy – Development in ‘Other Locations’ Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
Commitments to be based on demonstrated need for affordable housing in locations that are compliant with paragraph 9.2.22 of	From the date of adoption, the type of development permitted.	Where development occurs that is not affordable housing in locations that are compliant with paragraph 9.2.22 of PPW or TAN 6 units, an investigation into the justification for such units will be triggered.	The type of development permitted in other locations during the monitoring period is as follows: <ul style="list-style-type: none"> • 5 units that accord with TAN 6, 	-

<p>PPW or TAN 6 units only.</p>		<p>Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).</p>	<ul style="list-style-type: none"> • 5 units that accord with PPW 9.2.22 (Edition 9) 4.234 (Edition 10) • 2 units that do not accord with the LDP Strategy, TAN 6, or PPW 9.2.22 	
<p>Analysis</p> <p>12 dwellings were approved in ‘other locations’ during the monitoring period in accordance with the LDP. These included applications in accordance with TAN 6 (6), PPW 9.2.22 (2). 2 units permitted did not accord with the provisions as set out in National Policy for development in the open countryside.</p> <p>However these 2 units were barn conversions</p>				
<p>Conclusions</p> <p>2 units were permitted that did not accord with the provisions as set out in National Policy for development in the open countryside, this is a significant reduction in the number approved in the previous monitoring period, also the split of consents in Service Centres, Linked settlements and those in other locations has improved.</p>				
<p>Actions</p>				

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

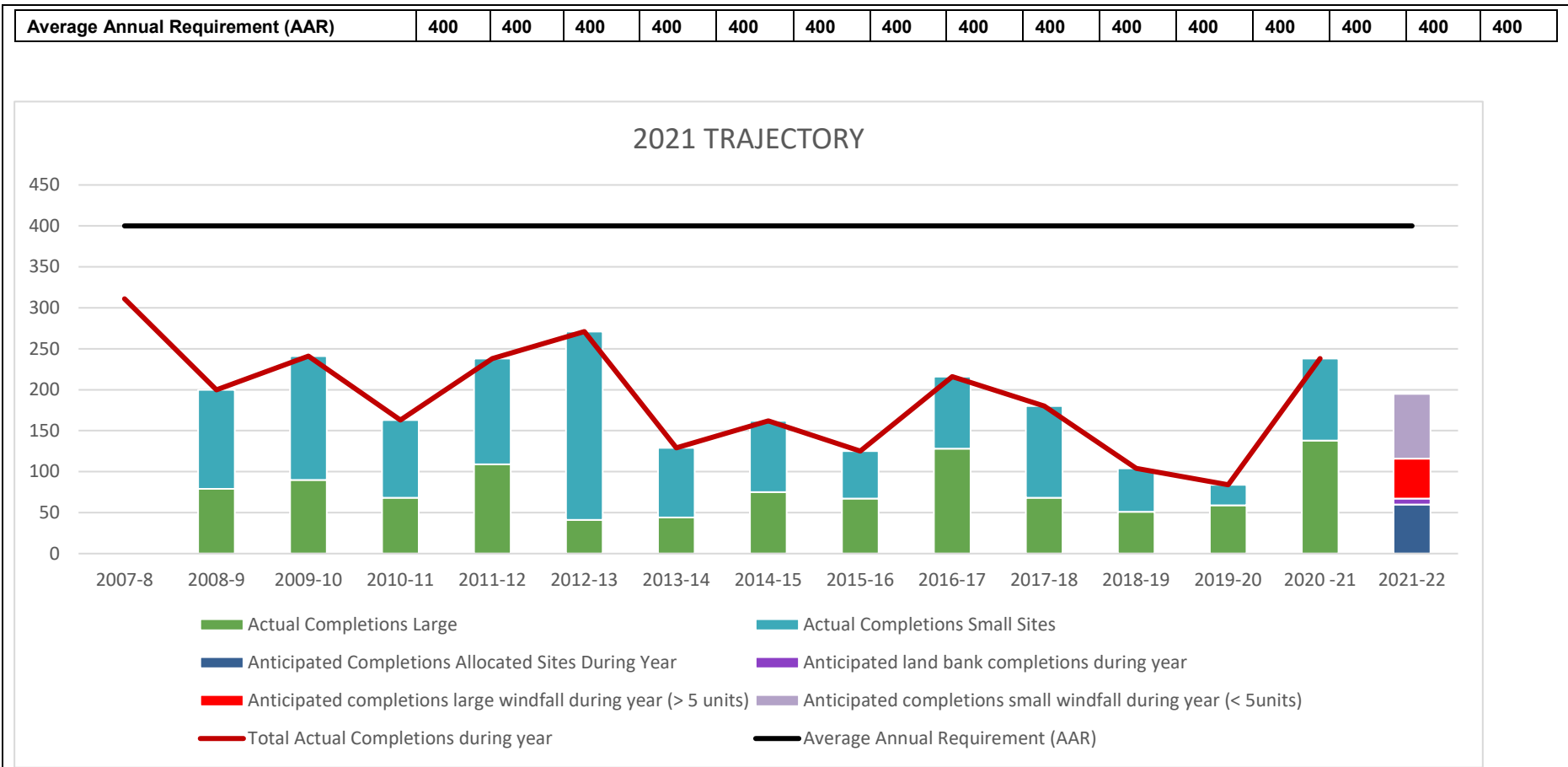
<p>Monitoring Reference: AMRH06 (Statutory Indicator)</p> <p>Aspect Monitored: Annual Housing Completions versus Anticipated Annual Build Rate</p> <p>Policies Monitored: S01 - S04 and LU05</p> <p>Level: Core</p> <p>Frequency: Annually</p> <p>Source: Annual Completions Information combined with large sites database and stakeholder workshop.</p>				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AAR). Cumulative completions will be measured against the	<p>Completions will be measured against the Average Annual Requirement (AAR) set out in the plan.</p> <p>Primary Housing Delivery Indicator: Average Annual Housing Requirement</p>	Where there is a shortfall of cumulative housing completions against the Annual Average Requirement (AAR) for 2 consecutive years (annual completions, not number of AMRs published) the scale of any	<p>Annual Completions (AC) Comparison against AAR</p> <p>400 (AAR) – 283(AC) = -117 (-29%)</p> <p>AC% of AAR = 71%</p>	-

Monitoring Framework Local Development Plan

<p>cumulative average annual housing requirement set out in the plan.</p> <p>Housing Requirement = 6000</p> <p>6000/15 = 400</p>	<p>(Housing Requirement / 15 = AAR)</p> <p>This must be presented clearly in the AMR both in numerical and percentage terms (plus/minus x %).</p>	<p>deficiency should be considered and set out in the conclusion/monitoring action in terms of implications for delivering the requirement level homes/strategy. Failure to deliver against the AAR could trigger an early review.</p>	<p>Cumulative AC Comparison against Cumulative AAR</p> <p>5200 (Cumulative AAR) – 2707 (Cumulative AC) = - 2893 (-52%)</p> <p>Cumulative AC% of Cumulative AAR = 48%</p>	
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Analysis

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	2007-8	2008-9	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
Actual Completions Large		79	90	68	109	41	44	75	67	128	68	51	59	138	
Actual Completions Small Sites		121	151	95	129	230	85	87	58	88	112	53	25	145	
Anticipated Completions Allocated Sites During Year															60
Anticipated land bank completions during year <small>Comprising housing completions since the start of the LDP period, units under construction and those with planning permission at a 'point in time' – the base date</small>															7
Anticipated completions large windfall during year (> 5 units)															49
Anticipated completions small windfall during year (< 5units)															79
Total Actual Completions during year	311	200	241	163	238	271	129	162	125	216	180	104	84	283	



It is noted that the sites included as allocations aren't generally worse or more constrained, but that financial barriers to development and sale of market housing continues to impede progressing larger sites. A further consideration of the failure to

achieve the timely delivery of LDP allocations has been the significant tightening of financial markets, both for development finance and for mortgage finance. It is also clear that sites in Ceredigion that are delivered are usually substantially smaller than the allocated sites in the current plan and therefore where economies of scale may deliver larger housing sites elsewhere this type of development simply does not exist in Ceredigion.

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

Conclusions

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

Actions

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

Monitoring Reference: AMRH07 (Statutory Indicator) Aspect Monitored: Delivery of Allocated Housing Sites Policies Monitored: S01 – S04 Level: Core Frequency: Annually Source: Information gathered for AMR06				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2021)	
			Nature of performance	Significance
40% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31 st of March 2017.	1. Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units) as follows:	If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered. This will involve an analysis of the relationship between planning permissions and completions.	Permitted on allocated sites: Units: 639(19%) Completed on allocated sites: Units: 221 (6.5%)	-

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

The percentage of anticipated units on allocated sites has remained the same this year to 19% and whilst the targets were not met for 2020 or are likely to be met for 2022 the increase shows a minor positive step in the right direction. The completions figure has risen, with 3 allocated sites being completed (the 3 were developed by Registered Social Landlords (RSLs)). The poor delivery of allocated sites in general reflects the continuing relatively depressed housing market conditions, low market confidence together with the relatively long lead in time for larger allocated sites, continuing difficulties with development finance and the resulting long term commitment to investment, prior to a developer achieving a financial return. Only a limited number of local builders have the ability to venture the scale of development proposed. The LPA continues to work with allocated site owners/developers to encourage early preparation for site delivery/land assembly etc. where necessary, however concerns over the size of allocated sites remain.

The LDP review (and associated evidence such as a Strategic Viability Assessment and an Allocated Site Review which are currently being analysed) need to consider concerns regarding the local construction industry and allocated site size.

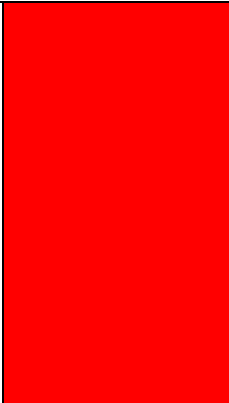
Conclusions

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

Actions

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

Monitoring Reference: AMRH08 (Statutory Indicator) Aspect Monitored: Housing Development in the Right Locations Policies Monitored: S01 – S03 Level: Core Frequency: Annually Source: Information gathered for AMR06				
Target	Indicator	Trigger and Actions	Performance (24 th April 2013 – 31 st March 2021)	
			Nature of performance	Significance
90 – 100% of requirement for USC and RSC residential development to be met on allocated sites, with the exception of Aberystwyth where 80-90% should be met on	1. Amount of housing development permitted on allocated sites as a % of total development permitted in the Service Centres (units post LDP adoption).	Where the percentages fall below the target for 2 consecutive years for any given Settlement Group an analysis of possible drivers will be undertaken, to understand and to action	<ul style="list-style-type: none"> Permitted on allocated sites: 541 units as a % of total number permitted in service centres (65%) Units completed on allocated sites: 212 units as a % of total 	-

<p>allocated sites, post LDP adoption.</p>	<p>2. Amount of housing development completed on allocated sites as a % of total development completed in the Service Centres (units post LDP adoption).</p>	<p>appropriate measures to reverse the trend.</p>	<p>completed in service centres (29%)</p>	
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Analysis

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

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

Conclusions

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

Actions

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

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH09 Aspect Monitored: Housing Development on Previously Developed Land Policies Monitored: S01 – S03 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
5% of all residential development permitted and completed to be located on previously developed (brownfield) land.	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed	If at least 4% of all residential development permitted and completed is not located on previously developed (brownfield) land then an investigation will be carried out into the causes of the shortfall in order to see	Permitted: 2.06ha (9%). Completed: 4.20ha (8%).	+

	<p>as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p>	<p>whether the LA can address any barriers to it coming forward.</p>		
<p>Analysis</p> <p>The amount of development permitted and completed on brownfield land is in excess of the 4% target.</p>				
<p>Conclusions</p> <p>The targets are currently being met and there is no concern over the implementation of the policies.</p>				
<p>Actions</p>				

Monitoring Framework Local Development Plan

Development plan policies are being implemented effectively.

Monitoring Reference: AMRH10 (Statutory Indicator) Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2021)	
			Nature of performance	Significance
1,100 Affordable Homes Completed (70 per annum) by 2022.	1. The number of net additional affordable and general market dwellings permitted since (1 st April) 2007. 2. The number of net additional affordable and general market dwellings	Further investigation will be undertaken on this indicator if the outstanding consents/completions of units of affordable housing over a 2 year period fall below the annual required level.	Net additional permitted: Affordable Homes: 860 General Market Homes: 2333* Total Homes: 3193*	0

	<p>completed since (1st April) 2007.</p>	<p>Critical to this investigation will be an understanding of the delivery of housing overall (see AMRH06 above). Response to this target may need to be undertaken in collaboration with the Housing Department and other housing stakeholders, such as RSLs.</p>	<p>*years previous to 2020 included permissions before 01/04/2007 Completed: Affordable Homes: 640 General Market Homes: 1901 Total Homes: 2541</p>	
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Analysis

The policy requirement for Affordable Housing is for 20% of all units to be affordable. The results are positive with more than 20% of all homes being permitted (860 homes (37%) and completed (640 homes (34%) being affordable since plan start. The target of 1,100 affordable homes permitted and completed is greater than 20% of all homes.

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

Conclusions

The percentage of affordable homes permitted and completed is greater than 20% of all homes which is positive and the average annual completion rate of affordable homes whilst below the 70 per annum target has remained stable or increased since plan adoption. This suggests that the identified target of 1,100 affordable homes completed by 2022 is unlikely to be achieved, but 20% of all housing completions being affordable is on track to be exceeded.

Actions

The LDP revision (and associated evidence including an updated Strategic Viability Assessment) is considering housing delivery (including affordable housing delivery). This alongside changes in the overall housing requirement may mean that the affordable housing target will be revised in LDP2

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH11 Aspect Monitored: Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
Since the adoption of the LDP, at least 20% of all permitted dwellings are affordable units.	1. The proportion of residential applications where a viability challenge is mounted. 2. The number of sites where a successful challenge is mounted to reduce the Affordable	If more than 20% of sites permitted fail to deliver the required affordable housing in any given year of the Plan period, then an investigation will be triggered into the reasons why.	9 viability challenges submitted this year, 100% partially or wholly successful.	0

	<p>Housing yield as a proportion of number of challenges.</p>	<p>If all sites deliver not less than 20% affordable housing in any given year of the Plan period, then an assessment will be conducted as to whether the affordable housing requirement of 20% is too low and should be revised upwards.</p> <p>This will be pursued by undertaking an updated viability exercise. The exercise will recommend a viable Affordable Housing % yield. A calculation will also</p>	<p>37% of all permitted dwellings are affordable units².</p>	
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² Monitored in accordance with the indicator (from adoption) and not since plan start

		<p>need to be made by the District Valuer Service of the equivalent % Gross Development Value.</p>		
<p>Analysis</p> <p>The identified target has been met. Since 2007 37% of all permitted dwellings are affordable units.</p> <p>Notwithstanding the above, there continues to be a number of applications for residential development where a viability challenge is mounted. The number of sites where the challenge was successful was 9, which equates to 100% of all challenges being successful.</p> <p>Of the 9 viability challenges to the affordable housing policy S05, 5 were on conversion, change of use or redevelopment/restoration applications and 4 were on new builds. It is acknowledged that conversions, changes of use and redevelopments are costly to undertake, and therefore it is not surprising that the viability of these scheme was compromised. In terms of the new builds this has decreased this year but still remains a concern and the reasons for this appear to be the continued scale of the dwellings proposed being high quality, large dwellings which are costly to develop and the general slowdown of the market and poor viability in certain areas of the county.</p> <p>Policy S05’s affordable housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. To inform LDP Revision the Council has commissioned an update of the 2010 viability assessment, which has considered the viability of small sites including conversions and changes of use in detail and further evidence is being gathered to inform the</p>				

affordable housing policies of LDP 2 which factor in the distinctly rural nature of Ceredigion and the tendency towards small local builders and self builds that predominated the housing builds in this area.

Conclusions

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

Actions

The updated strategic Viability Assessment is considering these issues including the cost of conversion, redevelopment and restoration applications and making specific recommendations which will inform policy revision, including specific reference to the threshold above which an affordable home contribution should apply.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH12 Aspect Monitored: Type of Affordable Housing Policies Monitored: S05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2021)	
			Nature of performance	Significance
Since the start of the LDP period: 9% of affordable units are discounted for sale (DFS) at 70% market value	Completions and Commitments by type	Where the proportion of completions or commitments of: Affordable units discounted for sale at 70% market value fall outside the range of 8-10% of the affordable housing permitted.	Since the start of the LDP period, Affordable Housing Completions and Commitments (units) by type were as follows: DFS 70%	0

<p>32% of affordable units are discounted for sale at 50% market value (both for direct sale to occupants and to be made available to landlords for letting at Intermediate rents (IR))</p> <p>59% of affordable housing units for social rents delivered by the private sector and Registered Social Landlords (RSLs).</p>		<p>Affordable units discounted for sale at 50% market value fall outside the range of 28-35%</p> <p>Affordable units conveyed at 35% market value to Registered Social Landlords for social rent fall outside the range of 53-66%</p> <p>It may be necessary to restrict/promote certain types of residential development to ensure the proportions more closely match the needs identified. These actions will need to be taken in collaboration with the Housing Department and</p>	<p>Completions: 217 (34% of all AH)</p> <p>Commitments: 380 (46% of all AH)</p> <p>DFS Other %'s</p> <p>Completions: 5 (1% of all AH)</p> <p>Commitments: 10 (2% of all AH)</p> <p>DFS 50% / Intermediate Rent</p> <p>Completions: 4 (1% of all AH)</p> <p>Commitments: 7 (1% of all AH)</p> <p>Commuted Sums</p>	
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		<p>other housing stakeholders, such as RSLs.</p>	<p>Completions: 43 (7% of all AH)</p> <p>Commitments: 95 (12% of all AH)</p> <p>Social Rent (conveyed to RSLs)</p> <p>Completions: 21 (3% of all AH)</p> <p>Commitments: 24 (3% of all AH)</p> <p>Social Rent (100% commissioned by RSLs):</p> <p>Completions 383 (60% of all AH)</p> <p>Commitments: 411 (53% of all AH)</p>	
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			<p>Other (Combination of Mix Unknown):</p> <p>2 applications (approximately 15 units)</p> <p>Note: 'Other' figures are not included in % calculations because the exact number is unknown at outline stage.</p> <p>Figures also exclude any expired permissions.</p>	
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Analysis

The target identified requires the ratio of affordable housing types to be: 9% DFS 70%:32% DFS 50%:59% Social Rent since the start of the plan period. The actual performance of commitments is 46% DFS 70%: 1% DFS 50%, 2% Other DFS %'s, 12% Commuted Sums: 53% Social Rent and completions is 37% DFS 70%:1% DFS 50%, 1% DFS Other %'s, 7% Commuted Sums: 64% Social Rent.

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

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

Conclusions

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

Actions

The tenure split will be further analysed following LHMA 2020 update using the Welsh Government Model.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH13 Aspect Monitored: Housing Density Policies Monitored: LU06 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2021)	
			Nature of performance	Significance
Complies or exceeds the density, as per Allocated Site Schedule or Settlement Group Statement.	Average density of housing development permitted on allocated development plan sites.	If a site does not deliver its guide density, then an investigation will be triggered into whether or not additional land is needed to meet the housing provision allowed for in that SC.	The average density of housing development on allocated sites: 19.59 units per hectare.	0

<p>The average LDP guideline density on allocated LDP sites is 23 units per hectare.</p>		<p>If sites within a Service Centre consistently fail to deliver the guide density, then an investigation into whether or not an adjustment to the overall guide density for sites within that Service Centre will be triggered.</p>		
<p>Analysis</p> <p>Permissions to date indicate that development on:</p> <p>6 allocations have exceeded the LDP's guide density (and</p> <p>7 allocations are below the LDP's guide</p> <p>The majority of applications relate only to part of an allocation and so whilst some exceed or are below the average unit density identified by the LDP, on balance, the average density is approximately 19.59 units per hectare. These applications represented only part of a whole allocation and were justified as appropriate in each case.</p>				
<p>Conclusions</p>				

Monitoring Framework Local Development Plan

The average density of residential development coming forward on allocated housing sites (19.59 dwellings per hectare) is broadly consistent with the average LDP guideline density for allocated sites (23.60 dwellings per hectare). There are currently no concerns over the implementation of this policy.

Actions

Development plan policies are being implemented effectively.

Monitoring Reference: AMRH14 Aspect Monitored: Delivery of Housing Policies Monitored: LU05 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2021)	
			Nature of performance	Significance
A year on year decrease in the ratio of residential outstanding consents to completions, from a starting ratio of 6.5 outstanding consents to every 1 completion.	The ratio of permissions granted to completions for residential development “The ratio of outstanding permitted residential units to residential completions.”	If the ratio between residential outstanding consents and completions in a Settlement Group does not decrease year on year, it will be necessary to increase the use of shorter permissions, mandatory completion dates	The ratio of residential outstanding consents to residential completions at 2021: 6 outstanding consents to every 1 completion.	+

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

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

Conclusions

The starting ratio of 6.5 outstanding consents to 1 completion has been achieved for the first time.

Actions

Action should be considered through management of permissions should continue and more detailed consideration during the Plan Revision, if the trend does not continue.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRH15 Aspect Monitored: Range of Housing Policies Monitored: LU02 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (25 th April 2013 – 31 st March 2021)	
			Nature of performance	Significance
Mix of housing type and bedrooms in line with Ceredigion's current LHMA report.	Number of Full or RM consents by housing type and bedroom number since adoption. Number of completions by housing type and bedroom number since adoption.	Where aggregated figures are contrary to the proportions set out in the LHMA. Collaborative action will be taken with the Council's Housing section, with the potential of increasing the	See Appendix 7.	0

		focus on delivering more of the required dwelling type.		
<p>Analysis</p> <p>The most recent LHMA (2020, which is still based on 2014 population projections) provides an update to the 2016 version which was considered in previous AMRs. The LHMA (2020) identifies that there is in terms of bedroom requirements, the greatest need for market housing is for 3 bed properties, whereas the greatest need for affordable homes is for 2 bed properties.. The Strategic Housing Partnership consider housing needs and whilst increased provision of 1 & 2 bedroom accommodation was being achieved in recent years in accordance with the LHMA (2008), the impact of welfare reforms is yet to be fully realised but as time has moved on planning officers are negotiating a greater mix which should work through the system in the coming years.</p> <p>Planning officers continue to work collaboratively with the Affordable Housing Officer and RSLs to ensure that the type of market and affordable housing secured on sites matches the needs of the local community.</p> <p>A new common housing register was launched in Ceredigion on 1st June 2016. Recent analysis of the register demonstrates that there is a significant need for 1 & 2 bedroom properties. An update of the LHMA 2020 is required in 2021 (using the 2018, population projections), however, Welsh Government is developing a LHMA model for use by Local Authorities which should be available December 2021. Welsh Government have advised that any updates use the new model.</p>				
<p>Conclusions</p>				

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

Actions

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

The Economy

Monitoring Reference: AMRE01 Aspect Monitored: Employment Land Supply Policies Monitored: S01 – S04 and LU13 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
No net loss of employment land/floor space unless in	Net economic land supply/development (ha/sq. m).	If there is a net loss of 1 premises or area of land within use class B1, B2 or B8 that does not accord with	Change in the floorspace in employment use (B1, B2 and B8) of: +0 ha.	+

<p>accordance with Policy LU13.</p>		<p>Policy LU13 then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment land, actions in relation to the indicator will be taken collaboratively with the Council's Economic Development Department and the Welsh Government DE&T.</p>		
<p>Analysis</p> <p>0.01 ha of B1, B2 and B8 class development was permitted during the monitoring period. This figure compares to +0.1ha (2020), +0.2 (2019), +1.7 (2018) +0.57 (2017), +0.14 (2016), +1.94ha (2015) and +0.14ha (2014).</p>				

Conclusions

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

Actions

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE02 (Statutory Indicator) Aspect Monitored: Delivery of Allocated Employment Sites Policies Monitored: S01 – S04 and LU13 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2021)	
			Nature of performance	Significance
<p>66% of allocated land should be permitted or completed at time of adoption.</p> <p>83% of allocated sites should be permitted or completed by 2017.</p>	<p>1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha).</p> <p>2. Amount of economic development completed on allocated sites as a % of LDP allocations (ha).</p>	<p>If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered.</p> <p>Due to the range of factors that can influence the uptake of allocated employment</p>	<p>Permitted: 81% (108.06Ha).</p> <p>Completed 61% (87.14Ha).</p>	0

<p>100% of allocated sites should be permitted or completed by 2022.</p>		<p>land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.</p>		
<p>Analysis</p> <p>The target of 83% of allocated sites to be permitted or completed by 2017 was not achieved. The plan is now moving towards its later period where 100% of allocated sites should be permitted or completed by 2022, however 81% has been permitted and 61% completed by the end of the monitoring period. It is noted that most of the completions recorded were completed prior to the adoption of the LDP as many of the LDP's employment allocations have been identified in order to allow for the co-ordinated redevelopment and/or rationalisation of their existing uses.</p> <p>As the plan progress towards the identified target for 2022 and there are no concerns over the level of employment development in general which in recent years has experienced a general slowdown in the economy which supports a likely reduced overall requirement for employment land. The Council has undertaken an employment land review, and is working with regional partners on a larger than local employment needs assessment which investigates the reasons for the lack of uptake of some employment</p>				

allocations and considers what the demand is for future allocations in Ceredigion. This new evidence will inform the replacement LDP.

Conclusions

The 2017 target was not achieved, however there are no concerns over the implementation of the policies. The LDP review will consider the updated Economic evidence base currently being prepared which is considering future employment land needs and reviewing employment allocations.

Actions

Development plan policies are being implemented effectively.

Monitoring Reference: AMRE03 Aspect Monitored: Economic Development in the Right Locations Policies Monitored: S01 – S04 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2021)	
			Nature of performance	Significance
Up to 40% of economic development to be located on allocated sites.	1. Amount of economic development permitted on allocated sites as a % of total development permitted (ha and units). 2. Amount of economic development completed on allocated sites as a %	If 35% or less of all economic development permitted and completed fails to be located on allocated sites for 2 consecutive years then an analysis will be carried out into the causes of the shortfall in order to see	No new permissions/completions on undeveloped parts of the Allocated Sites in 2020. Permitted: Units: 50% (50 units).	+

	<p>of total development completed (ha and units).</p>	<p>whether the LA can address any barriers to it coming forward.</p> <p>Due to the range of factors that can influence the uptake of employment land, actions in relation to the annual indicator will be taken collaboratively with the Council's Economic Development Department and Welsh Government DE&T.</p>	<p>Ha: 43% (7.53ha). (figures do not take account of expired permissions that were permitted during the period.)</p> <p>Completed: Units: 50% (45 units) Ha: 43% (7.00ha)</p>	
<p>Analysis</p> <p>According to the Mid Wales Region Employment Sites and Premises Needs and Action Plan April 2020 (B.E. Group for Powys, Ceredigion & Brecon Beacons National Park), the recommended land needs for Ceredigion to 2040 for B1, B2/8 uses is -8.53ha, however while overall employment numbers are forecast to decrease, some sectors are projected to increase over the forecast</p>				

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

Conclusions

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

Actions

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE04 Aspect Monitored: Economic Development on Previously Developed Land Policies Monitored: S01 – S04, LU11, LU12 and LU13 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2021)	
			Nature of performance	Significance
30% of all economic development permitted and completed be located on previously developed (brownfield) land.	1. Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed	If at least 30% of all economic development permitted and completed is not located on previously developed (brownfield) land then an analysis will be carried out into the causes of the shortfall in order to see	Permitted: 58% (9.521ha) Completed: 58% (9.42ha)	+

	<p>as a % of all development permitted.</p> <p>2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.</p>	<p>whether the LA can address any barriers to it coming forward.</p>		
<p>Analysis</p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land. More than 30% of all economic development permitted and completed has been on brownfield land since the start of the LDP process with 58% permitted (9.52ha) and 58% (9.42ha) completed. The target has therefore been met and there are no concerns about the implementation of the LDP Policies.</p>				

Conclusions

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

Actions

Development plan policies are being implemented effectively.

Monitoring Reference: AMRE05 (Statutory Indicator) Aspect Monitored: Town Centres Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21 and LU22 Level: Core Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
At least 80 % of all major office, retail and leisure development (development over 800 gross sq. m) to be in the Town Centres.	Amount of major (development over 800 gross sq. m) office, retail and leisure development, permitted within and outside established town and district centre boundaries.	If less than 70% of major development (in relation to office, retail and leisure) occurs in town centres in 2 consecutive years, then an investigation will be triggered into the reasons why and whether or not the LA needs	Within town centres Units: 0%(0 unit) Area: 0% (0sq. m) Outside established town and district centre boundaries Units: 0% (0 units)	0

Monitoring Framework Local Development Plan

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

Monitoring Reference: AMRE06 Aspect Monitored: Vitality of Rural Service Centres Policies Monitored: S01 – S04, LU12, LU13, LU18, LU19, LU20, LU21, and LU22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2018 – 31 st March 2019)	
			Nature of performance	Significance
Stable or increasing number of facilities in a Service Centre.	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Rural Service Centre.	Loss of any 1 of the 6 key facilities in any one Service Centre will trigger an investigation into the reasons why. However, as there are a number of factors that can affect the provision of facilities, any net loss would need to be taken into consideration in the wider context.	See Appendix 8 for 2019 information. Due to the COVID-19 Pandemic the amenities survey was not given authorisation to be carried out in 2020.	+

Analysis

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

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

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

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

Conclusions

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

Actions

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRE07 Aspect Monitored: Retail Frontages Policies Monitored: S01 – S02, LU19 and LU21 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail	Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail Frontages in Aberystwyth and Cardigan.	Where levels fall below the thresholds identified in Policy LU21 in 2 consecutive years an analysis will be instigated to understand and action where appropriate measures to limit further losses.	Primary Retail Frontages (Policy requires 75% A1): Cardigan P0201 High Street West: 72.0%	+

<p>Frontages in Aberystwyth and Cardigan.</p>			<p>P0202 High Street East: 76.9%</p> <p>Combined: 74.5%</p> <p>Aberystwyth:</p> <p>P0301 Great Darkgate Street North: 70%</p> <p>P0302 Great Darkgate Street South: 85.7%</p> <p>P0303 Owain Glyndwr Square North: 42.9%</p> <p>P0304 Owain Glyndwr Square South: 81.8%</p> <p>P0305 Pier Street East: 57.1%</p>	
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			<p>P0306 Pier Street West: 85.7%</p> <p>P0307 Chalybeate Street West: 62.5%</p> <p>P0308 Terrace Road West: 100%</p> <p>P0309 Terrace Road East: 75%</p> <p>Combined: 74.8%</p> <p>Secondary Retail Frontages (Policy requires 50% A1): Cardigan</p> <p>S0201 High Street West: 35.7%</p>	
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			<p>S0202 High Street East: 91.7%</p> <p>S0205 Priory Court: 91.7%</p> <p>S0206 Priory Street North: 50%</p> <p>S0207 Priory Street South: 57.1%</p> <p>S0209 Pendre: 69.2%</p> <p>Combined: 72%</p> <p>Aberystwyth</p> <p>S0301 Chalybeate Street East: 68.8%</p> <p>S0302 Terrace Road/Cambrian Place: 29.4%</p>	
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			<p>S0303 Terrace Road South: 57.1%</p> <p>S0305 Pier Street East: 45.5%</p> <p>S0307 Pier Street West: 40%</p> <p>S0308 Bridge Street West: 76.9%</p> <p>S0309 Bridge Street East: 83.3%</p> <p>Combined: 55.2%</p>	
<p>Analysis</p> <p>The combined secondary frontages in Cardigan and Aberystwyth are meeting the required policy target 50% (Secondary) The primary frontage in both Aberystwyth and Cardigan are over 74% and very close to the 75% target.</p> <p>In Aberystwyth for Primary Frontages, the proportion of retail uses varies from between 100% to 57.1%; for Secondary Frontages between 76.9% and 29.4%. In Cardigan for Primary Frontages, the proportion of retail uses is 72% in one frontage & 76.9% in the other primary retail frontage areas, for Secondary Frontages varying between 91.7% and 35.7%.</p>				

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

When considering A class uses (including use classes A1, A2 and A3), primary frontages in Aberystwyth range from 87.5 – 100% (combined 95.5%) and in Cardigan 96 – 100% (98% combined) and secondary frontages in Aberystwyth range from 84.6 – 100% (combined 92%) and in Cardigan range from 71.4 – 100% (combined 96%). This picture indicates that all frontages are all exceeding required policy targets.

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

Conclusions

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

Actions

Monitoring Framework Local Development Plan

Development plan policies are being implemented effectively.

Quality of Life

Monitoring Reference: AMRQ01 Aspect Monitored: Loss of Open Space and Facilities Policies Monitored: LU22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
No net loss of open space and recreational facilities to development which is	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land.	The net loss of open space or recreational areas or facilities will trigger an investigation into the reasons why.	No net loss of informal open space.	+

Monitoring Framework Local Development Plan

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

Monitoring Reference:	AMRQ02			
Aspect Monitored:	Loss of Greenfield Land			
Policies Monitored:	S02 – S04			
Level:	Local			
Frequency:	Annually			
Source:	Ceredigion County Council (CCC)			
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2020)	
			Nature of performance	Significance
No More than: 75% residential development 70% economic development and	Since the start of the plan period, the amount of greenfield land lost to development (ha) which is on windfall or non-allocated land.	If more development is permitted and completed on greenfield land than the thresholds set out above then an analysis will be carried out into the causes of the excess in order to see whether the LA can address the issue.	Residential Development (Target 75%) Permitted: 217.35ha (81%) Completed: 179.35ha (80%) Economic Development (Target 70%)	0

<p>15% of all other development</p> <p>Permitted and completed on non-allocated land to be located on greenfield land.</p>			<p>Permitted: 6.34ha (23%)</p> <p>Completed: 5.32ha (46%)</p> <p>All Other Development (Target 15%)</p> <p>Permitted: 59.97ha (65%)</p> <p>Completed: 43.69ha (72%)</p>	
<p>Analysis</p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute towards a high proportion of total developable land and the indicator’s targets were designed to reflect this.</p> <p>The 75% threshold set for residential development has not been met for development permitted, or development completed, with 80% of permissions and completions being located on greenfield land. The difficulty with this indicator is that the LA has no control over the planning permissions once granted. Many of those permissions now being completed would have been granted prior to adoption of the LDP and therefore prior to the LPA being able to influence the location of development in favour of brownfield sites.</p> <p>The targets for economic development permissions been met, with 23% of development permitted however 46% of economic development was completed, on greenfield land.</p>				

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

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

Conclusions

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

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

Actions

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

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ03 Aspect Monitored: The Gain of Open Space Policies Monitored: LU24 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
Provision of open space in line with Policy LU24.	Relevant planning applications as captured by Policy LU24.	If less than 85% of sites deliver the open space required by Policy LU24 then an investigation into the barriers to deliverability of these aspects on site will be triggered.	65% of relevant planning applications have met the requirements of open space provision in line with Policy LU24.	-

Analysis

17 relevant planning applications were received during the monitoring period. 11 included provision of open space in accordance with Policy LU24 and 6 did not. An analysis of the 4 applications that did not comply revealed:

- 1 application is development of a brownfield site into flats in a town centre location.
- 1 application failed to comply because they were approved against officer recommendation by Committee. The application included no communal/public open space - only private gardens, and was approved by committee as presented.
- 3 applications were for sites with 4 dwellings.
- 1 application was for extra care housing

Conclusions

65% (11) of planning applications provided open space in line with Policy LU24. Whilst the target is not being met there are no concerns over the implementation of the policy. The LDP review will need to consider open space provision in general and the policy requirements.

Actions

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

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ04 Aspect Monitored: Environment and Local Biodiversity Policies Monitored: DM15, DM20 and DM22 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
To permit no more than 5% of development where there are predicted to be significant residual long term effects on the environment and local biodiversity.	% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINC's and priority habitats and species; • Ecological connectivity; 	If more than 10% of development permitted has a predicted significant long term residual effect on the above, then an analysis will be carried out into the causes of the excess in order to see	1.88% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity.	0

	<ul style="list-style-type: none"> • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or • Ecosystem services and natural processes. 	<p>whether the LA can address the issue.</p>		
<p>Analysis</p> <p>Of the 713 applications permitted during the monitoring period (other than display of signage but including applications for variation and removal of conditions), 13 applications (1.82%) were approved despite there being definite known significant impacts.</p> <p>Conditions were requested for 237 applications (33.24%). 14 applications (1.88%) were permitted without the inclusion of either some or all of the recommended ecology conditions, and hence they were also permitted despite potential impacts being unknown. Conditions preventing work during the bird breeding season, and requiring low levels of external light to allow best to continue to use a site, were not included.</p> <p>Applications permitted without necessary ecology conditions include applications on which ecology was not consulted; not compensating for the loss bird nests, and preventing work during the bird breeding season.</p> <p>In order to reach our target for 2021/22 it is proposed that:</p>				

Monitoring Framework Local Development Plan

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

Conclusions

The target of 5% has been met this year, however, there has been an improvement since the previous year

Actions

Development plan policies are being implemented effectively.

<p>Monitoring Reference: AMRQ05</p> <p>Aspect Monitored: Environmental Enhancements</p> <p>Policies Monitored: DM14, DM15, DM20 and DM22</p> <p>Level: Local</p> <p>Frequency: Annually</p> <p>Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)</p>				
Target	Indicator	Trigger and Actions	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
At least 85% of development permitted to include environmental enhancements in accordance with the requirements of	<p>% of applications where enhancements for:</p> <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; 	If less than 80% of development permitted incorporates some kind of enhancement measure where, required by policy, then an analysis will be carried out into the causes of	84.82% of development permitted included provision for environmental enhancements in accordance with the requirements of Policies	0

<p>Policies DM14, DM15, DM20 and DM22.</p>	<ul style="list-style-type: none"> • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes <p>as required in accordance with Policies DM14, DM15, DM20 and DM22.</p>	<p>the excess in order to see whether the LA can address the issue.</p>	<p>DM14, DM15, DM20 and DM22.</p>	
<p>Analysis</p> <p>224 (31.42%) of all planning applications permitted during the monitoring period were required to include an environmental enhancement.</p> <p>Of these 224 applications, 179 (79.91%) applications were permitted subject to relevant environmental enhancement conditions and a further 11 (4.91%) applications included environmental enhancements on the approved plans. Environmental enhancements were not required for all applications e.g. variation or removal of conditions, or where the site or development did not have a suitable environment for enhancements.</p> <p>Quarterly monitoring in 2020 - 2021 and further communications with officers and agents will ensure that the target is met, and preferably exceeded, over this period. The ecologist will encourage officers, agents, and applicants to include environmental</p>				

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

Conclusions

The target has not been met, but has significantly improved since the last AMR period.

Actions

No action required, continue to monitor.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ06 Aspect Monitored: Infrastructure Policies Monitored: DM12 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	<p>If any infrastructure issues that are insuperable within the plan period are identified then an investigation into potential solutions will be triggered.</p> <p>There are a number of factors that may affect the provision of</p>	<p>Discussions with Dwr Cymru / Welsh Water (DC/WW) are ongoing with regard to securing funding via the AMP programme.</p> <p>3 Service Centres (2 waste water treatment works) are</p>	+

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

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

Conclusions

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

Actions

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

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ07 Aspect Monitored: Reducing Flood Risk Policies Monitored: National Policy and DM11 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
Zero planning permissions for development that do not meet TAN 15 tests	% of development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests.	1 development permitted in C1 and C2 floodplain areas that do not meet TAN 15 tests. Where any planning applications for development that do not meet TAN 15 tests are granted permission,	13 Applications approved in C1 all met TAN 15 tests 2 Applications approved in C2 all met TAN 15 tests review.	0

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

Monitoring Framework Local Development Plan

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

requirements within SSA D ³ .				
<p>Analysis</p> <p>In order to connect to the National Grid, new wind farm development in SSA D requires the installation of new power lines and these new lines need to be located within the neighbouring Local Authority, Powys. A conjoined public inquiry into wind farm developments in Powys commenced in May 2013. In September 2015 the Department of Environment and Climate Change (DECC) refused planning consent for four major wind farm applications which would have supported proposed connection projects. The future of these Planning Applications remains unclear, with some currently being appealed. This has resulted in the suspension of proposed connection projects in Powys which are necessary infrastructure to enable any renewable energy development to come forward within SSA D.</p> <p>The publication of Future Wales The National Plan 2040 identifies wind priority areas across Wales a number of which are in or bound Ceredigion, however uncertainty remains re capacity to connect to the grid, we await forthcoming applications for such areas to better understand capacity and infrastructure requirements.</p>				

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

Conclusions

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

Actions

No action required, the monitoring indicator will be changed next monitoring year to reflect the provisions of Future Wales

Monitoring Reference: AMRQ09 Aspect Monitored: Waste Policies Monitored: LU31 Level: Local Frequency: Annually Source: Ceredigion County Council (CCC) and Natural Resources Wales (NRW)				
Target	Indicator	Trigger and Actions	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities to serve more than	Amount of waste management capacity permitted expressed as a % of the total capacity required as identified by the Regional Waste Plan (RWP).	If there is a change in circumstance that leads to a change in the area of land needed for any regional facilities to serve more than one local authority area or if there is a change that leads to the cessation of such a	7.25ha of land on the Glanyrafon Industrial Estate (Site Ref E0301) is allocated for resource recovery and waste management facilities to serve more than one Local Authority.	?

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

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

Conclusions


The LPA will draw on collaborative waste planning and monitoring work to inform Plan Review / Revision.

Actions

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

<p>Monitoring Reference: AMRQ010 (Statutory Indicator).</p> <p>Aspect Monitored: Aggregates.</p> <p>Policies Monitored: LU27 and LU30</p> <p>Level: Core.</p> <p>Frequency: Annually.</p> <p>Source: SWRAWP Annual Surveys & Reports.</p>				
Target	Indicator	Trigger and Actions	Performance (1 st April 2018 – 31 st March 2019)	
			Nature of performance	Significance
The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement (RTS) for Aggregates expressed as a % of	The extent of primarily land-won aggregates permitted in accordance with the Regional Technical Statement for Aggregates expressed as a % of the total capacity required as	If the total level of permitted reserves, permitted output levels and actual output levels from aggregate sites in Ceredigion fall below the levels set in the RTS 1st Review, then an investigation into the situation will be	In 2019 sales of crushed rock aggregates were 0.06Mt i.e. 22% of the 0.272Mta RTS target. The 10-year average sales figure for 2010-2019 was 0.15Mt i.e. 55% of the 0.272Mta target.	+

<p>the total capacity required as identified in the Regional Technical Statement.</p>	<p>identified in the Regional Technical Statement.</p>	<p>triggered to ascertain the reasons why.</p> <p>If the issue is inadequate permitted reserves then consideration will be given as to whether or not there is a need to make further allocations and/or to identify 'Preferred Areas' for mineral extraction.</p> <p>If the issue is limitations on the levels of output permitted, consideration will be given as to whether there is scope to support applications to vary the conditions limiting the output levels.</p>	<p>In 2019 sales of sand and gravel in South West Wales were 0.17Mt i.e. 55% of the 0.31Mta target.</p> <p>The 10-year average sales figure for 2010 - 2019 was 0.21Mt i.e. 67.7% of the 0.31Mta target.</p> <p>However, across the authority grouping the capacity of sites to supply (i.e. operational capacity and annual output levels permitted) exceeded 100% of the target, and continues to do so.</p>	
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		<p>If the issue is actual output levels, then an investigation into whether the output is constrained by anything that might be addressed through the LDP, or is simply a reflection of demand.</p>		
<p>Analysis</p> <p>The SWRAWP RTS 2nd t Review sets Ceredigion a crushed rock apportionment of 0.272Mta to run to the end of the Plan period plus ten years beyond (i.e. to 2032) and sets a land-won sand and gravel apportionment of 0.31Mta collectively across Ceredigion, Carmarthenshire, Pembrokeshire and the Pembrokeshire Coast National Park (PCNP) to run to the end of the Plan period and seven years beyond (i.e. to 2029 for Ceredigion), with collaborative work required to achieve the joint 0.31Mta sand and gravel apportionment target outwith the PCNP.</p> <p>In 2019 sales of crushed rock aggregates in Ceredigion were 0.06Mt, 80% of the target 0.272Mt apportionment. The 10-year average sales 2010 - 2019 are also below the apportionment figure of 0.272Mta at 0.15Mta. Figures taken from the 2019 Annual survey returns indicate that Ceredigion had around 5.41Mt of crushed rock reserves at the end of 2019, so if average sales were to continue to progress at the current 10 year average sales, these reserves would last until 2057. This is far longer than the landbank requirement set in MTAN1.</p>				

In 2019 the total sales of land-won sand and gravel across the sub-region was 0.17Mt. This is 55% of the target 0.31Mta apportionment. Although this was well short of the 0.31Mt jointly apportioned to the former Dyfed authorities, all demand for land won sand and gravel across the whole SWRAWP region was met by sites located within the former Dyfed area and all these sites were operating well within their operational capacity and well below their permitted annual output levels (which collectively exceeds the annual apportionment), indicating that the shortfall is again a demand issue, and not a failure of supply to meet demand. Across the former Dyfed area there is more than sufficient capacity to increase outputs to the jointly apportioned 0.31Mta if demand were ever to rise to that level, although if this was to occur, the landbank position would reduce more rapidly, so this would need to be monitored closely. Ceredigion alone currently has the capacity (based on maximum permitted outputs set by planning conditions) to contribute 0.248Mta to the group apportionment (i.e. 80% of the group target of 0.31Mta). Figures taken from the 2019 Annual Survey returns indicate that the South West Wales area had around 1.99 MT of sand and gravel reserves at the end of 2019, so if average sales were to progress at their 10 year average level of 0.21 Mta the reserves would last until 2030, just sufficient for 7 years supply at the end of the plan period. However, if the LDP allocations at Penparc and Pant quarries are delivered they would add approximately 2Mta to the reserves which at the current 10 year average sales rate of 0.21 Mta would add 9.5 years to the landbank. The trend in sales suggests that the 10 year average sales will continue to reduce over time especially due to the concrete industry increasing the use of sand alternatives and the switch in supply at one site to non-aggregate production.

Representative officers of the South West Wales Minerals Planning Group of authorities meet regularly to discuss cross boundary minerals issues, including their shared apportionment. The Group has sought to establish from the minerals industry whether there are any reserves of sand and gravel within the region that they have identified for future provision, but to date no

sites have come forward. Three candidate sites have been submitted to Pembrokeshire County Council and One Candidate Site has been submitted to Ceredigion County Council for consideration in their respective LDP Reviews, but the assessments of the suitability of the sites has yet to be made.

Conclusions

Ceredigion's crushed rock sites are more than capable of meeting the apportionment set for Ceredigion in the RTS1st Review, and Ceredigion's sand and gravel sites (in combination with those sites located elsewhere in south west Wales, outside the National Park) are more than capable of meeting the required joint apportionment in any given year. The authority already contributes a significant proportion of the sand and gravel that is supplied from within south west Wales and is the only authority within the grouping to have additional site allocations in its LDP.

At the end of 2019 Ceredigion's permitted reserves of crushed rock aggregates and its permitted and allocated reserves of sand and gravel aggregates extended well beyond the levels needed to meet the landbank requirements of MTAN1, so there is no need to amend the Minerals Policies in the LDP, nor to allocate any further sites for land-won sand and gravel in order to provide the required landbank

Actions

Development plan policies are being implemented effectively.

4. Results of SA/SEA Indicators

Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA). This Section 5 includes monitoring the SA/SEA for the period 1st April 2020 – 31st March 2021. Indicators have been identified to assess the performance of Sustainability Objectives. The triggers included in the monitoring regime will give an early indication on the performance of the Plan and possibly how wide ranging a Plan review may need to be.

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

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

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

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

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		1a Reduce greenhouse gas emissions in both existing and new development.		
Indicator	Source	Frequency	Performance (1st April 2020 – 31st March 2021)	
			Nature of performance	Significance
Annual emissions of basket greenhouse gases (by sector).	UK Government https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2019	As available.	Emissions estimates were last recorded in 2019 as follows: Industry Electricity: 11.8 CO ₂ (Kt) Industry Gas: 5.2 CO ₂ (Kt) Industry Other Fuels: 40.8 CO ₂ (Kt) Large Industrial Installations: 0.3 CO ₂ (Kt))	?

		<p>Agriculture 75.7 CO₂ (Kt)</p> <p>Commercial Electricity: 21.9 CO₂ (Kt)</p> <p>Commercial Gas: 4.1CO₂ (Kt)</p> <p>Commercial Other Fuels:1.5 CO₂ (Kt)</p> <p>Public Sector Electricity: 5.0 CO₂ (Kt)</p> <p>Public Sector Gas:3.9 CO₂ (Kt)</p> <p>Public Sector Other Fuel: 0.8 CO₂ (Kt)</p> <p>Domestic Electricity: 37.1 CO₂ (Kt)</p> <p>Domestic Gas: 20.9 CO₂ (Kt)</p>	
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Monitoring Framework SA/SEA Indicators

			<p>Domestic Other Fuels: 93.3 CO₂ (Kt)</p> <p>Road Transport (A roads): 75.5 CO₂ (Kt)</p> <p>Road Transport (Motorways): _ CO₂ (Kt)</p> <p>Road Transport (Minor roads): 76.4 CO₂ (Kt)</p> <p>Diesel Railways: 2.2 CO₂ (Kt)</p> <p>Transport Other: 1.9 CO₂ (Kt)</p> <p>LULUCF Net Emissions: -- -6.9 CO₂ (Kt)</p> <p>Total for all sectors: 465.7 CO₂ (Kt)</p>	
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<p>Ceredigion's global ecological footprint.</p>	<p>Welsh Government http://gov.wales/docs/desh/publications/150724-ecological-footprint-of-wales-report-en.pdf</p>	<p>As available</p>	<p>The latest figures from 2015 indicate the following: Ecological Footprint of 3.59 global hectares per capita (gha/c) (compared to a Welsh Ecological Footprint of 3.28 (gha/c))</p>	<p>0</p>
<p>The installed MW capacity of renewable energy development approved.</p>	<p>Ceredigion County Council</p>	<p>Annually</p>	<ul style="list-style-type: none"> • 0.1 MW granted planning permission 2020 – 2021, in 1 applications • 1 Biomass application 0.5 mw • 0 Ground/Water/Air heat pump 0 MW • 0 hydropower 0 mw • 0 solar mw 	<p>?</p>

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • 0 wind mw 	
<p>Average consumption of:</p> <ul style="list-style-type: none"> i. Ordinary Domestic Electricity, ii. Economy 7 Domestic Electricity, and iii. Domestic Gas. 	<p>Neighbourhood Statistics</p> <p>https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics</p> <p>https://www.gov.uk/government/statistical-data-sets/stacked-gas-consumption-statistics-data</p>	As Available	<p>Consumption was last recorded in 2019 as follows:</p> <p>Consumption of Ordinary Domestic Electricity: 98.79 GWh</p> <p>Consumption of Economy 7 Domestic Electricity: 52.75 GWh</p> <p>Consumption of Domestic Gas: 111.20 GWh</p> <p>Total Consumption of Domestic Electricity and Gas: 262.74 GWh</p>	?
Analysis				

In 2019 total annual greenhouse emissions in Ceredigion were 465.7 CO₂ (Kt). Emissions last recorded in 2018 show a 000.2 increase in the CO₂ (Kt) emissions released in Ceredigion.

Ceredigion's Greenhouse gas emissions per source and energy consumption both present a mixed picture.

One permission was granted for the monitoring period for renewable energy development.

Ceredigion's ecological footprint was last recorded in 2015 as 3.59 (gha/c). The rural nature of Ceredigion will continue to affect its ecological footprint due to its rurality and a combination of limited public transport and heavy reliance on private transport to access services. Access to public transport is limited and therefore there is a greater reliance on private transportation.

Conclusions

Ceredigion is providing a level of renewable energy helping Wales meet its national renewable energy target. The LDP continues to reduce greenhouse gas emissions in both existing and new development.

Sustainability Objective: 1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.				
Indicator	Source	Frequency	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	Ceredigion County Council	Annually	This indicator can no longer be monitored.*	?
Number of commercial or other relevant developments (units and proportion) of 1,000m ² / 1ha or over that achieve BREEAM standard excellent.	Ceredigion County Council	Annually	Units: 0 Proportion: 0%	?
Analysis				

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

Conclusions

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

Monitoring Framework SA/SEA Indicators

Sustainability Objective: 1c To reduce flood risk				
Indicator	Source	Frequency	Performance (1st April 2020 – 31st March 2021)	
			Nature of performance	Significance
Amount of development permitted in the C1 and C2 floodplain areas as defined by TAN 15.	Ceredigion County Council	Annually	13 Applications approved in C1 all met TAN 15 tests 2 Applications approved in C2 all met TAN 15 tests	+
Amount of new residential development (units) permitted with SuDS.	Ceredigion County Council	Annually	A Sustainable Drainage Body (SAB) has been set up in Ceredigion and it will manage all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP	N/A

			SA/SEA monitoring framework to include these indicators.	
Amount of new commercial (units) development over 500m ² permitted with SuDS	Ceredigion County Council	Annually	A Sustainable Drainage Body (SAB) has been set up in Ceredigion and it will manage all the aspects of technical approval of sustainable surface water drainage systems. It is therefore no longer necessary for the LDP SA/SEA monitoring framework to include these indicators.	N/A
<p>Analysis</p> <p>On 7th January 2019 a new service was introduced by Ceredigion County Council to deliver the statutory legislation enacted by Welsh Government under the Flood and Water Management Act 2010.</p>				

Monitoring Framework SA/SEA Indicators

This legislation applies to ALL new developments of more than 1 house or where the construction area is 100m² or more.

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

Conclusions

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

Sustainability Objective: 2a Minimise contamination and safeguard soil quality and quantity.				
Indicator	Source	Frequency	Performance (1st April 2020– 31st March 2021)	
			Nature of performance	Significance
Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development permitted.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of permitted applications have been on brownfield land: 33% (118.20)	+
Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	Ceredigion County Council	Annually	Since the start of the LDP period, the following proportion of completed development has been on brownfield land: 25% (65.64ha)	+

Monitoring Framework SA/SEA Indicators

Average density of housing development permitted on allocated development plan sites.	Ceredigion County Council (AMR Indicator H13)	Annually	The average density of housing development permitted on allocated LDP sites is 19.59 units per hectare.	?
<p>Analysis</p> <p>Being a rural county with little brownfield land available for development, greenfield land will inevitably contribute a high proportion of total developable land. However a percentage of brownfield land has been developed every year since adoption. AMR indicator H09 sets a target for residential development on previously developed land as 5%. This indicator shows that in excess of 20% of development is being secured and delivered on brownfield land for all types of development which is positive. The average density of development on LDP allocated sites is broadly consistent with the LDP guideline density for allocated sites of 23 units per hectare.</p>				
<p>Conclusions</p> <p>Despite having only a low level of brownfield development, there are currently no concerns about the implementation of the LDP's policies as they encourage the use of brownfield development where appropriate. The average density of development on LDP allocated sites is lower than the average LDP guideline density of 23 units per Hectare, however this fluctuates regularly and has been justified on a case by case basis. The LDP continues to minimise contamination and safeguard soil quality and quantity.</p>				

Sustainability Objective:		2b To maintain and improve air quality across Ceredigion		
Indicator	Source	Frequency	Performance (1st April 2017 – 31st March 2018)	
			Nature of performance	Significance
Levels of key air pollutants (e.g. NO ₂ , PM ₁₀ , Benzene, ozone).	Ceredigion County Council Air Quality Progress Report 2019 was prepared and submitted in 2020.	Annually	<p>NO₂:</p> <p>An annual mean standard in 2018 of 40µg/m³ was not exceeded at any of the key monitoring / worst case and road-side locations in Ceredigion.</p> <p>Concentrations of NO₂ continue to comply with the First European Air Quality Daughter Directive.</p>	0

		<p>PM₁₀</p> <p>No new monitoring of particulate pollution was undertaken in 2019.</p> <p>Modelled background PM₁₀ concentrations in Ceredigion in 2018 were estimated to be below 13µg/m³ as an annual mean. Concentrations even at the worst case, roadside and hot-spot locations in Ceredigion were predicted to be well below annual PM₁₀ standard of 40 µg/m³</p> <p>Benzene</p> <p>Mandatory (and long-term indicative) standards for</p>	
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		<p>benzene were complied with in Ceredigion in 2018 at all monitored 'hot spot' and kerb-side locations that are relevant to public exposure. The longer term indicative standard of 3.25µg/m³ is also complied with at worst case locations in Ceredigion's main towns.</p> <p>Ozone</p> <p>The indicative 8 hour standard for Ozone was probably breached at a number of locations in Ceredigion in 2018 (and in previous years –</p>	
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		<p>particularly those with very hot summers).</p> <p>The Government accepts that ozone standards have been, and will continue to be breached with exceedances occurring more often in the south of the UK and in rural areas rather than cities and large towns.</p>	
<p>Analysis</p> <p>Last year’s AMR identified similar levels of air pollutants as this year, with all standards being complied with apart from ozone (but ozone standards are not currently contained in Regulations). No mean levels in relation to NO₂, PM₁₀ or Benzene were exceeded.</p> <p>Ozone is the only pollutant of those included in the National Air Quality Strategy that can be more problematic in rural than in urban areas. Because sunlight drives the reactions that produce ozone, it is understood why ozone is usually more of a problem in the summer and in the south of the country (rather than in the north). Highest levels are more likely to occur during hot sunny days and</p>			

levels increase during periods following the heavy production, and poor dispersion, of traffic fumes that are necessary for the precursor photochemical reactions to take place.

Conclusions

Despite breaches of indicative / guideline standards for ozone levels it is not considered that this has been caused by LDP policies. The Government accepts that ozone standards have been, and will continue to be, breached with exceedances occurring more often in the south of the UK and in rural areas rather than cities and large towns. Global warming could exacerbate this problem increasing public health and environmental concerns about ozone pollution.

Monitoring Framework SA/SEA Indicators

Sustainability Objective: 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality				
Indicator	Source	Frequency	Performance (1st April 2020 – 31st March 2021)	
			Nature of performance	Significance
Bathing water quality.	Natural Resources Wales http://environment.data.gov.uk/wales/bathing-waters/profiles/index.html	Annually	14 monitored beaches for 2020 have quality standards of: 1. Aberporth: Sufficient 2. Aberystwyth North: Excellent 3. Aberystwyth South: Excellent 4. Borth: Excellent 5. Cilborth: Excellent 6. Clarach South: Good	+

		<p>7. Llangrannog: Excellent</p> <p>8. Llanrhystud: Excellent</p> <p>9. Mwnt: Excellent</p> <p>10. New Quay Harbour: Excellent</p> <p>11. New Quay North: Good</p> <p>12. New Quay Traeth Gwyn: Good</p> <p>13. Penbryn: Good</p> <p>14. Tresaith: Excellent</p>	
<p>Analysis</p> <p>Water quality is tested 20 times during the bathing water season from 15 May to 30 September each year. These samples are analysed against the standards laid out in the European Bathing Water Directive. Of the 14 beaches assessed in 2020 9 were classified as 'Excellent', and 4 as 'Good' and 1 was classified as 'Sufficient'.</p>			
<p>Conclusions</p>			

Monitoring Framework SA/SEA Indicators

92% of the assessed beaches within Ceredigion are measured as meeting a minimum of 'Excellent' or 'Good' standards of the European Bathing Water Directive. LDP policies help support this by seeking to ensure that development does not pollute water bodies.

Sustainability Objective:		3a Make sustainable use of natural resources.		
Indicator	Source	Frequency	Performance (1st April 2019 – 31st March 2020)	
			Nature of performance	Significance
Total tonnage of Municipal waste and Performance against: Local Authority Recycling Targets (LART) i.e. minimum levels to be achieved for preparing for re-use and recycling/composting (or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). The target for 2019/20 was 64%.	Welsh Government Performance Indicators WMT10 (CCC).	Annually	Total Municipal waste for 2019/20 was 33,384.681t For comparison in 2018/19 it was 34,262.55 2017/18 it was 35995.37 2016/17 it was 38115.07 2015/16 it was 35,202.76 For the financial year 2019/20 overall the authority achieved 71.63% of Municipal waste prepared for re-use,	+

Monitoring Framework SA/SEA Indicators

			recycled /composted (or sent for Anaerobic Digestion (AD)), against an LART target of 64%	
<p>Performance against Landfill Allowance targets i.e. allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill.</p> <p>The allowance target set for the authority is progressively more restrictive over time. It was set at</p> <p>9,656 tonnes for 2016/17</p> <p>9,160 tonnes for 2017/18, 8,661 tonnes for 2018/19</p> <p>8,170 tonnes for 2019/20</p>	<p>Waste Data Flow</p> <p>i. Welsh Government Performance Indicators</p>	Annually	<p>The quantity of BMW sent to landfill during the financial year 2019/20 was 1305t This equates to 16% of the landfill allowance being used.</p>	+

<p>Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.</p>	<p>NRW Waste Permit Returns Data Interrogator</p>	<p>Annually</p>	<p>The total tonnage for the 2020 calendar year was 86565.3t, of which 6512.72t was landfilled (all landfilled out of County), 24116.82t was recovered, 4732.16t was transferred, 13306.24t was incinerated and 37845.98t was sent for treatment.</p>	<p style="text-align: center;">+</p>
<p>Analysis (Provisional)</p> <p>The authority continues to meet its Local Authority Recycling Targets (LART) and *landfill diversion targets.</p> <p>Ceredigion is currently sending its residual waste to an Energy from Waste facility under contract to LAS Recycling in Lampeter up until 2022 whilst a longer term solution is sought</p> <p>All the source segregated food waste collected by the Central Wales Waste Partnership including Ceredigion is sent to an out of County Anaerobic Digestion (AD) facility, which contributes significantly to the authority's current success in meeting both the LART and landfill diversion targets.</p>				

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

The authority introduced a new kerbside waste collection service during 2019. This provided additional services for glass and AHP (Absorbent Hygiene Products), and introduced changes to the frequency in collection of residual waste. These changes will help the Authority to continue to perform in terms of recycling and diversion of waste from landfill.

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

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

Conclusions

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

Sustainability Objective:		3b Build and maintain environmentally friendly, high quality services and infrastructure.		
Indicator	Source	Frequency	Performance (1 st April 2019 – 31 st March 2020)	
			Nature of performance	Significance
The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	Ceredigion County Council (AMR Indicator Q06)	Annually	3 Service Centres constrained by infrastructure issues (Sewage treatment and/or water supply).	+
Analysis				
Engagement with DCWW is positive and ongoing. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 3. Refer to AMRQ06 above for further details.				
Conclusions				
Engagement with DCWW is positive. Since the beginning of the plan period the numbers of service centres that are constrained in part have reduced from 9 to 3. The LDP review and revision, as part of the candidate site process will consider any site specific infrastructure issues. This will ensure that any allocations to come forward in a replacement LDP are deliverable.				

Monitoring Framework SA/SEA Indicators

Sustainability Objective:		4a To value, conserve and enhance biodiversity.		
Indicator	Source	Frequency	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
% of development permitted where there are predicted to be significant residual long term effects on: <ul style="list-style-type: none"> • LNRs, SINC's 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. 	Ceredigion County Council and Natural Resources Wales.	Annually	1.88% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity.	0

<p>% of applications where there are enhancements for:</p> <ul style="list-style-type: none"> • Biodiversity (including LNRs, SINC's and priority habitats and species); • Ecological Connectivity; • Trees, hedgerows and woodlands; or • Ecosystem services and natural processes 	<p>Ceredigion County Council and Natural Resources Wales.</p>	<p>Annually</p>	<p>84.82% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.</p>	<p>?</p>
<p>Loss of priority habitat (ha) due to new development.</p>	<p>Ceredigion County Council.</p>	<p>Annually</p>	<p>7% of applications for development have resulted in a loss of priority habitat (due to loss of hedgerows).</p>	<p>0</p>
<p>Loss of sites (ha) that meet SINC criteria due to new development.</p>	<p>Ceredigion County Council.</p>	<p>Annually</p>	<p>7% application led to a loss of sites that meet SINC criteria (scrub).</p>	<p>0</p>

Analysis

1.88% of development was permitted where there are predicted to be significant residual long term effects on the environment and local biodiversity. 84.82% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22. 52 applications for development have resulted in a loss of priority habitat (due to loss of hedgerows without the inclusion of a condition relating to replanting or translocation of the lost hedgerow).

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

Conclusions

The objective has not been met. Actions have been identified to support better performance moving forward.

Sustainability Objective: 5a To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage				
Indicator	Source	Frequency	Performance (1st April 2020 – 31st March 2021)	
			Nature of performance	Significance
Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	Ceredigion County Council.	Annually.	Non-residential completions survey not completed 2021 due to COVID-19 Residential Development Permitted: Hectares: 18.24 (79%) Units: 146 (58%) Residential Development Completed: Hectares: 4.81 (24%)	+

Monitoring Framework SA/SEA Indicators

			<p>Units: 55 (21%)</p> <p>Non-residential Development Permitted:</p> <p>Hectares: 3.48 (28%)</p> <p>Units: 11 (24%)</p> <p>Non-residential Development Completed:</p> <p>Hectares: 0.3 (18.7%)</p> <p>Units: 7 (16.3%)</p>	
<p>Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Aspect Area with an overall evaluation of Outstanding and</p> <p>Amount of development (ha, units and proportion) permitted and completed within the Visual and</p>	Ceredigion County Council.	Annually.	<p>LANDMAP Aspect Area with Overall Evaluation Outstanding</p> <p>Residential Development Permitted:</p> <p>Hectares: 18.74 (81%)</p> <p>Units: 195 (77%)</p>	+

<p>Sensory LANDMAP Aspect Area with an overall evaluation of Outstanding.</p>		<p>Residential Development Completed: Hectares: 13.19 (65%) Units: 221 (83%)</p> <p>Non-residential Development Permitted: Hectares: 6.81 (54%) Units: 24 (53%)</p> <p>Non-residential Development Completed: Hectares: 1.94 (Units: 26 (60.5%)</p> <p>Visual and Sensory LANDMAP Aspect Area with an overall</p>	
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		<p>evaluation of Outstanding Residential Development Permitted:</p> <p>Hectares: 0.25 (1%)</p> <p>Units: 1 (1%)</p> <p>Residential Development Completed:</p> <p>Hectares: 0.30 (1%)</p> <p>Units: 3 (1%)</p> <p>Non-residential Development Permitted:</p> <p>Hectares: 6.87 (54%)</p> <p>Units: 17 (38%)</p> <p>Non-residential Development Completed:</p>	
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			Hectares: 0.81 (82%) Units: 7 (78%)	
Analysis				
<p>Ceredigion is home to a rich, diverse and highly valued landscape. Consequently, around 45% of its land area has been deemed of high enough quality to afford designation as part of Special Landscape Areas (SLAs), of which there are thirteen. It also has around 15% of its land identified as being of Outstanding value according to LANDMAP’s Visual and Sensory Methodological Chapter, making it of national or even international importance.</p> <p>It should be noted that neither the SLA designations nor the outstanding LANDMAP evaluations necessarily preclude development and that many forms of development will have no effect on landscape. It should also be noted that where development does occur within SLAs and other highly valued landscapes, then the policies of the LDP can be used to require a higher quality of design and landscaping.</p>				
Conclusions				
<p>There are currently no concerns about the LDP’s effect on Ceredigion’s most highly valued landscapes.</p>				

Monitoring Framework SA/SEA Indicators

Sustainability Objective:				
6a Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and				
6b Build vibrant, safe and cohesive communities.				
Indicator	Source	Frequency	Performance (1st April 2020 – 31st March 2021)	
			Nature of performance	Significance
Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable Homes planning policy.	Ceredigion County Council (AMR Indicator H10 & H11).	Annually	Since the start of the plan period LDP, the following affordable homes have been committed: Permitted: 860 (26%) Completed: 640 (25%)	+
Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	Ceredigion County Council (AMR Indicator E06).	Annually	See Appendix 8. Last available information 2019 AMR	+

<p>Number of Lower Super Output Areas (LSOAs) in the most deprived 30%.</p>	<p>Welsh Government https://statswales.wales.gov.uk</p>	<p>As available</p>	<p>According to the Welsh Index of Multiple Deprivation (WIMD) (2019), 3 out of 46 LSOAs (6.5%) were identified as being within the most deprived 30%. These were, Aberystwyth Penparcau 1 (W01000515), Aberteifi/Cardigan - Rhyd-y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511). 2 out of 46 LSOAs (4.3%) were identified as being within the most deprived 20%. These were Aberteifi/Cardigan - Rhyd-</p>	<p style="text-align: center;">?</p>
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Monitoring Framework SA/SEA Indicators

			<p>y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511).</p> <p>1 out of 46 LSOAs (2.2%) was identified as being within the most deprived 10%, this was Aberteifi/Cardigan - Teifi (W01000511).</p>	
<p>Notifiable offences recorded by police by type.</p>	<p>Office for National Statistics https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatcommunitysafetypartnershiplocalauthoritylevel</p> <p>From 2020 use https://www.ons.gov.uk/peoplepopulationandcommunity/crimean</p>	As Available	<p>Statistics for notifiable offences for 12 months preceding March 2020 are as follows:</p> <ul style="list-style-type: none"> • Violence with Injury (Offences): 528 • Violence without Injury (Includes Harassment 	?

	<p>djustice/datasets/recordedcrime databycommunitysafetypartners hiparea Table C2</p>		<p>and Assault) (Offences): 862</p> <ul style="list-style-type: none"> • Robbery (Offences): 11 • Theft from the Person (Offences): 10 • Criminal Damage and Arson (Offences): 557 • Domestic Burglary (Offences): 144 • Non Domestic Burglary (Offences): 59 • Vehicle Offences (Includes Theft of and from Vehicles) (Offences): 80 • Drug Offences (Offences): 313 	
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		<ul style="list-style-type: none"> • Sexual Offences (Offences): 194 	
<p>Analysis</p> <p>In respect of Affordable Homes, the percentage is above the required target of 20% for both permissions and completions. See AMR Indicator H10 for further details.</p> <p>In respect of services and facilities in Service Centres, there has been little variation in the numbers of key services and facilities in recent years and since the LDP has only been the basis for decision making since April 2013 it is too early to tell if this strategy is having a significant effect on retaining or enhancing them. See AMR Indicator E06 for further details.</p> <p>With regards notifiable offences recorded by police by type, there have been no significant changes in the number or type of notifiable offences since plan adoption.</p>			
<p>Conclusions</p> <p>The AMR suggests that the proportion of Affordable Homes permitted and completed is making a positive contribution to the maintenance of the distinctive cultural identity of the County in a way that is responsive to a range of needs by enabling access to housing for local people in affordable housing need for both private and social housing sectors.</p> <p>There has been little variation since adoption of the numbers of key services and facilities in Rural Service Centres, deprived LSOA's and notable offences.</p>			

Sustainability Objective: 7a Promote and provide opportunities and services to maintain healthy communities.				
Indicator	Source	Frequency	Performance (1st April 2020 – 31st March 2021)	
			Nature of performance	Significance
Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	Ceredigion County Council.	Annually	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services: 10.4%	?
Proportion of new dwellings within 300m of their nearest natural green space.	Ceredigion County Council.	As Available.	This indicator could not be monitored this year as information was not available. Notwithstanding it is noted that previous monitoring identified a positive relationship.	N/A

Monitoring Framework SA/SEA Indicators

Amount of new open space facilities (ha) provided.	Ceredigion County Council (AMR Indicator Q01 & Q03).	Annually.	Gain of over 0.0 Ha of open space within the county.	+
<p>Analysis</p> <p>Many of the applications received during this monitoring period relate to sites already granted as outline under the Unitary Development Plan (UDP) and as such it has not been possible to require the development to provide open space in accordance with Policy LU24.</p> <p>The proportion of dwellings within proximity to key health services is 10.46%. This is due to the rural nature of the county and historic population distribution.</p> <p>Due to the rural nature of Ceredigion, all properties are within 300 metres of natural greenspace according to the NRW data on 'provisionally accessible natural greenspace'. Refinement of the information on natural greenspace from NRW needs to occur in order to provide a more precise answer in future plan periods.</p>				
<p>Conclusions</p> <p>The LDP continues to promote and provide opportunities and services to maintain healthy communities.</p>				

Sustainability Objectives:				
8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.				
Indicator	Source	Frequency	Performance (1st April 2018 – 31st March 2019)	
			Nature of performance	Significance
Tourist days and Tourist numbers by i. Serviced Accommodation, ii. Non-Serviced Accommodation, iii. Staying with friends or relatives and iv. Day Visitors.	Ceredigion County Council http://www.discoverceredigion.co.uk/English/footer/tradepartner/site/tourismreportstatistics/Pages/default.aspx	As Available	This information is for the 2019 calendar year and is the latest information available: 1,366,000 Total Staying Visitors including: <ul style="list-style-type: none"> • 187,000 persons staying in Serviced Accommodation • 1,066,000 persons staying in Non-Serviced Accommodation 	0

		<ul style="list-style-type: none"> • 113,000 persons staying with Friends or Relatives • 1.58 million day visitors. 	
<p>Analysis</p> <p>There has been no significant changes in total visitor numbers or visitor types in recent years and a slight increase in the economic impact of tourism is evident. The levels of visitor numbers both staying and non-staying have fluctuated marginally over the past 10 years but have consistently been around the figures presented here. However the levels of economic benefit of tourist visits continues to steadily increase. However due to the Covid 19 pandemic lockdowns and subsequent ‘stay cation’ trend we anticipate the results to fluctuate significantly when 2020 / 2021 data is available for reporting in the next monitoring period.</p>			
<p>Conclusions</p> <p>Whilst there has been a notable drop in numbers for staying visitors this does not appear to be Ceredigion specific. The suite of tourism polices in the LDP are considered to support the objective and the LDP continues to promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.</p>			

Sustainability Objectives:		9a Increase opportunities to build the Ceredigion education and skills base.		
Indicator	Source	Frequency	Performance (1st April 2020 – 31st March 2021)	
			Nature of performance	Significance
Number and % of people aged 16-64 with NVQ qualifications.	https://www.nomisweb.co.uk/reports/imp/la/1946157390/report.aspx?town=ceredigion%20-%20tabquals#tabquals	Annually. Jan - Jan	<ul style="list-style-type: none"> • NVQ4 and above: 22,600 (48.7%) • NVQ3 and above: 31,600 (68%) • NVQ2 and above: 39,000 (83.8%) • NVQ1 and above: 42,500 (91.3%) • Other qualifications: 1,800 (3.8%) • No qualifications: 2,300 (4.9%) 	?

Monitoring Framework SA/SEA Indicators

<p>Proportion of people aged 16-24 within 30, 60, 90 minute travel time thresholds of 'Learning Providers' by (i) walking (ii) public transport and (iii) car.</p>	<p>Ceredigion County Council.</p>	<p>2011 - 13 and 2021 - 23</p>	<p>Not due to be monitored this year</p>	<p>N/A</p>
<p>Analysis</p> <p>The LDP strategy continues to promote growth in sustainable locations. Changes due to schools modernisation will be factored into the LDP Review.</p> <p>In Ceredigion the numbers achieving NVQ qualifications has increased. Other qualifications has decreased and no qualifications has increased. When comparing Ceredigion to the Wales averages the Ceredigion population have higher levels of NVQ Qualifications and lower levels of Other Qualifications. Further, only 4.9% of the Ceredigion population have no qualifications compared to the Wales average of 7.7%.</p>				
<p>Conclusions</p> <p>There are no concerns over the LDP Strategy and policy in relation to the objective.</p>				

Sustainability Objectives:		10a Promote the use of the Welsh language.		
Indicator	Source	Frequency	Performance (1st April 2020 – 31st March 2021)	
			Nature of performance	Significance
Number and % of persons age 3 and over who say they can speak Welsh by Census year.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011 - 13 and 2021 - 23	31 st March 2011: <ul style="list-style-type: none"> • All persons aged 3 and over: 73,847 • Persons who can speak Welsh: 34,964 • Persons who cannot speak Welsh: 38,883 • Percentage of people who say they can speak Welsh: 47% 	N/A
% of persons aged 3 and over who say they can speak Welsh by	Welsh Government	Annually	31 March 2021, persons aged 3 and over:	?

Monitoring Framework SA/SEA Indicators

<p>Annual Population Survey estimates.</p>	<p>https://statswales.wales.gov.uk/Catalogue/Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure</p> <p>https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure</p>		<ul style="list-style-type: none"> • All persons aged 3 and over: 74,100 • Persons who can speak Welsh: 46,100 • Persons who cannot speak Welsh: 27,900 • Percentage of people who say they can speak Welsh: 62.3% 	
<p>Number and % of Ceredigion pupils who speak Welsh at home.</p>	<p>Ceredigion County Council School Census</p>	<p>Annually</p>	<p>Data is for the academic year –2018 - 2019:</p>	<p>?</p>

	<p>Or</p> <p>https://statswales.gov.wales/Catalogue/Education-and-Skills/Schools-and-Teachers/Schools-Census/Pupil-Level-Annual-School-Census/Welsh-Language/speakingwelshhomepupils5andover-by-localauthorityregion-category</p>		<ul style="list-style-type: none"> • Speaks Welsh at home: 2911 (35%) • Does not speak Welsh at home: 3385 (41%) • Not applicable (cannot speak Welsh): 2075 (25%) • No information provided: 0 	
<p>The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.</p>	<p>Welsh Government</p> <p>https://statswales.gov.wales</p> <p>(National Strategic Indicators)</p>	<p>Annually</p>	<p>Data for year 2020/2021:</p> <p>500 pupils were assessed in Welsh out of a total of 735 pupils (68%)</p>	<p>?</p>
<p>Analysis</p>				

The APS estimates and the School Census both indicate that the number of Welsh speakers in Ceredigion has increased. In March 2021 62.3% of people in Ceredigion could speak Welsh. This compares to 57.3% (2019), 59.6% (2018), 58.6% (2017), 53% (2016), and 52.3% (2015 and 2014) 54.3% (2013).

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

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

Conclusions

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

Sustainability Objectives:		11a Reduce the need to travel/transport and promote sustainable modes of transportation; and		
		11b Improve accessibility to services for communities, and connectivity for the sake of the economy.		
Indicator	Source	Frequency	Performance (1 st April 2020 – 31 st March 2021)	
			Nature of performance	Significance
Proportion of households within 30, 60 and 90 minute travel time thresholds of amenities, including supermarket, post office and doctor surgery and/or hospital; by walking, car and public transport.	Ceredigion County Council	Annually	Supermarket <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 98.87% • 60 min.: 0.07% • 90 min.: 0% • Over 90 min.: 1.04% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 70.54% 	?

			<ul style="list-style-type: none"> • 60 min.: 5.41% • 90 min.: 0.02% • Over 90 min.: 24.01% • Walking: <ul style="list-style-type: none"> • 30 min.: 40.34% • 60 min.: 8.24% • 90 min.: 11.93% • Over 90 min.: 39.30% Post Office <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 99.97% • 60 min.: 0% • 90 min.: 0% • Over 90 min.: 0.01% 	
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			<ul style="list-style-type: none"> • Public Transport: <ul style="list-style-type: none"> • 30 min.: 77.67% • 60 min.: 6.42% • 90 min.: 0.43 • Over 90 min.: 15.49 • Walking: <ul style="list-style-type: none"> • 30 min.: 58.84% • 60 min.: 17.44% • 90 min.: 13.43% • Over 90 min.: 10.26% <p>Doctor surgery and/or hospital</p> <ul style="list-style-type: none"> • Car: <ul style="list-style-type: none"> • 30 min.: 99.97% 	
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Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • 60 min.: 0% • 90 min.: 0% • Over 90 min.: 0.03% • Public Transport: <ul style="list-style-type: none"> • 30 min.: 73.16% 2017 Data • 60 min.: 9.79% 2017 Data • 90 min.: 0.73% 2017 Data • Over 90 min.: 16.32% 2017 Data • Walking: <ul style="list-style-type: none"> • 30 min.: 46.79% • 60 min.: 12% 	
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			<ul style="list-style-type: none"> • 90 min.: 14.5% • Over 90 min.: 26.66% 	
Volume of road traffic.	http://gov.wales/docs/statistics/2016/161130-road-traffic-2015-en.pdf https://statswales.gov.wales/Catalogue/Transport/Roads/Road-Traffic/volumeofroadtraffic-by-localauthority-year?_ga=2.216523606.1122744816.1568042032-246819962.1561535796	Annually	Traffic volume was last recorded in 2020 as follows: 0.67 Billion vehicle kilometres.	?
The main mode of transport for traveling to work.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	31 st March 2011: <ul style="list-style-type: none"> • All categories: Method of travel to work (alternative): 57,405 	N/A

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • Work mainly at or from home: 6,780 (11.8%) • Underground, metro, light rail, tram: 32 (0.1%) • Train: 125 (0.2%) • Bus, minibus or coach: 910 (1.6%) • Taxi: 98 (0.2%) • Motorcycle, scooter or moped: 148 (0.3%) • Driving a car or van: 17,917 (31.2%) • Passenger in a car or van: 1,652 (2.9%) • Bicycle: 361 (0.6%) • On foot: 4,266 (7.4%) 	
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			<ul style="list-style-type: none"> • Other method of travel to work: 157 (0.3%) • Not in employment: 24,959 (43.5%). 	
Number of car or vans per household.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	<p>31st March 2011:</p> <ul style="list-style-type: none"> • All households: 31,562 • Households with no cars or vans: 5,803 (18.4%) • Households with 1 car or van: 13,627 (43.2%) • Households with 2 cars or vans: 8,677 (27.5%) • Households with 3 cars or vans: 2,449 (7.8%) 	N/A

		<ul style="list-style-type: none"> • Households with 4 or more cars or vans: 1,006 (3.2%) • Sum of all cars or vans: 42,905. 	
<p>Analysis</p> <p>The impact of new residential development as a proportion of existing housing stock dispersed across the County is likely to be largely imperceptible on a year by year basis and in respect of some of the data; causal relationship between journey times and residential development is not easily identifiable. Analysing the data over a longer time period may however offer some indication as to the effects of the LDP.</p> <p>In terms of travel times to key facilities, the results remain largely unchanged since adoption The % over 90 mins from key facilities by public transport has increased due to changes in the public transport network and frequency of services; however, the majority remain within 30mins travel time.</p>			
<p>Conclusions</p> <p>The AMR cannot draw any conclusions regarding the effect of the LDP at this point. It is likely that a year by year ‘no change’ scenario will persist and that substantive effects will not be identifiable until more development has come forward. Any significant changes should be the subject of analysis of potential causes beyond the impact of the LDP.</p>			

Monitoring Framework SA/SEA Indicators

Sustainability Objectives:		12a Encourage a vibrant and diversified economy.		
Indicator	Source	Frequency	Performance (1st April 2020 – 31st March 2021)	
			Nature of performance	Significance
Number and % of economically active people in employment.	NOMIS Official Labour Market Statistics https://www.nomisweb.co.uk/reports/lmp/la/1946157390/report.aspx (view time series for April – March info)	Annually	April 2020 – March 2021: <ul style="list-style-type: none"> • Economically Active: 38,000 (76.7%) • In employment: 36,400 (73.3%) • Employees: 27,400 (56.8%) • Self-employed: 8,700 (15.9%) • Unemployed (model-based): 1,300 (3.4%). 	+

<p>Median gross weekly pay for residents within Ceredigion.</p>	<p>NOMIS Official Labour Market Statistics https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx</p>	<p>Annually</p>	<p>2020:</p> <ul style="list-style-type: none"> • Full-time workers: £504.4 • Male full-time workers: £488.6.0 • Female full-time workers: £514.1 	<p>?</p>
<p>Number of employees by broad economic sector.</p>	<p>Stats Wales: https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/workplaceemployment-by-welshlocalareas-year</p>	<p>Annually</p>	<p>Workplace employment by industry 2019 as follows:</p> <ul style="list-style-type: none"> • Agriculture, forestry and fishing: 4,500 • Production: 1,700 • Construction: 3,100 • Wholesale, retail, transport, hotels and food: 10,600 	<p>+</p>

Monitoring Framework SA/SEA Indicators

			<ul style="list-style-type: none"> • Information and communication: 1,000 • Finance and insurance activities: 200 • Real estate activities: 500 • Professional, scientific and technical activities; administrative and support service activities: 2,700 • Public administration, defence, education and health: 9,400 • Other service activities: 1,900 • All industries: 35,500 	
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Monitoring Framework SA/SEA Indicators

Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03).	Annually	See AMR Indicator E03 results.	+
Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	Ceredigion County Council (AMR Indicator E03).	Annually	See AMR Indicator E03 results.	+
Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	Ceredigion County Council.	Annually	Survey carried out Summer 2021: <ul style="list-style-type: none"> • Aberaeron: 5.3% • Cardigan: 7.0% • Aberystwyth: 9.70% • Lampeter: 15.7% • Llandysul: 16.7% • Tregaron: 10.34%. 	0
% of retail uses on primary retail frontage.	Ceredigion County Council (AMR Indicator E07).	Annually	See AMR Indicator E07 results.	+

Monitoring Framework SA/SEA Indicators

<p>% of retail uses on secondary retail frontage.</p>	<p>Ceredigion County Council (AMR Indicator E07).</p>	<p>Annually</p>	<p>See AMR Indicator E07 results.</p>	<p>+</p>
<p>Footfall levels in Aberystwyth.</p>	<p>Ceredigion County Council.</p>	<p>Annually</p>	<p>Last Footfall recorded 22nd of November 2019, between 10am and 5pm:</p> <ul style="list-style-type: none"> • Great Darkgate Street: 2316 • Sgwar Owain Glyndwr: 2102 • Terrace Road (North): 1691 • Terrace Road (South): 1460 • Chalybeate Street: 1270 • Clocktower – Bridge Street: 459 	<p>?</p>

			<ul style="list-style-type: none"> • Clocktower – Upper Great Darkgate: 489 • Promenade two locations: 806 • Eastgate: 398 • Pier St: 683 • Total: 11674 	
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Analysis

While the economic recession caused the numbers in employment to drop from 69.6% in 2010 to 61.3% in 2011/2012, since then there has been a steady rise in numbers in employment. This monitoring period shows an increase in the proportion of economically active persons in employment from 77.5% (2019) to 77.6% (2020). The proportion of economically active persons in employment may seem low, being lower than the UK (78.7%), but higher than the Wales (75.2%) average but Ceredigion has a relatively high student population, which contributed to a significant percentage of those individuals not in employment. It is important to note that the Covid 19 pandemic has significantly altered the employment profile across the UK with many people during the monitoring period on furlough and many others unemployed, these figures are a snapshot of a turbulent time and it remains to be seen how they will alter over the coming recovery period.

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

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

Shop vacancy rates are highly variable between Town Centres. The average shop vacancy rate within Ceredigion's Town Centres is 10.7%. This figure compares to 10.2% (2020), 9.7% (2019), in 2019 the rate for Tregaron was 3.3% (due to the small number of retail unit in Tregaron any change affects the percentage greatly). This is on a par with the UK vacancy average, which according to the Local Data Company was 14.5% in March 2020 & the Wales average 19.4% (Local Data Company Looking Beyond Lockdown Report September 2021). Therefore, with the exception of Llandysul (16.7%) all town centres are performing better than the Welsh national average and overall, the situation is an optimistic one, particularly as Aberystwyth, which is by far Ceredigion's largest shopping centre, has a vacancy rate of just 9.7%.

Ceredigion's Primary and Secondary retail frontages, which exist only in Aberystwyth and Cardigan, also offer a varied picture. In Aberystwyth Primary Frontages, the proportion of retail uses varies from between 100% to 57.1%; while it's Secondary Frontages

vary between 76.9% and 29.4%. In Cardigan Primary Frontages, the proportion of retail uses varies between 72% and 76% in its' two primary retail frontage areas while it's Secondary Frontages vary between 91.7% and 35.7%.

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

When considering A class uses (including use classes A1, A2 and A3), primary frontages in Aberystwyth range from 87.5 – 100% (combined 95.5%) and in Cardigan 96 – 100% (98% combined) and secondary frontages in Aberystwyth range from 84.6 – 100% (combined 92%) and in Cardigan range from 71.4 – 100% (combined 96%). This picture indicates that all frontages are all exceeding required policy targets.

Footfall surveys have been conducted in Aberystwyth annually since 2019. The total footfall recorded in 2019 was 11674 which is greater 2018 (7681), however in 2018 several locations were not counted. But is comparative to the figures of 2017 (12351), 2016 (10,144) and 2015 (9886).

Conclusions

There are indications of a mixed picture regarding growth in the economy and job market within Ceredigion this is particularly pertinent given the turbulent period of the Covid pandemic. However, it is too early to tell what the long term trend will be and whether or not it is in any way causally linked to the implementation of LDP, which is unlikely given the external factors that impact upon employment rates, vacancy rates and footfall. Despite these uncertainties, there is no evidence to suggest that the LDP is

Monitoring Framework SA/SEA Indicators

having a negative effect on the local economy and therefore, within the context of the SA/SEA, the overall effect of the LDP does not raise any concerns at the present time.

5. Conclusions and Recommendations

- 5.1 The findings of the 3rd AMR in 2016 triggered plan review. An LDP Review Report was prepared and consulted on. The Review Report set out the extent of changes required to the LDP identified in the preceding AMR's, updates to the evidence base and ongoing surveys. A delivery Agreement was prepared and submitted and signed off by Welsh Ministers, The Preferred Strategy consultation and two calls for candidate sites have also been undertaken.
- 5.2 In regard to contextual changes, new legislation, policy and external conditions which have been introduced during this monitoring period, as noted in the discussion and several AMR indicators significant policy contextual changes have occurred since this time; Including the Covid 19 pandemic and its structural changes on the work place and retail and the knock on impacts on the housing market and in-migration. The publication of phosphates interim planning guidance within the Afon Teifi catchment which effectively places an embargo on development on 45% of the county. And the publication of Future Wales the National Plan 2040 and a revised PPW. With these in mind a whole new approach to the replacement plan will need to be undertaken and thus at present the replacement plan preparation is delayed and a new DA will need to be submitted. In the interim the existing plan remains compatible with Future Wales and PPW 11 and has a remaining allowance sufficient given the initial over provision to continue supporting development where acceptable and has no formal drop dead date.
- 5.3 In regard to the AMR Indicators, this year's results show that the plan is performing successfully across a range of areas. Of the 32 AMR Indicators 23 (72%) are meeting identified targets or where targets are not being met there are no concerns over the implementation of policies. Only 8 (25%) have been identified of concern and their performance is summarised in the following table:

Conclusions and Recommendations

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



Indicator	Policies	Performance	Comment
AMRH04 – Settlement Strategy – Development in 'Linked Settlements'	S01, S04	-	<p>55% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04.</p> <p>The LDP revision should consider why there is a negative shift away from capacity limits across the county.</p>
AMRH05 – Settlement Strategy – Development in 'Other Locations'	S01, S04	-	<p>21 units in 'other locations' approved during the monitoring period was in accordance with the LDP and National Policy. 11 units were approved outside that permitted by the LDP strategy, TAN 6 and PPW 9.2.22. However one was a managers dwelling and one will provided a commuted sum for affordable housing and the remaining 9 were conversions/reinstatements.</p>

Conclusions and Recommendations

Indicator	Policies	Performance	Comment
AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate	S01, S02, S03, S04, LU05	-	The AAR has not been achieved however, the 2018-based projections reflect a reversal in the demographic trend compared to forecast trajectories on which the LDP relied. Put quite simply, the growth anticipated by the 2008 forecasts has not taken place at the rate predicted and a later forecast (2011) was accompanied by a WG letter to Heads of Planning to treat this lower data with caution.
AMRH07 – Delivery of Allocated Housing Sites	S01, S02, S03, S04	-	The identified targets for 2019 (84% commitments and 64% completions) have not been met. The percentage of anticipated units (permissions) and completions on allocated sites have both changed from the previous monitoring period to 19% and 4% respectively. The LDP review will need to consider delivery of allocated sites in more detail.
AMRH08 – Housing Development in the Right Locations	S01, S03	-	Whilst the target has not been achieved, positive movement in the right direction is evident since plan adoption and since the previous monitoring period.



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

Conclusions and Recommendations

- 5.4 In regard to the LDP Housing indicators where concerns have been identified, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress is not as fast as anticipated and concern remains that many plan period targets will not be achieved by 2022. Other housing indicators highlight the need for further investigation and new and emerging evidence which is informing the LDP review. The key concerns identified by the 8th AMR relate primarily to the LDP strategy and housing supply and delivery and specifically Policies S01, S02, S03 and S04 and LU05 as they have done for a number of years. There are no simple solutions to the issues identified, as they are partially historic failures as a result of an over provision of development at start of the plan period due to flawed population projections, which are compounded by a historic backlog of unimplemented planning consents which are unlikely to come forward. In the replacement plan we hope to address these concerns in the interim we work closely with the development management service and the development control committee of Ceredigion County Council to extol the sustainable development principle and recognise areas where improvements can be made.
- 5.5 LDP review and revision (which has already been triggered by the 3rd AMR in 2016) is considering the following:
- The 2018 based population and household projections and their implications for development;
 - The 2019 LHMA
 - The Settlement strategy (county-wide, at settlement group level, and development coming forward in 'linked settlements and other locations);
 - The appropriateness of allocated sites; and
 - The lack of housing delivery in general and in service centres/the right locations.

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

5.6 Finally, the AMR includes 53 Sustainability Indicators. This year's monitoring results indicate that an overall positive effect on sustainability has been realised.

Appendix 1 Summary of LDP Indicators

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix 2 Summary of Sustainability Indicators

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

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

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

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

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

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
high quality services and infrastructure.	(Sewage treatment and water supply).									
4a To value, conserve and enhance biodiversity.	% of development permitted where there are predicted to be significant residual long term or unknown 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. 									
		+	-	-	0	0	0	0	0	
	% of applications where there are enhancements for:	-	-	0	+	?	?	?	?	

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022
	Biodiversity (including LNRs, SINC's and priority habitats and species); Ecological Connectivity; Trees, hedgerows and woodlands; or Ecosystem services and natural processes.									
	Loss of priority habitat (ha) due to new development.	-	-	-	0	0	0	0	0	
	Loss of sites (ha) that meet SINC criteria due to new development.	0	0	-	0	0	0	0	0	
5a	To understand, value, protect, enhance and celebrate Ceredigion's landscape, historic environment, diversity, and									
	Amount of development (ha, units and proportion) permitted and completed within Special Landscape Areas.	+	+	+	+	+	+	+	+	

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

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

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

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

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

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

Appendix 3: Status of Allocated Sites 2020 - 2021

Housing

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

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0104	Land south of Maesyentre Llwyncelyn	0.44	9	Aberaeron (Llwyncelyn)	Remainder of allocation has permission and is under construction.
H0201	Land at Stepside Farm, Gwbert Road (1)	2.76	78	Cardigan	LDP trajectory: 2013-2017. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site. Part of site in different ownership and has submitted a pre-application query submitted in 2016 regarding development options for the site.

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

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2013-2017. This site is owned by the Council who Submitted alongside an RSL partner an application for phase 1 of the scheme, however the local community have submitted a Village Green application and the outcome of this is awaited before a determination on the planning application can be made (this was a decision by the planning committee).
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	A140679 – Outline application for 48 units issued 13/11/2019
H0305	Maesceinion, Waun Fawr	9.49	266	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	The site owner has been contacted regarding progress and we await further updates.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
M0305 (part)	Llanbadarn Campus, Llanbadarn Fawr	10	450 Housing (See main entry in Mixed Use table below)	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2018 - 2022. This is part of a mixed use development with the housing element of the site to come forward after the employment uses on site have been secured.
H0306	Land at Southgate, Penparcau	5.40	189	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: Development to occur in 2 phases over last part of the plan period (2018-2022). Hydraulic restrictions exist in relation to sewage - can be addressed by private contributions. Major highway improvements required.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0401	Land opposite Parc y Trap	2.69	35	Adpar	Extensive pre-application discussions have commenced with regard to bringing this site forward. Negotiations with regards to the sale of Council owned land are currently being finalised and a planning application is expected imminently. Planning application was submitted and subsequently withdrawn.
H0501	Former Lampeter Primary School	0.65	12	Lampeter	Site complete 2020
H0502	Site rear of Ffynon Bedr	0.81	20	Lampeter	LDP trajectory: 2013-22: No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0503	Site on corner of Forest Road	0.57	9	Lampeter	No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will come forward during the plan period.
H0504	Forest Road	4.52	90	Lampeter	Discussion has commenced with regard to bringing this site forward.
H0505	Land adj Maes-yr-deri	4.20	105	Lampeter	No known issues with regard to deliverability. Extensive pre-application discussions with the site owner and agent have indicated that development of the site will be forthcoming. Pre-App Q150046 in Feb 2015. Application A190013 for 95 units refused 01/03/2019.
H0601	Rear of the Beeches	4.85	126	Llandysul	Part of site has been sold to RSL.
H0701	Land off Dewi Road	1.80	36	Tregaron	Application for 42 units approved 02/2/2016

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0702	Land rear to Rhyd Y Fawnog	1.52	38	Tregaron	LDP trajectory: 2018-2022. No known issues with regard to deliverability. Discussions with the site owner have indicated that development of the site will be forthcoming.
M0701 (part)	Cylch Caron Project, rear of Talbot	2.1	20 Housing	Tregaron	Reserved matters approval 15/03/2017 for 34 units.
H0801	Trenchard Estate south	0.25	10	Aberporth / Parclylyn	Pre app A160268 - Erection of new Aberporth Sports & Social Club on plot 1 & erection 48 residential units.
H0802	Trenchard Estate west	1.15	21	Aberporth / Parclylyn	Permission granted for 21 units A160770 extent time submission RM - to allow a further 3 years approved 09/01/2017.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0803	Maeswerdd, Lon Ysgolig	0.79	15	Aberporth / Parcllyn	LDP trajectory: 2013-2017. The planning permission granted under the UDP which covered part of the allocation has expired. Landowner contacted by LPA to encourage release of the site. Site has been up for sale.
H0804	Field next to Brynglas Estate	1.57	52	Aberporth / Parcllyn	LDP trajectory: 2018-2022. No clear indication that the developer is committed to early development of this site, therefore delivery is expected later the plan period.
H0805	Land at Plas Newydd South east off Parc Y Delyn	0.99	25	Aberporth / Parcllyn	LDP trajectory: 2018-2022 Issues in regard to the WWTW which will need to be addressed by private contributions. Access would require demolitions and site is actively farmed at present.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
M0802	Sports and social club and playing fields	3.90	48 Housing (See main entry in Mixed Use table below)	Aberporth / Parclylyn	LDP trajectory: 2018 - 2022 Proposal involves a relatively complex negotiation to provide alternative sports/club facilities for which negotiations well advanced.
H0901	Land adjacent to Erw Las	1.85	56	Bow Street	LDP trajectory: 2018-2022. Hydraulic restrictions relating to sewage existed until improvements were made in the summer of 2014 allowing development to occur.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street	LDP trajectory: 2013-2017. Hydraulic restrictions relating to sewage existed until improvements were made in the summer of 2014 allowing development to occur. Site for sale.
H1001	Land rear of Towyn Farm	6.98	134	New Quay	Discussion has commenced with regard to bringing part of the site forward. Pre-app Q160296. Application A181235 for 35 refused 30/09/2020.
H1101	Land off Spring Meadow Estate	0.37	7	Cenarth	Site Complete 2021
H1102	Land at and n/ east of Tegfan	0.86	14	Cenarth	Discussion has commenced with regard to bringing this site forward.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1103	North east Cenarth School	0.79	17	Cenarth	LDP trajectory: 2013-17. Site forms an extension to an existing development site. The landowner/developer has released the previous site on a piecemeal basis gradually over recent years, but policy now seeking better progress.
H1201	Site rear to Bryn Salem	0.54	10	Felinfach/Ystrad Aeron	All 23 units completed in 2016.
H1202	Cae'r Bont	8.22	90	Felinfach/Ystrad Aeron	No further discussion with regard to bringing this site forward has been held.
H1203	Land off B4342	1.57	24	Felinfach/Ystrad Aeron	A181211 - Erection of 9 dwellings (2 affordable) approved 19/08/2020 and under construction 2021.
H1301	Land rear of Brynawen	1.08	22	Llanarth	9 dwellings adjacent still to be delivered prior to extending into allocated site. S106 signed for this 29/01/2015. Permission for further 26 units.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1302	Land adj to Vicarage	0.83	9	Llanarth	Reserved Matters permission for 9 dwellings of which 4 are to be affordable properties, granted 29/01/2015.
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth	No known issues regarding deliverability.
H1304	Alma Street	2.64	32	Llanarth	Discussion has commenced with regard to bringing this site forward. Outline Planning Application is imminent. Likely to deliver in the next 5 years.
H1401	Land Opposite Y Gorlan	3.34	84	Llanilar	LDP trajectory: 2013-2017 (42 units) & 2018-2022 (42 units) Rate of development of existing consents in the settlement to be acceptable in terms of timing before this site is released.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1501	Land rear or Pont Pen-lon	1.30	20	Llanon	LDP trajectory: 2013-2017 (10 units) & 2018-2022 (10 units) Hydraulic restrictions exist in relation to WwTW at Llanrhystud - improvements to Sewage Pumping Stn Llanon would ensure same pass forward flow rate is maintained.
H1502	Stad craig Ddu.	2.46	37	Llanon	2 Plots remaining on the original application. Application for 37 dwellings on final part of the site approved 08/09/2020. Plots 1 -5 complete 2021
H1503	Land rear of Cylch Peris	1.39	28	Llanon	A190018 Residential development of 34 units (including 10 affordable housing units) approved 10/03/2020. Site under construction 2021

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1601	Clos Alltfach	1.48	37	Llanrhystud	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues in regard to WwTW. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves. The adjoining site is under construction 2016.
H1602	Pentref Uchaf	0.86	22	Llanrhystud	Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Improvements will form part of Welsh Water's submission to industry regulators for AMP 7 (2020-2025). Prior to regulatory investment this site could come forward in the short term should developers fund improvements themselves.

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

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1902	Land adjacent to Pendre	0.67	9	Devil's Bridge	Application A150060 - Outline Processing 2018 - Erection 11 dwellings and associated works, approved 04/08/2020
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid	The site owner has been contacted regarding progress and we await further updates.
H2002	Land Adjacent to Rock House	0.77	19	Pontrhydfendigaid	LDP trajectory:2013-2017 Hydraulic restrictions exist in relation to WwTW due to the extent of development in whole settlement. Issues may have to be addressed through AMP6 bid, if successful, occur 2015-20.
H2101	Y Dderwen	0.84	10	Talybont	Outline permission granted subject to signing of Section 106 agreement.

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

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H2201	Land adjoining Min-y-Graig	0.80	20	Borth	<p>LDP trajectory:2013-2017</p> <p>DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.</p> <p>A200789 Outline application for 15 dwellings processing 2021.</p>
H2202	Land adjoining Borth County Primary School	2.04	51	Borth	<p>LDP trajectory:2013-2017</p> <p>DCWW have confirmed that no upsizing of Borth's water system is required to meet the growth identified in the LDP. No other delivery issues known.</p>

Employment (including waste facilities) 2020 - 2021

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

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

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

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

Mixed Use Allocations 2020 - 2021:

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

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

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron	Reserved matters approval 15/03/2017 for 34 units.
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parcllyn	Permission granted.
M0802	Social Club and playing fields	3.90	Community and Housing (See entry in Housing table above)	Aberporth / Parcllyn	No permission

Transport Infrastructure 2020 - 2021:

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

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

Mineral Resource 2020 - 2021:

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

Appendix 4: List of Supplementary Planning Guidance

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

Appendix 5 AMRH03: Settlement Strategy, Settlement Groups

Grŵp Aneidiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>	
1	Aberaeron (Llwyncelyn)	Grŵp Aneidiadau Settlement Group	197	113	60	-2	26	1
		Canolfan	131	51	30	-1	51	1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Gwasanaethau Service Centre						
	Lleoliadau Eraill Other Locations	66	62	30	-1	-25	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>	
2	Aberteifi Cardigan	Grŵp Aneddiadau Settlement Group	564	385	82	-16	113	6
		Canolfan Gwasanaetha u Service Centre	420	286	47	-14	101	5

Grŵp Aneidiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	144	99	35	-2	12	1
3	Aberystwyth, Llanbadarn Fawr, Grŵp Aneidiadau Settlement Group	2058	687	286	-77	1162	-10

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) Total Requirement (FIXED)	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) Completio ns (01/04/2007 – 31/03/2021)	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) Outstandi ng Consent at 30/04/2021	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) Remainin g Requiremen t (a-(b+c+d))	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) Change in Remaining Requireme nt from previous report 31/03/2021
Penparcau, Waun Fawr	Canolfan Gwasanaetha u Service Centre	1877	576	239	-71	1133	0
	Lleoliadau Eraill Other Locations	181	111	47	-6	29	-10

Grŵp Aneddiadau Settlement Group			(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
4	Castell Newydd Emlyn (Adpar)	Grŵp Aneddiadau Settlement Group	142	89	46	-5	12	0
	Newcastle Emlyn (Adpar)	Canolfan Gwasanaetha u Service Centre	54	21	17	-3	19	0

Grŵp Aneidiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	88	68	29	-2	-7	0
5	Llanbedr Pont Steffan Lampeter Grŵp Aneidiadau Settlement Group	352	179	101	-8	80	-1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Canolfan Gwasanaeth u Service Centre	231	99	72	-6	66	-1
	Lleoliadau Eraill Other Locations	121	80	29	-2	14	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>	
6	Llandysul	Grŵp Aneddiadau Settlement Group	442	162	171	-2	111	0
		Canolfan Gwasanaetha u Service Centre	226	12	84	0	130	-1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	216	150	87	-2	-19	1
7	Tregaron Grŵp Aneddiadau Settlement Group	176	66	69	0	41	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Canolfan Gwasanaethau Service Centre	102	25	45	0	32	0
	Lleoliadau Eraill Other Locations	74	41	24	0	9	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>	
8	Aberporth / Parcllyn	Grŵp Aneddiadau Settlement Group	332	125	103	-2	106	1
		Canolfan Gwasanaetha u Service Centre	220	37	42	-2	143	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	112	88	61	0	-37	1
9	Bow Street Grŵp Aneddiadau Settlement Group	119	55	16	0	48	-1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Canolfan Gwasanaethau Service Centre	100	35	8	0	57	0
	Lleoliadau Eraill Other Locations	19	20	8	0	-9	-1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>	
1 0	Ceinywydd New Quay	Grŵp Aneddiadau Settlement Group	233	106	35	-3	95	1
		Canolfan Gwasanaetha u Service Centre	151	37	24	-2	92	0

Grŵp Aneidiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	82	69	11	-1	3	1
1 1	Cenarth Grŵp Aneidiadau Settlement Group	65	37	13	0	15	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Canolfan Gwasanaethau Service Centre	49	22	3	0	24	1
	Lleoliadau Eraill Other Locations	16	15	10	0	-9	-1

Grŵp Aneddiadau Settlement Group			(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
1	Felinfach / Ystrad Aeron	Grŵp Aneddiadau Settlement Group	177	77	35	-1	66	0
2		Canolfan Gwasanaetha u Service Centre	112	27	5	0	80	0

Grŵp Aneidiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	65	50	30	-1	-14	0
1 3	Llanarth Grŵp Aneidiadau Settlement Group	115	54	48	-1	14	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Canolfan Gwasanaethau Service Centre	77	18	38	-1	22	0
	Lleoliadau Eraill Other Locations	38	36	10	0	-8	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
1 4	Grŵp Aneddiadau Settlement Group	179	62	36	-1	82	0
	Canolfan Gwasanaetha u Service Centre	125	23	25	0	77	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	54	39	11	-1	5	0
1 5	Llanon Grŵp Aneddiadau Settlement Group	147	104	93	-2	-48	1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Canolfan Gwasanaethau Service Centre	108	58	76	-1	-25	0
	Lleoliadau Eraill Other Locations	39	46	17	-1	-23	1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>	
1 6	Llanrhystud	Grŵp Aneddiadau Settlement Group	123	58	21	0	44	0
		Canolfan Gwasanaetha u Service Centre	97	37	14	0	46	0

Grŵp Aneidiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	26	21	7	0	-2	0
1 7	Llanybydder Grŵp Aneidiadau Settlement Group	23	9	1	-1	14	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Canolfan Gwasanaethau Service Centre	14	0	0	0	14	0
	Lleoliadau Eraill Other Locations	9	9	1	-1	0	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>	
1 8	Penrhyncoch	Grŵp Aneddiadau Settlement Group	120	68	56	0	-4	0
		Canolfan Gwasanaetha u Service Centre	105	61	52	0	-8	0

Grŵp Aneidiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	15	7	4	0	4	0
1 9	Pontarfynach Devil's Bridge Grŵp Aneidiadau Settlement Group	102	28	30	0	44	1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Canolfan Gwasanaethau Service Centre	47	0	12	0	35	0
	Lleoliadau Eraill Other Locations	55	28	18	0	9	1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>	
20	Pontrhydfendigaid	Grŵp Aneddiadau Settlement Group	114	33	17	-1	65	1
		Canolfan Gwasanaetha u Service Centre	73	10	6	0	57	0

Grŵp Aneidiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	41	23	11	-1	8	1
2 1	Talybont Grŵp Aneidiadau Settlement Group	131	27	25	0	79	1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Canolfan Gwasanaethau Service Centre	84	8	4	0	72	0
	Lleoliadau Eraill Other Locations	47	19	21	0	7	1

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>	
2 2	Y Borth Borth	Grŵp Aneddiadau Settlement Group	89	17	5	-1	68	0
		Canolfan Gwasanaetha u Service Centre	75	10	1	0	64	0

Grŵp Aneddiadau Settlement Group		(a) Cyfanswm Gofyniad (SEFYDLO G) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2021) (b) <i>Completi ons (01/04/2007 – 31/03/2021)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2021 (c) <i>Outstandi ng Consent at 30/04/2021</i>	(d) *Dymchwel iadau a Thrawsne widiadau'n arwain at angen ychwaneg ol am dai (01/04/2007 – 31/03/2021) (d) *Demolitio ns and Conversio ns leading to extra need for housing (01/04/2007 – 31/03/2021)	(e) Gofyniad sydd ar ôl (a-(b+c+d)) (e) <i>Remainin g Requiremen t (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2021 (f) <i>Change in Remaining Requireme nt from previous report 31/03/2021</i>
	Lleoliadau Eraill Other Locations	14	7	4	-1	4	0

*Figures may not sum due to rounding.

Appendix 6: AMRH04 Settlement Strategy – Development in ‘Linked Settlements’

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

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
1 Aberarth	118	14	8	2	0	10	4
1 Ciliau Aeron	91	11	3	14	0	17	-6
1 Ffos-y-Ffin	221	27	5	22	0	27	0
1 Pennant	71	9	5	6	0	11	-2
1 Cyfanswm/Total	501	60	21	44	0	65	-5
2 Ferwig	56	7	3	15	0	18	-11

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
2 Gwbert	74	9	4	9	-1	12	-3
2 Llangoedmor	48	6	2	2	0	4	2
2 Llechryd	296	36	14	35	-1	48	-12
2 Penparc	226	27	7	17	0	24	3
2 Cyfanswm/Total	700	84	30	78	-2	106	-22
3 Blaenplwyf	78	9	0	6	0	6	3
3 Capel Bangor	155	19	1	7	0	8	11
3 Capel Seion	60	7	1	6	0	7	0
3 Commins Coch	178	21	4	4	-1	7	14

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
3 Goginan	89	11	2	0	0	2	9
3 Llanfarian	173	21	22	17	0	39	-18
3 Llangorwen	60	7	0	0	0	0	7
3 Rhydyfelin	126	15	10	15	-1	24	-9
3 Cyfanswm/Total	919	110	40	55	-2	93	17
4 Betws Ifan	35	4	1	6	0	7	-3
4 Beulah	78	9	0	13	0	13	-4
4 Brongest	33	4	1	4	0	5	-1
4 Bryngwyn	77	9	0	6	0	6	3

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
4 Cwm Cou	48	6	5	5	0	10	-4
4 Llandyfriog	57	7	1	0	0	1	6
4 Cyfanswm/Total	328	39	8	34	0	42	-3
5 Betws Bledws	31	4	0	0	0	0	4
Cellan/Fishers							
5 Arms	81	10	0	7	0	7	3
5 Cwrtnewydd	79	9	0	8	0	8	1
5 Drefach	53	6	7	3	0	10	-4
5 Gorsgoch	33	4	0	7	-1	6	-2

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
5 Llangybi	57	7	0	2	0	2	5
5 Llanwnnen	85	10	17	10	0	27	-17
5 Llwyn-y-groes	29	3	0	0	0	0	3
5 Silian	34	4	0	1	0	1	3
5 Cyfanswm/Total	482	58	24	38	-1	61	-3
6 Aberbanc	35	4	12	17	0	29	-25
6 Capel Dewi (SOUTH)	47	6	0	2	0	2	4
6 Coed y Bryn	36	4	1	5	0	6	-2

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
6 Croeslan	78	9	2	17	0	19	-10
6 Ffostrasol	74	9	2	12	0	14	-5
6 Henllan/Trebedw	95	11	16	2	0	18	-7
6 Horeb	27	3	4	3	0	7	-4
6 Maesymeillion	29	3	2	5	0	7	-4
6 Penrhiwllan	109	13	9	10	0	19	-6
6 Pentrellwyn	38	5	0	1	0	1	4
6 Prengwyn	31	4	1	5	-1	5	-1

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
6 Rhydlewis / Hawen	69	8	3	6	0	9	-1
6 Rhydowen	52	6	0	6	0	6	0
6 Talgarreg	58	7	4	12	0	16	-9
6 Cyfanswm/Total	778	93	56	103	-1	158	-65
7 Bronnant	48	6	2	4	0	6	0
7 Llanddewi Brefi	165	20	9	12	0	21	-1
7 Llangeitho	64	8	4	1	0	5	3
7 Cyfanswm/Total	277	33	15	17	0	32	1

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
8 Blaenannerch	69	8	0	4	0	4	4
8 Blaenporth	97	12	8	1	0	9	3
8 Brynhoffnant	48	6	6	2	0	8	-2
8 Llangrannog	92	11	0	2	0	2	9
8 Pontgarreg	83	10	16	8	0	24	-14
8 Sarnau	56	7	6	17	0	23	-16
8 Tanygroes	76	9	1	10	0	11	-2
8 Tresaith	93	11	4	9	0	13	-2
8 Cyfanswm/Total	614	74	41	53	0	94	-20

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
9 Llandre	184	22	7	18	0	25	-3
9 Cyfanswm/Total	184	22	7	18	0	25	-3
10 Caerwedros	61	7	0	8	0	8	-1
10 Cross Inn (Ceinewydd/New Quay)	112	13	2	38	0	40	-27
10 Maen-y-groes	59	7	0	3	0	3	4
10 Pentre'r Bryn	34	4	1	5	0	6	-2
10 Plwmp	41	5	1	5	0	6	-1
10 Cyfanswm/Total	307	37	4	59	0	63	-26

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
11 Llandygydd	43	5	0	3	0	3	2
11 Cyfanswm/Total	43	5	0	3	0	3	2
12 Cilcennin	86	10	6	5	0	11	-1
12 Cribyn	104	12	0	17	0	17	-5
12 Dihewyd	56	7	0	7	0	7	0
12 Talsarn	43	5	6	0	0	6	-1
12 Cyfanswm/Total	289	35	12	29	0	41	-6
Derwen							
13 Gam/Oakford	33	4	1	3	0	4	0

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
13 Gilfachreda	88	11	1	2	0	3	8
13 Mydroilyn	66	8	4	5	0	9	-1
13 Cyfanswm/Total	187	22	6	10	0	16	6
14 Cnwch Coch	31	4	0	1	0	1	3
14 Llanafan	82	10	0	9	0	9	1
14 Llanfihangel y Creuddyn	33	4	1	1	0	2	2
14 Lledrod	53	6	0	6	0	6	0
14 Cyfanswm/Total	199	24	1	17	0	18	6

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
15 Bethania	39	5	0	3	0	3	2
15 Cross Inn (Llanon)	34	4	4	20	-1	23	-19
15 Nebo	37	4	9	6	0	15	-11
15 Cyfanswm/Total	110	13	13	29	-1	41	-28
16 Llangwyrfon	40	5	3	7	0	10	-5
16 Cyfanswm/Total	40	5	3	7	0	10	-5
17 Altyblacca	60	7	1	6	0	7	0
17 Highmead	37	4	0	1	0	1	3

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
17 Cyfanswm/Total	97	12	1	7	0	8	4
18 Cyfanswm/Total	0	0	0	0	0	0	0
19 Ponterwyd	82	10	14	21	0	35	-25
19 Cyfanswm/Total	82	10	14	21	0	35	-25
20 Pont-rhyd-y- groes	77	9	4	1	0	5	4
20 Ysbyty Ystwyth	58	7	1	7	0	8	-1
20 Ystrad Meurig	28	3	0	3	-1	2	1
20 Cyfanswm/Total	163	20	5	11	-1	15	5

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2021 Outstanding Consents as of 30/04/2021	Unedau a gwblhawyd fel yn Ebrill 2021 Completions as of April 2021	Colledion o Stoc Tai 2007 o fis Ebrill 2021 Losses from 2007 Housing Stock as of April 2021	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
21 Eglwysfach	37	4	0	2	0	2	2
21 Tre Taliesin	110	13	2	6	0	8	5
21 Tre'r Ddol	68	8	9	0	0	9	-1
21 Cyfanswm/Total	215	26	11	8	0	19	7
22 Dol-y-bont	32	4	2	1	0	3	1
22 Ynyslas	54	6	0	3	0	3	3
22 Cyfanswm/Total	86	10	2	4	0	6	4
Cyfanswm/Total	6601	792	314	645	-8	951	-159

Appendix 7: AMRH15 Range of Housing – Performance

Number of Full or RM consents by housing type and bedroom number since adoption (April 2013 - March 2021)

Housing Type - Affordable							
No. of Bedrooms	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	Need according to LHMA 2020 %
Unknown	1	0	17	0	18	5%	N/A
1	12	5	28	17	62	17%	30%
2	10	1	74	37	122	33%	39%
3	0	1	113	1	115	31%	24%
4 or more	2	0	54	0	56	15%	6%
Grand Total	25	7	286	55	373		100%

Housing Type - Market							
No. of Bedrooms	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	Need according to LHMA 2020 %
Unknown	0	0	72	0	72	8%	N/A

1	9	15	19	90	133	14%	8%
2	22	18	80	49	169	18%	25%
3	27	5	300	3	335	35%	41%
4 or more	15	2	220	0	237	25%	25%
Grand Total	73	40	691	142	946	100%	100%

Number of completions by housing type and bedroom number since adoption (April 2013 – March 2021).

No. of Bedrooms	Housing Type – Affordable						Need according to LHMA 2020 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	
1	12	21	20	64	117	32%	30%
2	9	2	66	38	115	31%	39%
3	0	1	100	1	102	28%	24%
4 or more	0	0	35	0	35	9%	6%
Grand Total	21	24	221	103	369	100%	100%

No. of Bedrooms	Housing Type – Market						Need according to LHMA 2020 %
	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%	
1	11	24	4	19	58	8%	30%
2	28	27	45	39	139	19%	39%
3	22	5	253	4	284	38%	24%
4 or more	20	6	243	1	270	36%	6%
Grand Total	81	62	545	63	751	100%	100%

Appendix 8: AMRE06 Vitality of Rural Service Centres 2018/19

Amenity Survey was unable to be conducted in 2019/2020/2021 due to Covid restrictions.

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

18	Penrhyn-coch	2	1	1	1	3	1
19	Pontarfynach	0	0	0	0	0	1 (included but is outside the monitoring boundary)
20	Pontrhydfendigaid	1	1	0	2	2	1
21	Tal-y-bont	1	0	1	2	1	1
22	Y Borth	2	2	0	7	2	1