

Ceredigion

Local Development Plan 2007-2022

Annual Monitoring Report 2024

Monitoring Period 1 April 2023 - 31 March 2024



Ceredigion County Council, October 2024





2024

Annual Monitoring Report

for the

Ceredigion

Local Development Plan

2007 – 2022



Mae'r ddogfen hon hefyd ar gael yn Gymraeg
This document is also available in Welsh

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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 11th Annual Monitoring Report and covers the period 1st April 2023 – 31st March 2024 with referrals to earlier parts of the plan period where indicators dictate this to be necessary. The AMR is the main mechanism for reviewing the relevance and success of the LDP and identifying any changes necessary from established trends identified. It seeks to assess the extent to which the LDP strategies, policies and key sites are being delivered.
- 1.2 This is the second AMR outside of the statutory plan period. The plan has no formal drop-dead date and following the Council's decision to formally pause replacement plan preparation in October 2021, will remain the plan in place until a replacement plan is adopted.
- 1.3 Whilst the plan remains in place the AMR will continue to be undertaken, however it's important to note the further we move from adoption the less relevant the housing targets and employment land targets become. Especially given, the household projections on which the plan was predicated – in that they predicted population growth, however Ceredigion has seen the largest decline in population in Wales in the intercensal period 2011 and 2021 with decline of 5.8%. Whilst the recent Mid-Year-Estimates (MYEs) series demonstrates notable reversal in population decline. It is estimated that the resident population has increased by 3.4% (+2,374 residents) from 70,676 in mid-2021 to 73,050 in mid-2023. It is difficult to determine exactly what is driving this recent change at this stage (one possible explanation is a correction of 2021 undercount of students at their term address) and whether these trends will continue longer term. The housing requirement of 400 units a year is not what we recognise now as an appropriate housing target for Ceredigion, with approximately 200 units a year being more appropriate. That being said the AMR recognises that in many cases (outside of the housing targets) the LDP continues to function well and there are no major concerns over policy implementation.

- 1.4 The Monitoring framework for this AMR forms part of the adopted LDP. Consideration has been given to The Town and Country Planning (Local Development Plan) (Wales) Regulations (2005) (Regulation 37) and core indicators identified in the Local Development Plan Manual, Edition 2 (August 2015) and Edition 3 (March 2020). Subsequent changes to the LDP monitoring framework are provided in Appendix 1 where relevant.
- 1.5 Monitoring the LDP also accords with the requirements for monitoring the sustainability performance of the plan through the Strategic Environmental Assessment / Sustainability Appraisal (SEA/SA) monitoring framework. Section 5 of this report includes monitoring the SA/SEA for the period 1st April 2023 – 31st March 2024. It is considered that any issues of concern which have arisen during the monitoring period to materially change the Sustainability Appraisal will be taken into account in the Sustainability Appraisal of the replacement LDP at such time as this is prepared.
- 1.6 A Review of the adopted LDP has been undertaken and the report recommended a full replacement Plan is prepared. The Delivery Agreement for the replacement LDP was confirmed in June 2018.
- 1.7 The Review Report and Delivery Agreement are available on the Council's website.
- Review Report: <http://www.ceredigion.gov.uk/media/6187/ceredigion-ldp-2007-2022-review-report-eng.pdf>
- Delivery Agreement: <http://www.ceredigion.gov.uk/media/6189/2018-06-22-wg-agreed-da-eng.pdf>
- 1.8 In terms of progress with the replacement LDP, the Council consulted on its Preferred Strategy and undertook a further Call for Candidate Sites between June-September 2019. As a result of consultation responses to the Preferred Strategy changes were made to the Delivery Agreement that were signed off by the Minister for Housing Julie James on 19th March 2020. However, due to the global COVID-19 Pandemic under advice from the Chief Planner on 18th March 2020 that under those circumstances no formal public consultations should be undertaken and LDP teams should focus temporarily on technical and

background evidence base work formal replacement plan stages were suspended.

- 1.9 Furthermore, in January 2021 NRW released Interim Planning Guidance regarding the phosphate levels in riverine SACs in Wales (updated in 2023 and 2024) which affects Ceredigion due to the River Teifi SAC accounting for 45% of land area of the county and encompassing 3 of the 6 main settlements (USCs), work on the LDP has not progressed as solutions and mitigations to enable planning consents to be determined within the catchment continues. The NRW advice is available here: [interim-planning-advice-following-river-sac-compliance-report.pdf \(cyfoethnaturiol.cymru\)](https://www.naturalresources.wales/cyfoethnaturiol.cymru/interim-planning-advice-following-river-sac-compliance-report.pdf). Finally in September 2023 DCWW advised that the Cardigan catchment was constrained placing a further development embargo on a 4th of Ceredigion's 6 towns until WWTP upgrade works are completed. This coupled with expectations of a Marine SAC data release which would constrain the remaining 2 towns results in the formal pause remaining in place at this time.
- 1.10 At a Full Council held virtually on 21 October 2021, Ceredigion County Councillors agreed a pragmatic decision needed to be reached and agreed to a temporary but as yet unspecified length pause for the replacement LDP to allow essential evidence and data to be gathered and mitigation options to be devised. Therefore, at present the replacement LDP's timetable set out in the Delivery Agreement is temporarily suspended, and we will likely need to withdraw the previously prepared replacement plan and will need to submit a revised timetable as we move forward.
- 1.11 The work of the LDP team in the interim has focussed on Placemaking and Nutrient Management and regeneration of the 6 main towns and the team has delivered; Green Infrastructure Action Plans, draft Place Plans, Marketing and Branding Strategies and Regeneration Plans. The team are currently undertaking Conservation Area Appraisals and Management Plans for the 6 main towns and New Quay. Meanwhile the Nutrient Management Board for the Teifi SAC has been established and a Nutrient Management Plan adopted and work continues on identifying mitigations both strategic and site-based interventions. The policy team have also delivered the Phosphate Mitigation and Reduction (PRAM) Project, implementing phosphate reduction mitigations

across the Teifi catchment. Collaborating with NRW on the Teifi Demonstrator Catchment, and have delivered an SPF water quality monitoring project. The Ceredigion LDP team are also acting as interim lead team for the Strategic Development Plan.

Legislation, National Policy and External Considerations

Regional and Local Policy Considerations

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

- Regional Local Housing Market Assessment

Please see information in Section 2

1.13 In regard to regional conditions, work has continued on Replacement LDP's for Carmarthenshire, Pembrokeshire and Powys. Ceredigion alongside neighbouring LPA's continues to identify opportunities for regional working (such as through the Growing Mid- Wales partnership and National Phosphates working group alongside Nutrient management Boards and Regional Strategic Flood Consequences Assessment), with the shared opportunities identified for evidence base gathering in the years ahead. The Corporate Joint Committee (CJC) and the requirements to undertake a Strategic Development Plan (SDP) and Regional Transport Plan (RTP) and economic wellbeing plan are also being progressed with shared working across the region being a priority.

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

LDP Policy Monitoring

- 1.15 The AMR considers LDP Policies against the adopted LDP monitoring framework to identify whether the policies are being effective and to identify any policies that are not being implemented. Detailed analysis and results are set out in Section 4.

The Settlement Strategy

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

Indicator	Performance															
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029
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	0	0	-	-	-	--	-	-	-	-	--					

Strategy – Development in 'Linked Settlements'																
AMRH05 – Settlement Strategy – Development in 'Other Locations'	?	0	-	-	-	--	-	-	-	-	--					

- 1.17 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 projections reflect what has been seen in previous years with regards to housing completions and consents. The first release of the 2021 census results were published in June 2022 and the census population and household estimates confirm the downward trend and the robustness of the 2018-based projections. On Census Day (21st of March 2021), Ceredigion's population was estimated to be 71,500, which is identical to the 2018-based population projections for 2021. In terms of household numbers, census estimates were fairly in-line with what was projected, with the census figures (30,900) estimating an additional 100 households compared to the 2018-based projection (30,800). According to census data, just over half of Ceredigion's population decrease (52.6%) between 2011 and 2021 is a result of negative net migration (the number of people leaving the County is greater than those moving in), whilst negative natural change (deaths exceeding births) contributed to the remaining 47.7% of the total population decrease. However, the recent Mid-Year-Estimates (MYEs) series estimated that the resident population has increased by 3.4% (+2,374 residents) from 70,676 in mid-2021 to 73,050 in mid-2023. Which may be linked to a correction of the 2021 Census undercount (i.e. students who were not counted at their term time address during the time of enumeration are now included within Ceredigion's usual resident population) or net internal inward migration (i.e., more people moving into the County from other parts of the UK than are leaving). It is difficult to determine exactly what is driving this recent change at this stage and whether these trends will continue longer term.
- 1.18 The household estimate for Ceredigion has not been updated by Welsh Government, the latest estimate is as of mid-2020 (31,410). A greater understanding of household estimations and whether these have increased in-line with the population will be determined after Welsh Government have published new estimations. Care should be taken when interpreting the 2018-based projections going forward, as they are based on observed trends up to

2016 and are thus outdated. The next round of sub-national population projections will be 2022 based with a proposed release of early 2025 (these will use the updated base population from the 2021 census).

- 1.19 Local population change is highly sensitive to local factors and these will be considered in further detail as part of replacement plan preparation when this is continued. Since the Global Pandemic started Ceredigion has consistently seen high interest from in-migration with house prices rising significantly and an extremely buoyant housing market as people are able to re-locate away from traditional work places or have re-evaluated their housing choices as a result of the lockdowns. Therefore, further work will be required to evaluate these changes and impacts on population growth as evidence emerges bearing in mind the overall picture of decline as evidenced through the early 2021 Census releases.
- 1.20 AMR indicator H02 relates to the Settlement Strategy Countywide and measures the percentage split of completions and commitments countywide between from plan adoption with a target of 51% (USC's):24% (RSC's):25% (LS&OL). From adoption, the ratio of commitments and completions respectively is 40%:25%:35% and 38%:20%: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 and completions the ratio is inconsistent with the identified target. The LDP review will consider the Settlement strategy in general and identify ways to deliver housing in sustainable locations.¹
- 1.21 AMR Indicator H03 considers the settlement strategy at the settlement group level and seeks to move towards the percentage split identified for each of the 22 settlement groups in Appendix 6 of the LDP. The results show a varied picture with some individual settlement groups moving towards and some moving away from the required balance. The LDP review will consider planning

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

application decisions by location to better understand reasons for not meeting the required balance.

1.22 AMR Indicator H04 considers development in 'Linked Settlements' and requires commitments not to result in any one linked settlement growing by more than 12% of its size as at April 2007. From a total 90 Linked Settlements across 22 Settlement Groups 44 (50%) have reached or exceeded their 12% growth limit. This figure compares to 36 (40%) at plan adoption. The LDP review will consider the reasons for this negative shift away from the established capacity limits across the county.

1.23 AMR Indicator H05 considers development in 'other locations'. In this monitoring period there was a 85:15 split between residential development in 'other locations' approved during the monitoring period which was in accordance with the LDP and National Policy (20 Units) and that which were not. 3 units were approved outside that permitted by the LDP strategy, PPW 3.60 (Edition 12) and TAN 6, however 2 of these were conversions of outbuildings and 1 was the conversion of an old servants' quarters.

Housing Delivery

1.24 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	2023	2024	2025	2026	2027	2028
AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate	+	0	-	-	-	-	-	-	-	0	0				
AMRH07 – Delivery of Allocated Housing Sites	0	0	-	-	-	-	-	-	-	-	-				

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

AMRH15 – Range of Housing	0	0	0	0	0	0	0	0	0	0	0				
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- 1.25 AMR Indicator H06 has been amended to include the Average Annual Requirement indicator. Whilst the annual requirement was based on the 6000 units required for LDP1, work has taken place to base this trajectory on actual completions to date and the revised AAR to complete this monitoring is 208 units. For 2023 - 24 the Annual Completions (AC) Comparison against AAR is - 93 55.3%). The Cumulative AC Comparison against Cumulative AAR starting from 2023 is -294 (93%). The LDP review will consider the appropriateness of the LDP's housing strategy policies and allocations.
- 1.26 AMR Indicator H07 required 100% of housing to be delivered on allocated sites by 2022. Whilst this target was not met, it will continue to be monitored as although there maybe issues with the size of the allocation, they remain within the most sustainable locations. The percentage of anticipated units (permissions) has increased to 21.4% from the previous monitoring period and the completions on allocated sites has increased to 9.5%. AMR Indicator H08 requires 90 - 100% of the requirement for USC and RSC residential development to be met on allocated sites post adoption. Again, whilst this target was not met, it will continue to be monitored for the same reason as above for H07. The results are 50.1% (units permitted in service centres) and 17.4% (units completed in service centres). In any forthcoming LDP review this will be considered under the delivery of allocated sites in more detail.
- 1.27 AMR Indicators H06, H07 and H08 indicate the level of housing delivery continues to be below that which is required to meet the LDP Strategy. The appropriateness of the LDP's housing strategy, policies and allocations will be considered as part of any future review of the LDP. A review will enable appropriate consideration in light of any emerging research currently to look at housing supply and demand in Ceredigion and across Wales. An LDP review will re-assess the deliverability of all current allocated sites and, as required will identify site allocations for the LDP 2 Plan in which there is confidence of delivery during the Plan period.
- 1.28 AMR Indicator H14 seeks a year-on-year decrease in the ratio of residential outstanding consents to completions. The starting ratio of 6.5 was not achieved last year with a ratio of 11.8. However, it continues to be 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 1,400 across the county. The consents to completions ratio vary across the settlement groups.

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

Affordable Housing (AH)

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

Indicator	Performance														
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
AMRH10 – Affordable Housing	0	0	0	0	0	0	0	0	0	0	0				
AMRH11- Affordable Housing	+	+	+	+	0	0	0	0	0	0	0				
AMRH12 – Type of Affordable Housing	?	0	0	0	0	0	0	0	0	0	0				

- 1.31 AMR Indicator H10 requires 1,100 affordable homes to be completed by 2022. Whilst the target was not met it is consistent with the over expectation of housing delivery set in the plan, and subsequent revision downwards of population projections for the county since plan adoption. Since Plan adoption 751 (33%) of all homes completed have been affordable, which exceeds the 20% requirement.
- 1.32 AMR Indicator H11 requires at least 20% of all permitted dwellings being affordable. This target has been exceeded with 37% of all residential development permitted since plan adoption being affordable. The number of viability challenges to the affordable housing policy (Policy S05) continues to be relatively high with 16 viability challenges mounted during the monitoring period, 75% of which were wholly or partially successful. Policy S05's housing requirements were justified by a 2010 study concerning economic viability of providing affordable housing. The Council commissioned a regional update to the viability assessment for the region and a Development Advice Tool (DAT) which is effectively a viability challenge calculator, the results of which will be used to inform a future LDP review. The Affordable Housing Supplementary Planning Guidance (SPG) Helpsheets have been updated to reflect the update.
- 1.33 AMR Indicator H12 considers types of affordable housing and requires a % split in accordance with housing need evidence. The previously identified target requires the ratio of affordable housing types to be 9% (DFS 70%):32% (DFS 50%): 59% (Social Rent). Whilst these targets are not currently being met the overall distribution of affordable housing is considered satisfactory and there are no immediate concerns. This is because evidence including the Local Housing Market Assessment (LHMA) (2024 Refresh) and the Strategic Viability Assessment (2017) demonstrate that, whilst the required tenure split is not being met, it is not a significant concern as the actual delivery of units aligns closely with the updated evidence. The 2023 Refresh of the LHMA estimates over the LHMA 15-year period (2022 – 37) a net need of 50.2% affordable housing is needed.
- 1.34 In summary, positive movements towards identified Strategy targets have been realised; however, the scale / rate of progress is not as fast as anticipated. Housing supply and delivery indicator targets are not being met. Whilst it is

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noted that this is not a locally specific issue an LDP review will consider how to support more effective supply and delivery of housing in the county. More than 20% of all homes permitted and completed are affordable which is positive. However, the average annual rate of progress is not as fast as anticipated and identified targets were not reached by the end of the plan period the reasons for which are multifaceted and strongly suggest an over provision of housing based on flawed population projections from the start of the plan period.

Economy and Retail

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

Indicator	Performance														
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
AMRE01 – Employment Land Supply	+	+	+	+	+	+	+	+	+	+	+				
AMRE02 – Delivery of Allocated Employment Sites	+	+	+	0	0	0	0	0	0	0	0				
AMRE03 – Economic Development in the Right Locations	+	+	+	+	+	+	+	+	+	+	+				
AMRE04 – Economic Development on	0	0	+	+	+	+	+	+	+	+	+				

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Indicator	Performance														
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Previously Developed Land															
AMRE05 – Town Centres	+	?	?	+	+	0	0	0	0	0	0				
AMRE06 – Vitality of Rural Service Centres	?	+	+	+	+	+	+	+	+	+	+				
AMRE07 – Retail Frontages	0	0	+	+	+	+	+	+	+	0	0				

1.36 Economy and Retail Targets are predominantly being achieved and there are no significant concerns over the implementation of economic and retail policies. AMR Indicator E02 requires 100% of allocated sites to be permitted and completed by 2022, and only 81% and 61% respectively of development has been permitted and completed to date. Whilst this target was not achieved there are no concerns over the implementation of the policies. The Council is working through Growing Mid Wales and the CJC Economic Wellbeing Plan work to deliver strategic employment sites and continually reviews the position in the market.

Quality of Life

1.37 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	2023	2024	2025	2026	2027	2028
AMRQ01 – Loss of Open Space and Facilities	0	+	+	+	+	+	+	+	+	+	+				
AMRQ02 – Loss of Greenfield Land	0	0	0	0	0	0	0	0	0	0	0				
AMRQ03 – The Gain of Open Space	0	0	0	0	0	-	-	-	-	-	0				
AMRQ04 – Environment and Local Biodiversity	+	0	-	0	0	0	0	0	0	0	+				

AMR Indicator	Performance														
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
AMRQ05 – Environmental Enhancements	-	-	0	+	0	0	0	0	0	+	+				
AMRQ06 – Infrastructure	?	?	+	+	+	+	+	+	+	0	0				
AMRQ07 – Reducing Flood Risk	-	0	+	+	+	0	0	0	0	0	0				

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AMR Indicator	Performance														
	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
AMRQ08 – Installed MW Capacity in SSA D The monitoring indicator was suspended to reflect the provisions of Future Wales	0	?	0	0	0	?	?	N/A	N/A	N/A	N/A				
AMRQ09 – Waste	?	?	?	?	?	?	?	?	?	?	?				
AMRQ10 – Aggregates	0	0	0	+	+	+	+	+	+	+	+				

1.38 AMR Indicators Q01, 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 Q09 no conclusions can be drawn at this stage. In regard to Q06 4 Service Centres (3 waste water treatment works) 2 WwTW, of settlements close to Aberystwyth still have no capacity to accommodate further growth other than that with extant consent, unless developers fund improvements themselves. And, whilst the delivery of phosphate related schemes at Lampeter WwTW and Llanybydder WwTW (serves Llanwnnen and Allt-y-bacca in Ceredigion) has been brought forward from AMP8 To AMP7 (by March 2025), no improvements on WwTW capacity are planned. Also in September 2023, Ceredigion County Council were notified by DCWW that no further development could be permitted in Cardigan without a condition restricting occupation until 2027 due to the upgrade works required at Cardigan WwTW. It has since been demonstrated that DCWW were aware of the failure of the WwTW and that of Llanfarian WwTW for many years.

Strategic Environmental Assessment/Sustainability Appraisal Monitoring

1.39 The SEA Directive requires that the Council monitor the state of the environment through monitoring the sustainability objectives set out in the SA/SEA Report. This forms an integral part of the AMR and is contained in Section 5. A summary of the performance of SA Objectives and indicators is provided in Appendix 3. 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 timeframe.

Conclusion and Recommendations

1.40 In regards to the LDP Housing indicators, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress is not as fast as anticipated and it is now clear

that the plan period targets were not 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 (37% vs 20% target). Other housing indicators highlight the need for further investigation and new and emerging evidence which will inform an LDP review around allocated site size, Covid 19 related population change, housing affordability, Phosphate's (and other forthcoming nutrient) restrictions and capacity issues with WwTW's. 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. The policy team has focussed on placemaking and regeneration opportunities for the 6 towns since formal pause on the LDP was confirmed. The Placemaking plans that are now available provide a robust evidence base for delivery of strategic regeneration interventions in Ceredigion's 6 towns aligned with the Town Centre First approach at a national level.

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

Planning Policy Wales: Edition 12

2.2 Planning Policy Wales has been amended to further emphasise the importance of net benefit for biodiversity and the resilience of ecosystems, including strengthened protection for Sites of Special Scientific Interest (SSSIs), trees and woodlands.

2.3 The main changes to policy can be summarised as follows:

- **Green Infrastructure:** stronger emphasis on taking a proactive approach to green infrastructure covering cross boundary considerations, identifying key outputs of green infrastructure assessments, the submission of proportionate green infrastructure statements with planning applications and signposting Building with Nature standards.
- **Net Benefit for Biodiversity and the Step-wise Approach:** further clarity is provided on securing net benefit for biodiversity through the application of the step-wise approach, including the acknowledgement of off-site compensation measures as a last resort, and, the need to consider enhancement and long-term management at each step. The use of the green infrastructure statement as a means of demonstrating the stepwise approach is made explicit. A simplified diagram of the policy approach has been developed. The importance of strategic collaboration to identify and capture larger scale opportunities for securing a net benefit for biodiversity is recognised.
- **Protection for Sites of Special Scientific Interest:** strengthened approach to the protection of SSSIs, with increased clarity on the position for site management and exemptions for minor development necessary to maintain a 'living landscape'. Other development is considered unacceptable as a matter of principle. Exceptionally, a planned approach

may be appropriate where necessary safeguards can be secured through a development plan.

- Trees and Woodlands: closer alignment with the stepwise approach, along with promoting new planting as part of development based on securing the right tree in the right place.

Technical Advice Note 19

- 2.4 The Welsh Government revoked Technical Advice Note 19 (TAN 19) during the monitoring period. Technical Advice Note 19 provided guidance on development relating to telecommunications. Planning policy guidance and advice relating to telecommunications is now contained within 'Future Wales: The National Plan 2040', 'Planning Policy Wales' and the 'Code of Best Practice on Mobile Phone Network Development for Wales'.

Consultations

- 2.5 During the reporting year, published consultations with potential for impact on the LDP included:
- Planning Policy Wales: net benefit for biodiversity and ecosystems' resilience (Welsh Government, March 2023 – May 2023)
 - Further amendments to Technical Advice Note (TAN) 15: Development, flooding and coastal erosion (Welsh Government, January 2023 – April 2023)
- 2.6 The following research, policy and guidance was also published during the monitoring period and at the very end of the monitoring period for 2023 - 2024:
- Designing for Renewable Energy in Wales (Design Commission for Wales, December 2023)
 - Air source heat pump (ASHP) noise and permitted development rights in Wales: phase 1 report (redacted version) (Welsh Government, January 2024)
 - Air source heat pump (ASHP) noise and permitted development rights in Wales: phase 2 report (Welsh Government, January 2024)

Conclusion

- 2.7 The most significant amendments to occur over the monitoring period relate to national planning policy, namely the updates to Chapter 6 of PPW which are aimed to help address the nature emergency through the planning system.
- 2.8 In terms of national guidance, TAN 19: Telecommunications, was revoked over the monitoring period. The LPA was also consulted on amendments to TAN 15: Development, Flooding and Coastal Erosion, however, publication of the updated TAN 15 is still awaited.

National Conditions

Housing

- 2.9 Data from StatsWales indicates that during 2023 - 24 (last available annual figures), the number of new dwellings started nationally increased by 13% compared to the previous year 2022 - 23 (4,556) to 5,161 dwellings across Wales. The number of new dwellings completed decreased by 18% during 2023 – 24 compared to the previous year 2022 - 23 (5,785) to 4,756 dwellings across Wales ([New house building \(gov.wales\)](#)).
- 2.10 RSLs were responsible for most social sector completions and 48 new dwellings were completed by Local Authorities in 2023 - 24 (last available annual figures). 37% of all new dwellings completed in Wales during 2023 - 24 were 3-bedroom properties. Conversely, 27% of all new dwellings completed between 2022 – 23 in Ceredigion were 3-bedroom properties (<https://statswales.gov.wales/Catalogue/Housing/New-House-Building/newdwellingscompleted-by-area-dwellingtype-numberofbedrooms>)).

Economy

- 2.11 The Labour Force Survey published in July 2024 for the period April 2023 – March 2024 indicated that at March 2024 the employment rate in Wales was estimated to be 73.5% of people aged 16-64 (1.5 million people) – up 0.5 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 2024 was 356,900 (up by 8,400 compared to the previous year at March).

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

2.12 The public sector is a significant employer in Wales with 31.9% (year ending March 2024) of people in employment being employed in the Public Sector compared to 30.5% (2023) 29.5% (2022), 30.8% (2021), 26.5% (2020), 28.5% (2019), 27.4% (2018), 25.9% (2017), 26.7% (2016) and 27.9% (2015)., In general the pattern has been that of a slight increase and there have been no significant shifts in workforce jobs by industry since the plan's adoption in 2013.

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

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

2.14 In terms of the economy, the picture remains similar to the 2016 - 2023 AMRs; however, work on Growing Mid Wales, particularly the evidence base, to identify programmes of intervention has identified employment growth in quality jobs and availability of employment land as a priority area alongside the supporting of high tech and agri tech industry. Therefore, when these interventions are realised, we expect to see an uptake of employment sites and will be seeking in the future LDP review to support land allocations that support the programme of interventions.

Continued War in the Ukraine

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

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

- 2.16 The impact of the NRW Phosphates Interim Planning advice issued in January 2021 and updated in May 2021, June 2022 and August 2023 on developments in Ceredigion cannot be understated. Whilst the authority is mindful of their statutory duty as the competent authority in decision making in this regard, comparative to other authorities with similar issues we are disproportionately affected.
- 2.17 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.
- 2.18 Under AMP 7 (2020 - 2025) phosphate related schemes in Lampeter WwTW and Llanybydder WwTW (serves Llanwnnen and Alltyblacca in Ceredigion) have been brought forward. It is not yet clear what the proposed AMP 8 (2026 - 2030) improvements by Dŵr Cymru Welsh Water (DCWW) on their Waste Water Treatment Plants (WWTP) will be. 47 settlements in total being currently impacted. This provides very limited 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.

- 2.19 Source Apportionment evidence from DCWW demonstrate that 68% of the phosphates in the Afon Teifi is as a result of WWTP, thus without chemical solutions, or plant upgrades nature-based solutions need to be sought and these can be difficult to implement and take time to organise and for benefits to be realised. Viability in the region also makes implementing a Nutrient Credit Trading Scheme difficult. The current policy stance of NRW is further frustrating the implementation of the most evidence base form of Nature Based Solution being Integrated Constructed Wetlands (ICW). With NRW being unable to permit a license to a third party for a nutrient credit trading scheme, therefore the available options for the Nutrient Management Board for strategic mitigation are severely limited. This is in contrast to Natural England who are able to support ICW and nutrient trading is more commonplace.
- 2.20 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 impacted again representing up to a 3rd of such developments countywide. 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. The Review of Permits by DCWW and NRW has opened up some capacity within some settlements and their associated WWTP catchment areas, however this is a relatively short-term fix and more strategic solutions are required in the long term.

Regional Policy and Conditions

Adjoining Authorities and Collaborative Working

- 2.21 Pembrokeshire Coast National Park Authority's replacement LDP was adopted on 30/09/2020, Pembrokeshire County Council and Carmarthenshire County Council adopted LDPs in 2013 and 2014 respectively. Pembrokeshire County Council, Bannau Brycheiniog National Park Authority and Carmarthenshire County Council, Powys and Gwynedd have all commenced plan revision.

- 2.22 Ceredigion County Council participated in all neighbouring plan making processes as did those Authorities in Ceredigion's LDP, to ensure cross boundary complementarity. Following a letter from the Cabinet Secretary requesting that authorities consider joint working and subsequent meetings to discuss this, Ceredigion County Council continues to identify opportunities for regional collaboration across borders as appropriate. Ceredigion has worked in collaboration with several neighbouring authorities on joint commissioning of a, Strategic Viability Assessment (SVA), Strategic Flood Consequences Assessment (SFCA), LHMA and several other smaller projects/ pieces of evidence where cross border working is opportune. The main piece of work that has been produced through regional collaboration during the monitoring period includes the establishment of the Nutrient Management Boards for the Teifi, Cleddau and Tywi rivers and associated evidence base and adopted Nutrient Management Plans. The region has worked tirelessly to deliver on phosphate mitigations and solutions which has included being the first to establish boards, production of a regional calculator and mitigation guidelines, creation of Nutrient Management positions and reviewing of evidence and lobbying at a national level. Aswell as the first river in Wales to be remotely water quality monitored and a raft of on the ground nutrient reduction technologies employed.
- 2.23 The Introduction of Future Wales in 2021 and the requirement to undertake SDPs also continues to be a focus of regional collaboration with work ongoing to set up the CJC and associated sub groups including that for the SDP which is currently considering options on SDP resources, given the differing plan making stages of the constituent local planning authorities. With Ceredigion LDP team currently acting as interim lead authority.
- 2.24 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 CJC as the Regional Transport Plan sub group 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. As well as prepare the RTP.

2.25 Regional Policy and conditions introduced over the past few years have significantly altered the context of the plan both in Ceredigion and in neighbouring authorities. Implications relating to Brexit, Covid 19, the war in Ukraine and the structural changes that have ensued as a result and Phosphates guidance from NRW have created significant challenges to LDPs and resulted in delays for most LDPs regionally. Further extensive work will be required to understand the full context of what this means for a future LDP. We still await the NRW Marine guidance publication which may further impact on the deliverability of an LDP in the coming years.

Local Policy and Conditions

Population and Household Data

2.26 Population growth in Ceredigion is entirely a product of net in-migration and is very sensitive to local factors, such as changes in the enrolment of higher education students and other migration trends. Subnational population projection for 2018 to 2043 released in February 2020 (See AMRH01), suggests that Ceredigion's population will decrease by 3.3% to approximately 70,600 in 2028. This was confirmed by the Census data releases which demonstrated Ceredigion had the highest population decline in Wales at 5.8%. However, the impact of structural changes resulting from the Covid 19 pandemic have not been factored into such revisions therefore some ambiguity exists as to how population change may continue in Ceredigion particularly when we consider the buoyancy of the local housing market with demand outstripping supply. We await the publication of the 2022 population projections to gain a more informed picture.

Housing

2.27 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

- 2.28 No New schools have opened this year and no schools closed.
- 2.29 Consideration of new and closing schools and implications for the LDP development strategy, if any, will be considered as part of an LDP review.
- 2.30 Local Policy and conditions introduced this year have resulted in significant changes in the context of the plan and further work is needed to understand the impacts moving forward. Any required changes to the plan will be considered as part of LDP replacement as and when work re-starts on the rLDP.

3. Analysis of Core & Local Indicators

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

Indicator Performance

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

Monitoring Actions

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

Housing

Monitoring Reference: Aspect Monitored: Policies Monitored: Level: Frequency: Source:	AMRH01 Population Change S01 Local Every 5 years Ceredigion County Council (CCC) from Office for National Statistics and other data			
Indicator:	Target:	Trigger and Actions:	Performance (1 st April 2023 – 31 st March 2024)	
			Nature of performance	Significance
Overall population; HE and non-HE population; and Average net migration.	That population change in the county over the period of the LDP is broadly in line with	A full analysis of population change including new projections will be carried out every five years of the plan period. Population change will be assessed together	Recent estimations are showing a small growth in population for Ceredigion when compared with earlier releases. Latest	Projected decrease in overall population and

	the forecast change based on population projections.	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.	population projections however expect a population decline but are not based on the most recent data. We await publication of the 2022 population projections for further clarity.	corresponding decrease in household need.
Analysis Various measures on population and household numbers are showing an overall downward trend for Ceredigion when compared with earlier releases. Census data on population and household estimates are the most authoritative figures available and are fundamental to our understanding of population and household change. On Census Day (21st of March 2021), Ceredigion's population was estimated to be 71,500, a decrease of 5.8% since the 2011 Census (75,900). In terms of household numbers, the 2021 Census estimated 30,900 households in Ceredigion, a decrease of 2.1% since the census in 2011 (31,600). Both the 2021 Census population and household estimates are fairly in-line with what the 2018-based projected for 2021. Notably, out of the 22 local authority areas in Wales, Ceredigion experienced the greatest population decline (by -5.8%/4,500) and the second greatest household decrease (by -2.1%/700) since the previous census in 2011.				

Since 2021, however, the recent Mid-Year-Estimates (MYEs) series demonstrates notable reversal in population decline. It is estimated that the resident population has increased by 3.4% (+2,374 residents) from 70,676 in mid-2021 to 73,050 in mid-2023. Component of population change data collected by the ONS, hints that it is due to the increase in net internal migration. However, it may be linked to a correction of the 2021 Census undercount (i.e. students who were not counted at their term time address during the time of enumeration are now included within Ceredigion's usual resident population). It is difficult to determine exactly what is driving this recent change at this stage and whether these trends will continue longer term.

. The household estimate for Ceredigion has not been updated by Welsh Government, the latest estimate is as of mid-2020 (31,410). A greater understanding of household estimations and whether these have increased in-line with the population will be determined after Welsh Government have published new estimations.

The 2018-based population and household projections are the latest official projections; however, care should be taken when interpreting these projections as they are based on observed trends up to 2016 and are thus outdated. The 2018-based 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.

According to census data the average household has continued to decline from 2.3 residents per household in 2011 to 2.2 in 2021. This reflects a continuation of long-term trends in response to a range of social factors (such as staling fertility rates) and an increase in the number of single-person households. A decline in population does not necessarily result in fewer households but, as the population ages, there is likely to be a growing mismatch between its needs and the types of dwellings available.

The interpretation of the 2018- based projections suggests that there is likely to be a lower housing need, and consequently a lower demand for new dwellings which would need to be factored into the development of the LDP 2.

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

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

Welsh Government intend to publish their sub-national population and household projections every two years, however; their 2020-based projections were not produced in the autumn of 2021 due to the proximity of the census result dates. The next round of sub-national projections will be 2022-based. The Welsh Government are aiming to publish the updated sub-national population and household projections in the summer of 2025. It is unlikely that the recent positive population trends (mid-2021 to mid-2022) will have countered the negative trends prior to 2021. It is expected that the 2022-based projections will continue

to estimate a downward population trajectory, however, a less significant decline than the 2018-based. Given the concerns regarding depopulation in recent years, this is certainly a more positive scenario than the current projections.

It is important to note that Census Day took place during the COVID-19 Pandemic, which may have affected people's choice of usual residence, for example students, which make up a high percent of Ceredigion's population. These changes might have been temporary for some and more long lasting for others. Therefore, from a Ceredigion perspective it may be some time before we can rely on the accuracy of housing projections realistically picking up on the nuances of such factors.

Conclusions

Over the last decade, Ceredigion's population and the number of households have been declining, which has been confirmed by the 2021 Census results and the mid-year estimates over that period. However, between mid-2021 to mid-2023, the population saw a notable increase (+2,374/3.4%). Two potential reasons are put forward for this population increase: a correction of the 2021 Census student population undercount or net internal inward migration (i.e., more people moving into the County from other parts of the UK than are leaving). It is difficult to determine exactly what is happening at this stage and whether these trends will continue longer term. Subsequent component of change data will provide a greater insight into what is driving this change. These projected trends and the driving factors will be integral to the development of the LDP 2 (once released from pause).

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 (25 th April 2013– 31 st March 2024)	
			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	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: • USCs: 40%	-

Monitoring Framework Local Development Plan

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.	moving towards the percentage split sought Countywide by the end of the plan period.	sought Countywide by the end of the plan period. 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. Note that as information is collected at Settlement Group level it will be possible to identify if there are	• RSCs: 25% • Linked Settlements and Other Locations 35%	
			From the date of adoption (25 April 2013) the ratio of completions across the county is: • USCs: 38% • RSCs:19%; • Linked Settlements and Other Locations: 44% Note: figures may not sum correctly due to rounding.	-

		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.		
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 2023 results show that the percentage split of commitments at 41:24:35 is not consistent with the identified target of 51:24:25. The percentage split has remained static for the last few years, moving a percentage point or so between each settlement type. In terms of completions the ratio has remained reasonably static. Completion numbers have reduced since the start of the plan period which reflects part of a broader national picture of reduced completions. When measured from plan adoption (and from plan start), the percentage split of completions (Urban:Rural:Linked Settlements & Other Locations) has fluctuated slightly but does not show any significant change in ratio. The following table summarises performance against the indicator measured from both plan start and adoption for commitments and completions.				

Monitoring Framework Local Development Plan

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
2022	41:19:40	42:24:34
2023	41:19:40	41:24:35
2024	40:20:40	40:25:35
2025		

2026		
2027		
2028		
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
2021	42:15:43	41:16:43
2022	41:17:43	38:19:43

Monitoring Framework Local Development Plan

2023	40:17:43	38:20:43
2024	40:17:43	38:19:44
2025		
2026		
2027		
2028		

*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 planning service continues to strive to deliver housing in sustainable locations where Phosphate's restrictions allow. The LDP revision will consider the Settlement Strategy and will identify ways to deliver housing in sustainable locations.

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 2023 – 31 st March 2024)	
			Nature of performance	Significance
Completions and commitments to reflect the proportional split for each individual Settlement Group as set out in	From the date of adoption, within individual Settlement Groups the ratio of both completions and commitments between Service Centre and ‘Linked Settlements and Other	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	See Appendix 6 (taken from Monthly Monitoring Figures).	-

Appendix 2 of the LDP by the end of the plan period.	Locations' is in line with or working towards the requirements set out in LDP volume 1, Appendix 2.	outstanding permissions have either lapsed or been revoked and the commitments reflect or are working towards the proportional split as set out in Appendix 2 of the LDP.		
Analysis 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. For commitments: Of the 22 service centres, 11 did not achieve improvements in the proportional split, 11 improved and 0 experienced no change since the previous monitoring period. Penrhyncoch is the only Settlement Group to achieved the required proportional split. 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 10 have achieved an improvement in the percentage split of completions.				
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 +20.4%				

(Borth) to -20.8% (Talybont) and the change in the percentage split of completions varies from +30.2% (Felinfach/Ystrad Aeron) to -20% (Borth).

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

Actions

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

Monitoring Framework Local Development Plan

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 2023 – 31 st March 2024)	
			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.	• 44 LSs which have exceeded 12% growth in terms of commitments; and • 10 LSs which have reached the 12% growth	-

5 of Volume 1 of the LDP).			limit in terms of commitments. • 1 LSs fell back within the 12% growth limit. See Appendix 7 for full details.	
Analysis From the total 90 Linked Settlements across 22 Settlement Groups 44 (49%) have reached or exceeded their 12% growth limit. This figure compares to 32 (36%) at Plan adoption in 2013. Since last year's AMR, 1 Linked Settlements (fell back within their 12% limit.				
Conclusions 49% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 36% 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.				
Actions				

For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04. The LDP revision will need to consider why there is a negative shift away from capacity limits across the county, and consider alternatives to managing growth in rural settlements that allow the settlement to sustainably meet its specific rural needs. It is also important to recognise that the plan end date was 2022, and whilst no formal drop-dead date exists and the current plan will remain the plan in perpetuity the housing numbers become less useful as some large linked settlements will continue to need to deliver housing to meet local needs beyond their original cap provided, they meet the national sustainable place making goals and this is not incongruous with Future Wales the National Plan 2040.

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 2023 – 31 st March 2024)	
			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	The type of development permitted in other locations during the monitoring period is as follows: • 2 units that accord with TAN 6,	-

PPW or TAN 6 units only.		justification for such units will be triggered. Ensure that future development is restricted to that allowed under policy S04 (Affordable Housing and TAN 6).	• 27 units that accord with PPW 3.60 (Edition 12) • 3 unit that do not accord with the LDP Strategy, TAN 6, or PPW 3.60 (Edition 12)	
Analysis 20 dwellings with the application type Full or Outline (and where no existing permissions exist) were approved in ‘other locations’ during the monitoring period in accordance with the LDP. These included applications in accordance with TAN 6 (2), PPW 12 – 3.60 (7).: 2 TAN 6 dwellings 7 are Discount for Sale Affordable (DFS) dwellings 4 dwellings are adjacent to a Rural Service Centre and of these 2 are required to provide a commuted sum on first sale or transfer. 4 dwellings are adjacent to a Linked Settlement and of these 3 are Discount for Sale Affordable dwellings (these 3 are included in the total of 7 DFS above) and 1 is required to provide a commuted sum on first sale or transfer.				

The 3 units that do not accord are as follows:

2 are a conversions of an outbuilding

1 is a conversion of an abandoned servants' quarters

Conclusions

2 Dwellings complied with TAN 6, 7 were discount for sale affordables and the remaining were adjacent to settlement boundaries.

The 3 units that did not accord were conversions.

Actions

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

Monitoring Framework Local Development Plan

Monitoring Reference:	AMRH06 (Statutory Indicator)			
Aspect Monitored:	Annual Housing Completions versus Anticipated Annual Build Rate			
Policies Monitored:	S01 - S04 and LU05			
Level:	Core			
Frequency:	Annually			
Source:	Annual Completions Information combined with large sites database and stakeholder workshop.			
Target	Indicator	Trigger and Actions	Performance (1 st April 2007 – 31 st March 2024)	
			Nature of performance	Significance
The annual level of housing completions monitored against the Anticipated Annual Build Rate (AAR). Cumulative completions will be measured	Completions will be measured against the Average	Where there is a shortfall of cumulative housing completions against the Annual Average Requirement (AAR) for 2 consecutive years (annual	Annual Completions (AC) Comparison against AAR (revised AAR)	0

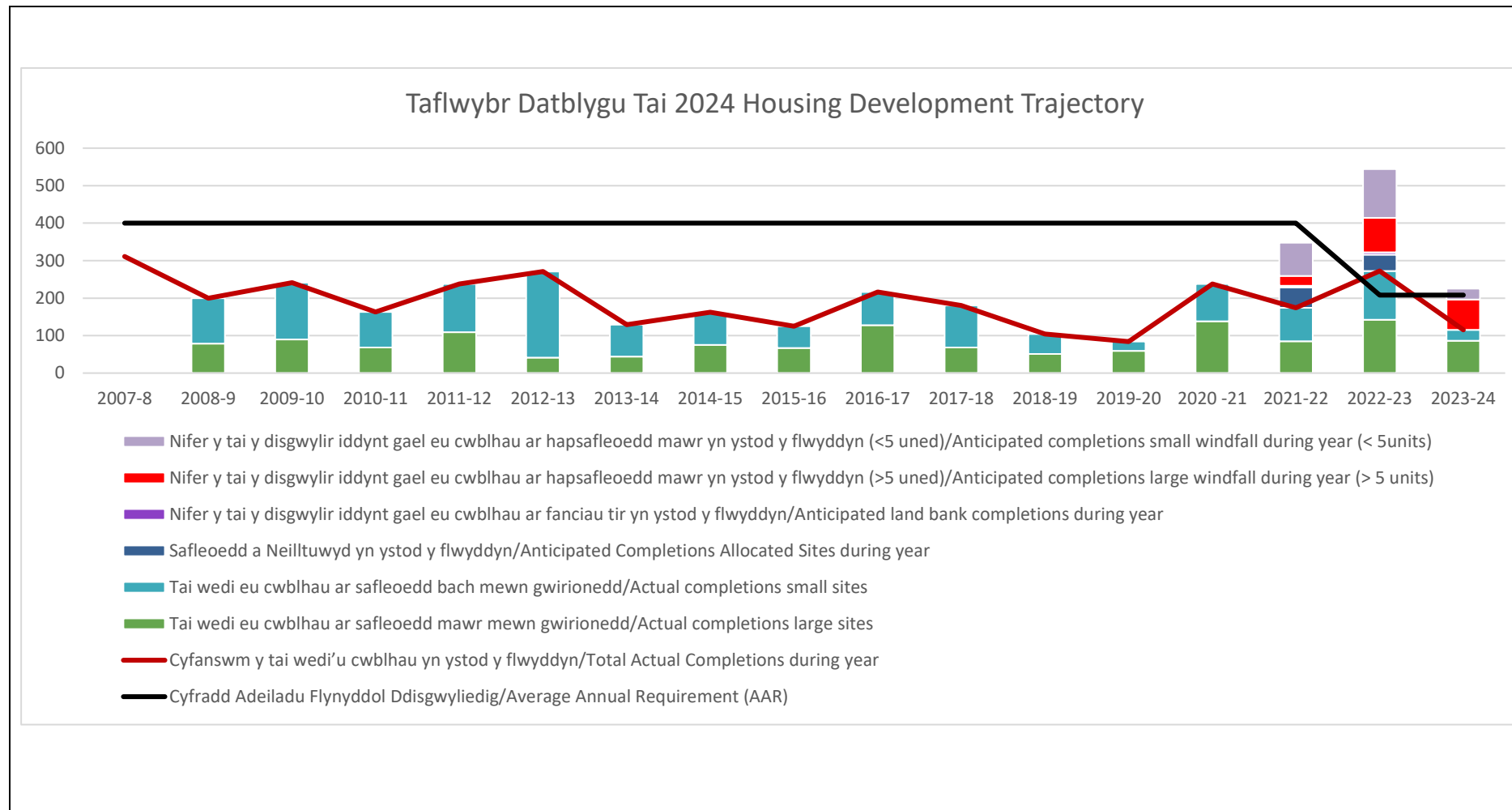
against the cumulative average annual housing requirement set out in the plan. Housing Requirement = 6000 $6000/15 = 400$	Annual Requirement (AAR) set out in the plan. Primary Housing Delivery Indicator: Average Annual Housing Requirement (Housing Requirement / 15 = AAR) This must be presented clearly in the AMR both in numerical and	completions, not number of AMRs published) the scale of any 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. LDP1 has reached its end of plan date and work on LDP2 is currently in pause. At the end of LDP1's plan period 3119 units were not delivered, which is approximately half of the number of units planned for. 3119 units over the next 15	208 (AAR) – 115(AC) = -93 (55.3%) AC% of AAR = 55.3% Cumulative AC Comparison against Cumulative AAR (2023 as Year 1) 416 (Cumulative AAR) – 387 (Cumulative AC) = -- 29 (93%) Cumulative AC% of Cumulative AAR = 93%	
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Monitoring Framework Local Development Plan

	percentage terms (plus/minus x %).	years would be an AAR OF 208. The average annual completions over the 15 year period was 192 units per annum.		
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Analysis

LDP Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17
	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	2022-23	2023-24
Actual Completions Large		79	90	68	109	41	44	75	67	128	68	51	59	138	85	142	86
Actual Completions Small Sites		121	151	95	129	230	85	87	58	88	112	53	25	100	89	130	29
Anticipated Completions Allocated Sites During Year															60	44	5
Anticipated land bank completions during year 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															7	6	0
Anticipated completions large windfall during year (> 5 units)															49	92	81
Anticipated completions small windfall during year (< 5units)															79	130	29
Total Actual Completions during year	311	200	241	163	238	271	129	162	125	216	180	104	84	238	174	272	115
Average Annual Requirement (AAR)	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	208	208



It is noted that the sites included as allocations aren't generally worse or more constrained, but that financial barriers to development and sale of market housing continues to impede progressing larger sites. A further consideration of the failure to achieve the timely delivery of LDP allocations has been the significant tightening of financial markets, both for development finance and for mortgage finance. It is also clear that sites in Ceredigion that are delivered are usually substantially smaller than the allocated sites in the current plan and therefore where economies of scale may deliver larger housing sites elsewhere this type of development simply does not exist in Ceredigion due to the absence of volume builders.

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

Conclusions

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

Actions

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

Monitoring Framework Local Development Plan

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 2024)	
			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: 734(21.4%) Completed on allocated sites: Units: 324 (9.5%)	-

100% of total number of dwellings anticipated to be delivered on allocated sites to be completed by 31st of March 2022.	i. At 31st of March 2015, 40% ii. At 31st of March 2017, 60% iii. At 31st of March 2019, 84% iv. At 31st of March 2021, 100% 2. Amount of housing development completed on allocated sites as a % of LDP allocations (units) as follows: i. At 31st of March 2015, 20%			
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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%			
Analysis The percentage of anticipated units on allocated sites has increased this year to 21.4% and whilst the targets were not met for 2022 end of plan, 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 replacement LDP (and associated evidence such as a Strategic Viability Assessment and an Allocated Site Review) will need to consider concerns regarding the local construction industry and allocated site size as well as general population decline.				
Conclusions The percentage of anticipated units (permissions) has increased to 21.4% from 20.7% in 2023.				

Actions

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

Monitoring Framework Local Development Plan

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 2024)	
			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-	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	- Permitted on allocated sites: 656 units as a % of total number permitted in service centres (50.1%) - Units completed on allocated sites: 316	-

90% should be met on 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.	units as a % of total completed in service centres (17.4%) (possible previous error excluding the completions in RSC's)	
Analysis This is reflective of the time it takes for allocations to turn into permissions and permissions to become completions and the filter through effect. Given more time for development to come forward as it is common for allocations to take time to deliver more growth is anticipated in the USCs and RSCs as the market improves. However, the target is not being met and some explanations for this include: • The low number of completions across the County including within the Service Centres; • The number of allocated sites with planning permissions approved prior to LDP adoption; and • A general slowdown in the development industry nationally, coupled with small windfall and infill development being targeted by small scale local developers whose business model precludes larger scale / long term allocations • The implications of the NRW phosphate guidance on constraining development in 3 of the 6 main towns in Ceredigion and a fourth constrained by capacity at the WWTP.				

Conclusions

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

Actions

The replacement LDP will consider the appropriateness of existing allocated sites to inform Plan revision, in particular seeking out sites for future allocation that meet the business model of developers operating in Ceredigion and will utilise the latest available evidence from the employment sites and premisses programme undertaken by GMW.

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 2023 – 31 st March 2024)	
			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	Permitted: 0.18ha (1.51%). Completed: 0.71ha (6.86%).	+

Monitoring Framework Local Development Plan

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

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

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 2024)	
			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	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: 965 General Market Homes: 2612* Total Homes: 3577*	0

	general market dwellings completed since (1 st April) 2007.	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.	*Years previous to 2020 included permissions before 01/04/2007 Completed: Affordable Homes: 751 General Market Homes: 2299 Total Homes: 3050	
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 (965 homes (37%) and completed (751 homes (33%) 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 comparative to the target is a reflection of low delivery of general market housing and allocated sites in general. Further, completions are somewhat outside the control of the LDP as they are complicated by external factors including lack of market demand, the type of builders operating in the county, the limited commercial finance available to				

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

Conclusions

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

Actions

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

Monitoring 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 2023 – 31 st March 2024)	
			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	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.	16 viability challenges submitted this year, from 66 full planning applications 75% partially or wholly successful.	0

	reduce the Affordable Housing yield as a proportion of number of challenges.	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. This will be pursued by undertaking an updated viability exercise. The exercise will recommend a viable Affordable Housing % yield. A calculation will also	37% of all permitted dwellings are affordable units².	
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² Monitored in accordance with the indicator (from adoption) and not since plan start

		need to be made by the District Valuer Service of the equivalent % Gross Development Value.		
Analysis The identified target has been met. Since 2007 37% of all permitted dwellings are affordable units. 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 12, which equates to 75% of all challenges being successful. Of the 12 viability challenges to the affordable housing policy S05, 5 were for conversions, change of use or redevelopment/restoration applications. 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.				

Conclusions

The target is currently not being met given that 24% of all housing developments have received a viability challenge however there is no concern over the implementation of the LDP's policies due to the nature of the type of developments being challenged.

Actions

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

Monitoring 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 2024)	
			Nature of performance	Significance
Since the start of the LDP period: 9% of affordable units are discounted for sale	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-	Since the start of the LDP period, Affordable Housing Completions and Commitments (units) by type were as follows: DFS 70%	0

(DFS) at 70% market value 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)) 59% of affordable housing units for social rents delivered by the private sector and Registered Social Landlords (RSLs).		10% of the affordable housing permitted. Affordable units discounted for sale at 50% market value fall outside the range of 28-35% Affordable units conveyed at 35% market value to Registered Social Landlords for social rent fall outside the range of 53-66% 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	Completions: 309 (41% of all AH excluding Commuted Sums) Commitments (outstanding consents not completed): 133 (61% of all AH excluding Commuted Sums) All permissions since 2007: 442 (46% of all AH excluding Commuted Sums) DFS Other %'s Completions: 5 (1% of all AH excluding Commuted Sums) Commitments (outstanding consents not completed): 5	
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		Housing Department and other housing stakeholders, such as RSLs.	(2% of all AH excluding Commuted Sums) All permissions since 2007: 10 (1% of all AH excluding Commuted Sums) DFS 50% / Intermediate Rent Completions: 7 (1% of all AH excluding Commuted Sums) Commitments (outstanding consents not completed): 15 (7% of all AH excluding Commuted Sums) All permissions since 2007: 22 (2% of all AH	
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			excluding Commuted Sums) Commuted Sums Completions: 83 (10% of all AH) Commitments (outstanding consents not completed): 55 (20% of all AH) All permissions since 2007: 138 (13% of all AH) Social Rent (conveyed to RSLs) Completions: 23 (3% of all AH excluding Commuted Sums)	
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			Commitments (outstanding consents not completed): 0 (All permissions since 2007: 23 (2% of all AH excluding Commuted Sums) Social Rent (100% commissioned by RSLs): Completions 405 (54% of all AH) Commitments (outstanding consents not completed): 65 (30% of all AH) All permissions since 2007: 470 (49% of all AH)	
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			excluding Commuted Sums) Other (Combination of Mix Unknown): 2 applications (approximately 15 units) Figures also exclude any expired permissions.	
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 (outstanding consents not completed): is 61% DFS 70%: 7% DFS 50%, 2% Other DFS %'s, 30% Social Rent and completions is 41% DFS 70%:1% DFS 50%, 1% DFS Other %'s, 57% Social Rent. Since the adoption of the plan a number of changes have occurred which have meant that the tenure split suggested is out of date. These include the Welsh Government's focus on Welfare Reform and the updated LHMA (2020) which suggested a different mix of needs locally. Furthermore, the majority of AH completions and commitments have been commissioned by RSLs and are therefore likely to have benefited from Social Housing Grant support. Therefore, whilst the tenure split of the policy is not being achieved, this				

has to do with its being out of date rather than a failure to deliver the housing needs of the county. The data demonstrates that affordable homes delivered by RSLs are meeting identified needs. In order to ensure that privately built affordable homes are also meeting the needs of the potential occupiers a housing needs statement has been produced that outlines the types of evidence applicants need to demonstrate to support a planning application. It is expected that consideration of the needs basis of individual applicants for AH in the assessment of any application for affordable housing will result in fewer AH outstanding consents.

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

Conclusions

The overall broad distribution of Affordable Housing is satisfactory. The performance of policy is therefore not of significant concern at present. The delivery of intermediate tenures should be monitored closely in future years. Evidence from the LHMA Refresh (2023) identifies a greater gross need for social rented properties per year (189) compared to Intermediate Rent or Low-Cost Home Ownership (LCHO) properties (67), estimating 74% and 26% of the total overall affordable need respectively for the first 5 years of the LHMA period. Over the 15-year period this changes to a 50:50 split. This is a matter of consideration for the Replacement LDP.

Actions

The tenure split will be further analysed following LHMA 2020 update (due early 2025) 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 2024)	
			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: 19.95 units per hectare. No new permissions in the current monitoring year.	0

The average LDP guideline density on allocated LDP sites is 23 units per hectare.		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.		
Analysis Permissions to date indicate that development on: 9 allocations have exceeded the LDP's guide density (and 9 allocations are below the LDP's guide 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 19.95 units per hectare. These applications represented only part of a whole allocation and were justified as appropriate in each case.				

Conclusions

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

Actions

Development plan policies are being implemented effectively.

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 2023 – 31 st March 2024)	
			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	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,	The ratio of residential outstanding consents to residential completions at 2023: 11 outstanding consents to every 1 completion.	0

outstanding consents to every 1 completion.		mandatory completion dates 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.		
Analysis Average ratio across the County is 11 outstanding consents to every 1 completion, this is an increase on 2023. However, year on year the figure remains highly variable and not a truly useful indicator. Completions are also complicated by external factors outside the control of the LPA including financing requirements, the lack of volume builders, the limited commercial finance available to small builders and the cautious approach of mortgage companies to house purchasers, as well as the impact of NRW's phosphate guidance on development in the Teifi catchment for example. This year's figure of 11 consents compares to 5 (2023), 8 (2022), 6 (2021), 20.5 (2020) (data collection affected by COVID-19), 9.5 (2019), 14 (2018) 8.5 (2017), 7.1 (2016), 12.3 (2015) and 9.3 (2014).				

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

Conclusions

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

Actions

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

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 2024)	
			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.	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	See Appendix 8.	0

	Number of completions by housing type and bedroom number since adoption.	potential of increasing the focus on delivering more of the required dwelling type.		
Analysis The most LHMA Refresh (2023), identifies that there is in terms of bedroom requirements, the greatest need for affordable homes is for 1 & 4 bed properties. The tool provided by Welsh Government to complete the LHMA no longer provides information on the bedroom numbers required for market housing. And for affordable housing the bedroom numbers are only provided for the first 5 years of the LHMA period, as it assumes that all of the existing unmet need will be met within those first 5 years. 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 refresh (2023) and planning officers are negotiating a greater mix which should work through the system in the coming years. Planning officers continue to work collaboratively with the Affordable Housing Team and RSLs to ensure that the type of market and affordable housing secured on sites matches the needs of the local community. 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.				

Conclusions

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 2022 – 31 st March 2024)	
			Nature of performance	Significance
No net loss of employment land/floor space unless in accordance with Policy LU13.	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 Policy LU13 then an	Change in the floorspace in employment use (B1, B2 and B8) of: -0.04 ha +1.11 ha.	+

		investigation into the causes will be triggered. 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.	Total gain +1.07ha	
Analysis 1.17 ha of B1, B2 and B8 class development was permitted during the monitoring period. This is mainly due to 3 units on Glanyrafon Industrial Estate & 18 flexible commercial units on Parc Teifi This figure compares to 0.18 (2023), +0.68 (2022), +0 (2021), +0.1ha (2020), +0.2 (2019), +1.7 (2018) +0.57 (2017), +0.14 (2016), +1.94ha (2015) and +0.14ha (2014).				
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 2024)	
			Nature of performance	Significance
66% of allocated land should be permitted or completed at time of adoption.	1. Amount of economic development permitted on allocated sites as a % of LDP allocations (ha). 2. Amount of economic development completed	If the allocated sites have not been taken up as estimated then an investigation into the causes will be triggered.	Permitted: 81% (108.98Ha). Completed 61% (87.14Ha).	0

83% of allocated sites should be permitted or completed by 2017. 100% of allocated sites should be permitted or completed by 2022.	on allocated sites as a % of LDP allocations (ha).	Due to the range of factors that can influence the uptake of allocated 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.		
Analysis The target of 100% of allocated sites to be permitted or completed by 2022 has not been achieved, however 81% has been permitted and 61% completed by the end of the monitoring period. There is no change on the figures for 2024. 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. 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				

Monitoring Framework Local Development Plan

investigates the reasons for the lack of uptake of some employment allocations and considers what the demand is for future allocations in Ceredigion.

Conclusions

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 2024)	
			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	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	Permitted: Units: 50% (78 units). Ha: 36% (9.76ha). (Figures do not take account of expired permissions that were	+

	on allocated sites as a % of total development completed (ha and units).	shortfall in order to see whether the LA can address any barriers to it coming forward. 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.	permitted during the period.) No new completions on undeveloped parts of the Allocated Sites in 2024. Completed: Units: 43% (49 units) Ha: 41% (8.42ha)	
Analysis According to the Mid Wales Region Employment Sites and Premises Needs and Action Plan April 2020 (B.E. Group for Powys, Ceredigion & Bannau Brycheiniog 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 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 and forecasted need. 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 2024)	
			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	Permitted: 58% (12.94ha) Completed: 50% (10.36ha)	+

	as a % of all development permitted. 2. Amount of new development (ha) completed on previously developed land (brownfield redevelopment and conversions) expressed as a % of all development completed.	the shortfall in order to see whether the LA can address any barriers to it coming forward.		
Analysis 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 (12.94ha) and 50% (10.36ha) completed. The target has therefore been met and there are no concerns about the implementation of the LDP Policies.				

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 2023 – 31 st March 2024)	
			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	Within town centres Units: 0% (0 unit) Area: 0% (0sq. m) Outside established town and district centre boundaries	0

Monitoring Framework Local Development Plan

		whether or not the LA needs to remove any barriers, either through the LDP or other means, for it to come forward.	Units: 0% (0 units) Area: 0% (0 sq. m)	
Analysis 0 applications were permitted within or outside the town boundaries in this monitoring period.				
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 2023 – 31 st March 2024)	
			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	See Appendix 9 for 2024 information.	+

		taken into consideration in the wider context.		
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.				
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 2022 – 31 st March 2024)	
			Nature of performance	Significance
Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on	Stable or increasing retail use on Primary Retail Frontages in Aberystwyth and Cardigan. Stable or increasing retail use on Secondary Retail	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: 56.5%	0

Secondary Retail Frontages in Aberystwyth and Cardigan.	Frontages in Aberystwyth and Cardigan.		P0202 High Street East: 77.8% Combined: 68.0% Aberystwyth: P0301 Great Darkgate Street North: 57.9% P0302 Great Darkgate Street South: 76.2% P0303 Owain Glyndwr Square North: 33.3% P0304 Owain Glyndwr Square South: 66.7% P0305 Pier Street East: 75%	
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			P0306 Pier Street West: 57.1% P0307 Chalybeate Street West: 60% P0308 Terrace Road West: 77.8% P0309 Terrace Road East: 77.8% Combined: 64.3% Secondary Retail Frontages (Policy requires 50% A1): Cardigan S0201 High Street West: 40.0%	
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			S0202 High Street East: 61.1% S0205 Priory Court: 75.0% S0206 Priory Street North: 54.5% S0207 Priory Street South: 28.6% S0209 Pendre: 61.5% Combined: 55.3% Aberystwyth S0301 Chalybeate Street East: 64.3% S0302 Terrace Road/Cambrian Place: 26.7%	
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			S0303 Terrace Road South: 50.0% S0305 Pier Street East: 40.0% S0307 Pier Street West: 22.2% S0308 Bridge Street West: 69.2% S0309 Bridge Street East: 66.7% Combined: 48.1%	
Analysis Empty units have been included in the percentage calculation this year, which has caused variations in the percentages. The combined secondary frontages in Cardigan is meeting the required policy target 50% (Secondary), and Aberystwyth has dropped to slightly under at 48.1%. The primary frontage in both Aberystwyth (64.3%) and Cardigan (68.0%) are slightly under the 75% target.				

In Aberystwyth for Primary Frontages, the proportion of A1 retail uses varies from between 77.8% to 33.3%; for Secondary Frontages between 69.2% and 22%. In Cardigan for Primary Frontages, the proportion of A1 retail uses is 56.5% in one frontage & 77.8% in the other primary retail frontage areas, for Secondary Frontages varying between 81.6% and 28.6%.

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 66.67% – 100% (combined 80.61%) and in Cardigan 88.89% – 82.61% (86.0% combined) and secondary frontages in Aberystwyth range from 44.44 – 100% (combined 82.28%) and in Cardigan range from 42.86 – 100% (combined 82.7%). 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 since the pandemic and the vacancy rates countywide remain stable bucking the national trend. Given that Policy LU21 defines retail as A class and

Monitoring Framework Local Development Plan

not A1 specifically and the policy is applied as such there are no concerns of the implementation of policies. Significant policy work has been directed to town centre regeneration team during the LDP pause with place plans, regeneration plans, conservation area appraisals and management plans and marketing and branding plans developed. It is hoped that this alongside the Transforming Towns grants and Shared Prosperity Fund bids for town centre renewal will continue to ensure Ceredigion towns buck the high street slump witnessed elsewhere.

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 2023 – 31 st March 2024)	
			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.				
Analysis There was no loss of open space recorded during the monitoring period which suggests that Policy LU22 is being implemented successfully.				
Conclusions The target is being met and there are therefore no concerns over policy implementation at this time.				
Actions				
Development plan policies are being implemented effectively.				

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 2024)	
			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	Residential Development (Target 75%) Permitted: 250.39ha (76%) Completed: 191.15ha (83%)	0

15% of all other development Permitted and completed on non-allocated land to be located on greenfield land.		in order to see whether the LA can address the issue.	Economic Development (Target 70%) Permitted: 15.93ha (36%) Completed: 9.71ha (52%) All Other Development (Target 15%) Permitted: 76.64ha (65%) Completed: 48.52ha (64%)	
Analysis 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. The 75% threshold set for residential development has been met for development permitted, however it has not been met for development completed. The difficulty with this indicator is that the LA has no control over the planning permissions once granted. Many of those permissions being completed during the plan period 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 36% of development permitted however 52% 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 may have been 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 2023 – 31 st March 2024)	
			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.	83.3% of relevant planning applications have met the requirements of open space provision in line with Policy LU24.	0

Analysis

6 relevant planning applications were received during the monitoring period. 5 included provision of open space in accordance with Policy LU24 and 1 did not comply was a conversion of an existing building into flats.

Conclusions

17% (1) planning applications provided open space in line with Policy LU24.

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 2023 – 31 st March 2024)	
			Nature of performance	Significance
To permit no more than 5% of development where there are predicted to be significant residual long-term effects on	% of development permitted where there are predicted to be significant residual long-term effects on: LNRs, SINC's and priority habitats and species;	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	7.1% of development was permitted where there are predicted to be significant residual long-term effects on the environment and local biodiversity.	+

the environment and local biodiversity.	• Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or • Ecosystem services and natural processes.	whether the LA can address the issue.		
Analysis Of the 473 applications permitted during the monitoring period (other than display of signage but including applications for variation and removal of conditions), 34 applications (7.1%) were approved despite there being unknown impacts as no ecology response had been submitted. For those applications that ecology was consulted on, conditions were requested for 389 applications (94.2%). 4 applications (1.9%) 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. In order to continue to reach our target for 2024/25 it is proposed that:				

Monitoring Framework Local Development Plan

- Implementation of the PPW chapter 6 amendments will be monitored closely
- 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% was met this year.

Actions

Development plan policies are being implemented effectively.

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 2023 – 31 st March 2024)	
			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: • 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	94.2% of development permitted included provision for environmental enhancements in accordance with the requirements of Policies	+

Monitoring Framework Local Development Plan

Policies DM14, DM15, DM20 and DM22.	• Trees, hedgerows and woodlands; or • Ecosystem services and natural processes as required in accordance with Policies DM14, DM15, DM20 and DM22.	the excess in order to see whether the LA can address the issue.	DM14, DM15, DM20 and DM22.	
Analysis 389 (94.2%) of all planning applications consulted on by ecology during the monitoring period were required to include an environmental enhancement. Of these 389 applications, 365 (93.83%) applications were permitted subject to relevant environmental enhancement conditions and a further 24 (6.1%) 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.				
Conclusions The target has been met.				

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 2023 – 31 st March 2024)	
			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).	If any infrastructure issues that are insuperable within the plan period are identified, then an investigation into potential solutions will be triggered.	Discussions with Dŵr Cymru / Welsh Water (DC/WW) are ongoing with regard to securing funding via the AMP programme.	0

		There are a number of factors that may affect the provision of 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: Evaluating whether inclusion in the next Asset Management Plan (AMP) round would be feasible if delivery of sites is to be ensured; Achieving certainty that slippages in the current AMP can be addressed;	4 Service Centres (3 waste water treatment works) are constrained in part by infrastructure issues: Aberaeron (Llwyncelyn only) Llanon Llanrhystud Adpar	
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		Where viability issues exist in relation to sites where developer contributions were to be relied upon exploring the alternatives (AMP, other sites etc.); and Where capacity issues cannot be overcome, considering the options for addressing future development needs within that particular Service Centre.		
Analysis Welsh Water are currently delivering their AMP7 (2020 - 2025) there has been no change in the reduction in outstanding infrastructure issues this year. 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: • Llwynceilyn Waste Water Treatment Works (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).
- Whilst not Service Centres, there is no capacity available at Llanfarian WwTW (serves Llanfarian and Blaenplwyf), and Rhydyfelin WwTW.
- There are capacity issues at Adpar WwTW following the introduction of an ammonia permit. There is no scheme proposed within the current AMP to address the issue and the AMP8 business plan for 2025-2030 is subject to final determination by Ofwat.

Whilst the delivery of phosphate related schemes at Lampeter WwTW and Llanybydder WwTW (serves Llanwnnen and Alltyblacca in Ceredigion) has been brought forward from AMP8 To AMP7 (by March 2025), no improvements on WwTW capacity are planned.

Cardigan WwTW, a scheme is programmed to commence in 2025 to increase capacity and to reduce discharges from the WwTW, subject to approval of planning application A240171

There are capacity issues at Adpar WwTW following the introduction of an ammonia permit. There is no scheme proposed within the current AMP to address the issue and the AMP8 business plan for 2025-2030 is subject to final determination by Ofwat.

In accordance with revised NRW guidance regarding proposed developments located in the catchment of a WwTW within SAC, DCWW will advise if a WwTW is currently compliant/failing to comply with the 95% quartile for its flow passed forward (FPF) performance at the time of a planning consultation. In line with the environmental regulator's National Environment Programme

(NEP), DCWW are required to deliver schemes at WwTWs to ensure 95% quartile compliance with our FPF performance and would offer a condition aligning to the date of delivery for non-compliant WwTWs.

Where infrastructure improvements are required to serve a development site, but no scheme is proposed in the AMP, developers can accelerate the provision of reinforcement works themselves via Section 106 of the Town and Country Planning Act 1990.

Conclusions

Engagement in early parts of the plan period with DC/WW were positive. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 4. However, in recent years the lack of investment by DCWW in the WwTWs within Ceredigion and FPF requirements is now causing constraints in Service Centres, both those affected by Nutrients and those in currently unaffected areas.

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 2023 – 31 st March 2024)	
			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	11 Applications approved in C1 2 did not meet TAN 15 tests. 4 Applications approved in C2 all met TAN 15 tests.	0

		tests are granted permission, they will be analysed in order to ascertain how a decision to approve was reached.		
Analysis 15 applications permitted met the TAN 15 test and 2 did not meet the TAN 15 tests. 1 was approved against officer recommendation & 1 was a subdivision of an existing dwelling to 2 flats.				
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: 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 2023 – 31 st March 2024)	
			Nature of performance	Significance
Ensure that sufficient land is available to accommodate any outstanding requirement for regional waste management facilities	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	7.25ha of land on the Glanyrafon Industrial Estate (Site Ref E0301) is allocated for resource recovery and waste management facilities to	?

to serve more than one local authority area.		to the cessation of such a 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.	serve more than one Local Authority. 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.	
Analysis 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 Severn Trent Green Power (Bridgend) Ltd obtained a planning permission in March 2022 to increase the permitted tonnage to 95,000 tonnes per annum. 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.				

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 2022 to 31st March 2023. The Report confirms that the South West Wales Region has sufficient landfill void space to meet the requirements set out in TAN21 and that at the present time the management of residual waste and food waste is being adequately catered for.

Conclusions

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

Actions

Development plan policies are being implemented effectively.

Monitoring Framework Local Development Plan

Monitoring Reference: AMRQ010 (Statutory Indicator). Aspect Monitored: Aggregates. Policies Monitored: LU27 and LU30 Level: Core. Frequency: Annually. Source: SWRAWP Annual Surveys & Reports.				
Target	Indicator	Trigger and Actions	Performance (2022)	
			Nature of performance	Significance
The extent of primary land-won aggregates permitted in accordance with the Regional Technical Statement (RTS) for Aggregates	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	In 2022 sales of crushed rock aggregates were 0.08Mt i.e., 29.4% of the 0.272Mta RTS target. The 10-year average sales figure for 2013-2022	+

expressed as a % of the total capacity required as identified in the Regional Technical Statement.	identified in the Regional Technical Statement.	into the situation will be triggered to ascertain the reasons why. 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. 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.	was 0.13Mt i.e., 47.7% of the 0.272Mta target. In 2022 sales of sand and gravel in South West Wales were 0.22Mt i.e., 117% of the 0.188Mta target. The 10-year average sales figure (FOR South West Region) for 2013 - 2022 was 0.20Mt i.e., 64.5% of the 0.31Mta target. Across the authority grouping the capacity of sites to supply (i.e., operational capacity and annual output levels permitted) exceeded	
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		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.	100% of the target and continues to do so.	
Analysis The SWRAWP RTS 2nd Review sets Ceredigion an annual crushed rock apportionment of 0.272Mta to run to the end of the Plan period plus ten years beyond (i.e., to 2032)- a total of 6.798 million tonnes. It also sets a land-won sand and gravel apportionment of 0.188 million tonnes per annum to run to the end of the Plan period and seven years beyond (i.e., to 2029 for Ceredigion) a total of 4.136 million tonnes. RTS2 does however require collaborative work in the provision of land won sand and gravel reserves collectively between Ceredigion, Pembrokeshire, Carmarthenshire and Pembrokeshire Coast National Park Authority to achieve a joint 6.792 million tonnes of land won sand and gravel apportionment target outside of the PCNP. In 2022 sales of crushed rock aggregates in Ceredigion were 0.08Mt, 29.4% of the target 0.272Mt apportionment. The 10-year average sales 2013 - 2022 are also below the apportionment figure of 0.272Mta at 0.15Mta. Figures taken from the 2022 Annual survey returns indicate that Ceredigion had around 4.9Mt of crushed rock reserves at the end of 2022, so if average sales were to continue to progress at the current 10-year average sales, these reserves would last until 2060. This is far longer than the				

landbank requirement set in MTAN1, but less than the 6.798 million tonnes required in RTS2. Given the very low sales average over the last 10 years there is little danger of reserves being exhausted before the LDP Review and the next RTS (due in 2025).

In 2022 the total sales of land-won sand and gravel in Ceredigion was 0.121Mt. This is 64% of the target 0.188Mta apportionment. This change has occurred due to one site switching a large proportion of its sales to aggregates sales, where previously they have been non-aggregates (mostly used in the agricultural market). The 10-year average sales 2013/2022 remain below the annual apportionment figure of 0.188 million tonnes at 0.087 million tonnes. Figures taken from the 2022 Annual Survey returns indicate that Ceredigion has around 1.8 MT of sand and gravel reserves at the end of 2022, (again this is linked to the inclusion of sand and gravel reserves which were previously considered to be non-aggregates production) so if average sales were to progress at their 10-year average level of 0.087 Mta the reserves would last until 2050. However, it is worth noting that since the switch in production from non-aggregate to aggregates at one site, the 3-year average for Ceredigion is now significantly higher than the 10-year average at 0.106MT. The SWRAWP reports use the higher of the two averages to calculate landbanks so caution must be used when using the lower, 10-year average in this instance. 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 0.087 Mta would add 22.9 years to the landbank. The trend in sales considering the recent increase in sales (compared to 2020) and the increase in the 3-year average it is difficult to predict how the 10-year sales average will progress. As noted, the shift of production at one site from non-aggregates to aggregates (in 2021) has skewed the most recent results, in terms of reserve, and outputs, and this has obviously had an effect on the 3-year average, but has not yet affected the 10-year average. The BGS survey currently being completed will draw on data up until 2023 and this may help to provide a better

picture in terms of the 10-year average. there is little danger of reserves becoming exhausted before the LDP Review and the next RTS due in 2025.

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

Conclusions

No action is currently required and any issues can be adequately addressed in the LDP Review at re-start. When BGS data is available this will be fed into the SWRAWP for 2023 and the figures for 3 and 10 years averages will need to be monitored

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 2022 – 31st March 2023. Indicators have been identified to assess the performance of Sustainability Objectives.

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.

Sustainability Objective: 1a Reduce greenhouse gas emissions in both existing and new development.				
Indicator	Source	Frequency	Performance (1 st April 2023 – 31 st March 2024)	
			Nature of performance	Significance
Annual emissions of basket greenhouse gases (by sector).	UK Government UK local authority and regional greenhouse gas emissions statistics, 2005 to 2022 - GOV.UK	As available.	Emissions estimates were last recorded for 20221 as follows: Industry Electricity: 10.9 CO ₂ (Kt) Industry Gas: 6.9 CO ₂ (Kt) Industry Other Fuels: 11.5 CO ₂ (Kt) Large Industrial Installations: 1.6 CO ₂ (Kt)	?

			Agriculture Total 508.6 CO₂ (Kt) Commercial Electricity: 18.5 CO₂ (Kt) Commercial Gas: 3.8 CO₂ (Kt) Commercial Other Fuels: 2.7 CO₂ (Kt) Public Sector Electricity: 4.0 CO₂ (Kt) Public Sector Gas: 3.1 CO₂ (Kt) Public Sector Other Fuel: 2.0 CO₂ (Kt) Domestic Electricity: 29.0 CO₂ (Kt)	
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Monitoring Framework SA/SEA Indicators

			Domestic Gas: 17.8 CO₂ (Kt) Domestic Other Fuels: 82.1 CO₂ (Kt) Road Transport (A roads): 66.6 CO₂ (Kt) Road Transport (Motorways): 0.0 CO₂ (Kt) Road Transport (Minor roads): 66.7 CO₂ (Kt) Diesel Railways: 0.4 CO₂ (Kt) Transport Other: 2.5 CO₂ (Kt) LULUCF Net Emissions: -- -52.4 CO₂ (Kt)	
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			Total for all sectors: 796.9 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	• 31.5691 MW granted planning permission 2023 – 2024, in 29 applications. • 3 Biomass application 1.02 MW • 6 Ground/Water/Air heat pump 30.3612 MW	?

Monitoring Framework SA/SEA Indicators

			• 0 Hydropower 0 mw • 20 Solar application 0.18794 MW • 0 Wind mw • 0 Wind mw in Pre-assessed Area 6 • Wind mw wind mw in Pre-assessed Area 7	
Average consumption of: i. Ordinary Domestic Electricity, ii. Economy 7 Domestic Electricity, and iii. Domestic Gas.	Neighbourhood Statistics https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics	As Available	Consumption was last recorded in 2022 as follows: Consumption of Ordinary Domestic Electricity: 137.5 GWh Consumption of Economy 7 Domestic Electricity: 43.7 GWh	?

	https://www.gov.uk/government/statistical-data-sets/stacked-gas-consumption-statistics-data		Consumption of Domestic Gas: 91.6 GWh Total Consumption of Domestic Electricity and Gas: 272.8 GWh	
Analysis In 2022 total annual greenhouse emissions estimates in Ceredigion were 796.9 CO₂ (Kt), the increase is due to the increase noted in Agriculture Total from 76.2 to 508.6 CO₂ (Kt). Fourteen permissions were 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. The results of the currently being undertaken Local Area Energy Plan will be factored into any future LDP review.				

Sustainability Objective: 1c To reduce flood risk				
Indicator	Source	Frequency	Performance (1 st April 2023 – 31 st March 2024)	
			Nature of performance	Significance
Amount of development permitted in the C1 and C2 floodplain areas as defined by TAN 15.	Ceredigion County Council	Annually	11 Applications approved in C1 2 did not met TAN 15 tests 4 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	N/A

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

Analysis

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.

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

Conclusions

The SAB body has been established and through the regulatory framework are assessing the relevant applications as the indicator demonstrates all applications in a C1 or C2 floodplain bar 2 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 2007 – 31st March 2024)	
			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: 32% (160.99)	+
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:	+

Monitoring Framework SA/SEA Indicators

			25% (84.35ha)	
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 19.95 units per hectare.	?
Analysis 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.				
Conclusions 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.

Sustainability Objective: 2b To maintain and improve air quality across Ceredigion				
Indicator	Source	Frequency	Performance (1 st April 2022 – 31 st March 2023)	
			Nature of performance	Significance
Levels of key air pollutants (e.g., NO ₂ , PM ₁₀ , Benzene, ozone).	Ceredigion County Council's Air Quality Progress Report 2023 was prepared and submitted in 2023 and considers Air quality data from 2022. No further reports submitted in 2024	Annually	NO₂: An annual mean standard of 40µg/m ³ was not exceeded at any of the key monitoring / worst case and road-side locations in Ceredigion in 2022. Standards were in fact well below this limit every month monitoring was undertaken. Concentrations of NO ₂ continue to comply with the	0

			First European Air Quality Directive and domestic legal standards. PM₁₀ No new monitoring of particulate pollution was undertaken in 2022. Modelled background PM10 concentrations in Ceredigion in 2022 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	
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			standard of 40 µg/m³ also. Benzene No new monitoring of Benzene was undertaken in 2022. Modelled background Benzene concentrations in Ceredigion in 2022 were estimated to be below 5µg/m³ as an annual mean, in compliance with mandatory standards for benzene. Ozone The Air Quality Standards Regulations 2010 set the target that that a three-year average of 8-hour mean concentrations of O₃	
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			should not exceed 120 $\mu\text{g}/\text{m}^3$ more than 25 times. Modelled background Ozone concentrations in Ceredigion in 2022 indicated that this limit was exceeded no more than 5 times in 2022 which allows us to estimate that Ceredigion will satisfy the target of these regulations within the coming years should we see a continuation of this rate.	
Analysis 2022's air quality monitoring identified similar levels of air pollutants as observed in 2020, with all standards being complied with in that no mean levels in relation to NO₂, PM₁₀ or Benzene were exceeded. Air quality levels will continue to be monitored in future to ensure continual compliance with these legal standards.				

Conclusions

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

Sustainability Objective: 2c Minimise the adverse effects of land-use on inland and coastal water resources quantity and quality				
Indicator	Source	Frequency	Performance (1 st April 2023 – 31 st March 2024)	
			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 May – September 2023 have quality standards of: 1. Aberporth: Good 2. Aberystwyth North: Good 3. Aberystwyth South: Excellent 4. Borth: Excellent 5. Cilborth: Excellent	+

Monitoring Framework SA/SEA Indicators

			6. Clarach South: Good 7. Llangrannog: Excellent 8. Llanrhystud: Excellent 9. Mwnt: Excellent 10. New Quay Harbour: Good 11. New Quay North: Good 12. New Quay Traeth Gwyn: Good 13. Penbryn: Excellent 14. Tresaith: Excellent	
Analysis 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 2023 8 were classified as 'Excellent', and 6 as 'Good'.				

Conclusions

57.1% of the assessed beaches within Ceredigion are measured as meeting 'Excellent' standards of the European Bathing Water Directive and the remaining 42.9% meeting 'Good' standards. 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 (1 st April 2022 – 31 st March 2023)	
			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 2020/21 was 64%.	Welsh Government Performance Indicators WMT10 (CCC). https://statswales.gov.wales/Catalogue/Environment-and-Countryside/Waste-Management/Local-Authority-Municipal-Waste/annualwastegenerated-by-source-year	Annually	Total Municipal waste for 2022/2023 was 30,185t For comparison in 2021/22 it was 33,707t 2020/21 it was 29,272t 2019/20 it was 33,326t 2018/19 it was 34,264t 2017/18 it was 35,995t 2016/17 it was 38,115t 2015/16 it was 35,203t	+

			For the financial year 2022/23 overall, the authority achieved 60.2 % of Municipal waste prepared for re-use, recycled /composted (or sent for Anaerobic Digestion (AD)), against an LART target of 64%	
Performance against Landfill Allowance targets i.e., allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. The allowance target set for the authority is progressively more restrictive over time. It was set at 9,656 tonnes for 2016/17	Waste Data Flow i. Welsh Government Performance Indicators	Annually	The quantity of BMW sent to landfill during the financial year 2020/21 was 847t, compared to 1305t in 2019/20. This is no longer measured as 2019-20 was the last scheme year in which Local Authorities in Wales	+

Monitoring Framework SA/SEA Indicators

9,160 tonnes for 2017/188,661 tonnes for 2018/19 8,170 tonnes for 2019/20 Beyond recycling 2021 – Indicator 1.2 - Municipal waste sent to landfill* - By 2025 we will send zero waste to landfill. * As a proportion of total municipal waste collected by local authorities			have been allocated landfill allowances.	
Total Household/Industrial and Commercial waste produced /recycled/landfilled per annum.	NRW Waste Permit Returns Data Interrogator https://naturalresourceswales.sharefile.eu/share/view/sae217ec1e71419c8/fo32643a-bb38-4031-b6a8-ae66a79b848e https://www.data.gov.uk/dataset/71d7279f-a6aa-4a60-a9fa-	Annually	The total tonnage for the 2023 calendar year for waste removed was 106,022t of which 889.6t landfilled 37284.96t recovered, 22169.01t transferred,	+

	51406b223277/waste-permit-returns-data-interrogator		5605t incinerated, 40281.76 treated	
Analysis (Provisional) The authority met its Local Authority Recycling Targets (LART) and *landfill diversion targets. 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. 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. Although the Council continues to meet the recycling/composting targets the authority remains committed to meeting the progressively more challenging targets that lie ahead, and is committed to driving the management of waste further up the waste hierarchy in line with national and European policies To do this, to date the authority has successfully relied upon (i) the existing waste sites within Ceredigion, (ii) the availability of land allocation E0301 on the Glanyrafon Industrial Estate, (iii) regional scale facilities located outside of Ceredigion and (iv) any new sites that might be developed under the permissive waste policies contained within the LDP. The land allocated under E0301 has the capacity to meet any foreseeable future need for any regional resource recovery or waste treatment facility to serve the Central Wales Waste Partnership Area, or alternatively to serve as a component element within a				

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

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

Conclusions

There are currently no concerns about the LDP's effect on Ceredigion's capacity to keep within the Beyond Recycling Indicators, 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 2023– 31 st March 2024)	
			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	4 Service Centres constrained by infrastructure issues (Sewage treatment and/or water supply).	0
Analysis Engagement with DCWW is ongoing. Since the beginning of the plan period the number of service centres that are constrained in part have reduced from 9 to 4. Refer to AMRQ06 above for further details.				
Conclusions Engagement with DCWW is ongoing. Since the beginning of the plan period the numbers of service centres that are constrained in part have reduced from 9 to 4. The LDP review and revision, as part of the candidate site process will consider any site-specific infrastructure issues. This will ensure that any allocations to come forward in a replacement LDP are deliverable. However, it is				

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

Sustainability Objective: 4a To value, conserve and enhance biodiversity.				
Indicator	Source	Frequency	Performance (1st April 2023 – 31st March 2024)	
			Nature of performance	Significance
% of development permitted where there are predicted to be significant residual long-term effects on: • LNRs, SINC's and priority habitats and species; • Ecological connectivity; • Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or	Ceredigion County Council and Natural Resources Wales.	Annually	7.1% 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

Ecosystem services and natural processes.				
% of applications where there are enhancements for: - Biodiversity (including LNRs, SINC's and priority habitats and species); - Ecological Connectivity; - Trees, hedgerows and woodlands; or - Ecosystem services and natural processes	Ceredigion County Council and Natural Resources Wales.	Annually	93.83% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22.	0
Loss of priority habitat (ha) due to new development.	Ceredigion County Council.	Annually	1.09% of applications for development have resulted in a loss of priority habitat (due to loss of hedgerows).	0

Loss of sites (ha) that meet SINC criteria due to new development.	Ceredigion County Council.	Annually	1.09% application led to a loss of sites that meet SINC criteria (scrub).	0
Analysis 7.1% of development was permitted where there are predicted to be significant residual long-term effects on the environment and local biodiversity. 93.83% of development was permitted to include environmental enhancements in accordance with the requirements of Policies DM14, DM15, DM20 and DM22. 46 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.				
Conclusions No concerns as objectives being met.				

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 (1 st April 2023 – 31 st March 2024)	
			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: 2.37 (2%) Units: 21 (20%) Residential Development Completed: Hectares: 1.38 (11%) Units: 21 (20%)	+

			Non-residential Development Permitted: Hectares: 3.77 (17%) Units: 16 (21%) Non-residential Development Completed: Hectares: 0.33 (13%) Units: 8 (35%)	
Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Aspect Area with an overall evaluation of Outstanding and Amount of development (ha, units and proportion) permitted and completed within the Visual and Sensory LANDMAP Aspect Area	Ceredigion County Council.	Annually.	LANDMAP Aspect Area with Overall Evaluation Outstanding Residential Development Permitted: Hectares: 119.94 (98%) Units: 214 (83%)	+

Monitoring Framework SA/SEA Indicators

with an overall evaluation of Outstanding.			Residential Development Completed: Hectares: 10.97 (89%) Units: 78 (74%) Non-residential Development Permitted: Hectares: 20.08 (91%) Units: 62 (83%) Non-residential Development Completed: Hectares: 2.55 (97%) Units: 18 (78%) Visual and Sensory LANDMAP Aspect Area with an overall	
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			evaluation of Outstanding Residential Development Permitted: Hectares: 0.27 (0%) Units: 5 (2%) Residential Development Completed: Hectares: 0.17 (1%) Units: 1 (1%) Non-residential Development Permitted: Hectares:0.09 (0%) Units: 2 (3%) Non-residential Development Completed:	
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			Hectares: 0.00 (0%) Units: 0 (0%)	
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.				
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 2023 – 31 st March 2024)	
			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 & H12).	Annually	Since the start of the plan period LDP, the following affordable homes have been committed under Ceredigion County Council's Affordable Homes planning policy: Permitted: 442 (12%) Completed: 309 (10%)	+

Monitoring Framework SA/SEA Indicators

			All Affordable Housing: Permitted: 966 (27%) Completed: 748 (24.5%)	
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 9.	+
Number of Lower Super Output Areas (LSOAs) in the most deprived 30%.	Welsh Government Welsh Index of Multiple Deprivation (gov.wales) Updated every 4-5 years last update 2019 No update 2024	As available	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-y-Fuwch (W01000510) and Aberteifi/Cardigan - Teifi (W01000511). 1 out of 46 LSOAs (2.2%) was identified as being within the most deprived 10%, this was Aberteifi/Cardigan - Teifi (W01000511).	
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Monitoring Framework SA/SEA Indicators

Notifiable offences recorded by police by type.	Office for National Statisticshttps://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatacommunitysafetypartnershiplocalauthoritylevel From 2020 use https://www.ons.gov.uk/peoplepopulationandcommunity/crimeandjustice/datasets/recordedcrimedatatacommunitysafetypartnershiparea Table C2	As Available	Statistics for notifiable offences for 12 months preceding March 2024 are as follows: • Violence with Injury (Offences): 660 • Violence without Injury (Offences): 1190 • Stalking and harassment (Offences): 1305 • Robbery (Offences): 10 • Theft from the Person (Offences): 14 • Criminal Damage and Arson (Offences): 638	?
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			• Residential Burglary (Offences): 126 • Non-Residential Burglary (Offences): 47 • Vehicle Offences (Offences): 43 • Drug Offences (Offences): 353 • Sexual Offences (Offences): 278	
Analysis 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. In respect of services and facilities in Service Centres, there has been little variation in the numbers of key services and facilities in recent years and given the structural changes occurring as a result of the Covid-19 pandemic it is difficult to assess how the LDP has influenced services in settlements with year-on-year changes showing variability. See AMR Indicator E06 for further details.				

In 2024 All categories of offence have increased except vehicle, burglary and theft.

Conclusions

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.

There has been little variation since adoption of the numbers of key services and facilities in Rural Service Centres, deprived LSOA's and an increase in notable offences. The reasons for this are many and varied and outside the scope of how an LDP can influence policing and prosecution.

Sustainability Objective: 7a Promote and provide opportunities and services to maintain healthy communities.				
Indicator	Source	Frequency	Performance (1 st April 2023 – 31 st March 2024)	
			Nature of performance	Significance
Proportion of dwellings within agreed walking/cycling distance (400m) of key health services.	Ceredigion County Council. Information no longer available	Annually	Proportion of dwellings within agreed walking/cycling distance (400m) of key health services: 13.81% (2022 figures)	?
Proportion of new dwellings within 300m of their nearest natural green space.	Ceredigion County Council. Information no longer available	As Available.	Proportion of new dwellings within 300m of their nearest natural green space 37.9 % (2022 figures)	?

Monitoring Framework SA/SEA Indicators

Amount of new open space facilities (ha) provided.	Ceredigion County Council (AMR Indicator Q01 & Q03).	Annually.	In this monitoring period there has been no net gain of open space within the county.	0
Analysis Although no again in open space 83% of the relevant applications have complied with the requirements of policy LU24. The proportion of dwellings within proximity to key health services was 13.81% in 2023. This is due to the rural nature of the county and historic population distribution. The proportion of dwellings within 300m of natural green space was 37.9% in 2023. Refinement of the information on natural greenspace has enabled the collection of this data for the first time, and therefore no comparison can be made for monitoring purposes in this reporting period.				
Conclusions The LDP continues to promote and provide opportunities and services to maintain healthy communities.				

Sustainability Objectives: 8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.				
Indicator	Source	Frequency	Performance (1 st April 2023 – 31 st March 2024)	
			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 2023 calendar year and is the latest information available: 1.39 million Total Staying Visitors including: 219,000 persons staying in Serviced Accommodation	0

			• 1.06 million persons staying in Non-Serviced Accommodation • 111,000 persons staying with Friends or Relatives • 1.52 million day visitors.	
Analysis There have been significant changes in total visitor numbers or visitor types since the Covid 19 pandemic lockdowns resulting in an overall increase across the board from previous covid years.				
Conclusions The suite of tourism policies 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.				

Sustainability Objectives: 9a Increase opportunities to build the Ceredigion education and skills base.				
Indicator	Source	Frequency	Performance (1 st April 2023 – 31 st March 2024)	
			Nature of performance	Significance
Number and % of people aged 16-64 with RQF qualifications.	https://www.nomisweb.co.uk/reports/imp/la/1946157390/report.aspx?town=ceredigion%20-%20tabquals#tabquals	Annually. Jan – Dec 2023 latest information	• RQF4 and above: 21,000 (45.7%) • RQF 3 and above: 30,800 (67%) • RQF 2 and above: 41,000 (90.8%) • RQF 1 and above: 41,700 (90.8%) • Other qualifications: No information • No qualifications: 3,400 (7.3%)	?

Monitoring Framework SA/SEA Indicators

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.	Ceredigion County Council.	2011 - 13 and 2021 - 23	Not due to be monitored this year	N/A
Analysis The LDP strategy continues to promote growth in sustainable locations. Changes due to school's modernisation will be factored into the LDP Review at re-start. In Ceredigion as of last monitoring period for the data the numbers achieving RQF qualifications has decreased. Other qualifications information is not available and no qualifications has increased. When comparing Ceredigion to the Wales averages the Ceredigion population have higher levels of RQF. However, 7.3% of the Ceredigion population have no qualifications compared to the Wales average of 6.5%. The change in the information may be due to the impact of COVID.				
Conclusions There are no concerns over the LDP Strategy and policy in relation to the objective.				

Sustainability Objectives: 10a Promote the use of the Welsh language.				
Indicator	Source	Frequency	Performance (1 st April 2023 – 31 st March 2024)	
			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 Annual Population Survey - Ability to speak Welsh by age, sex and year (gov.wales)	Census 2021	31 st March 2021: • All persons aged 3 and over: 69,901 • Persons who can speak Welsh: 31,678 • Persons who cannot speak Welsh: 38,233 • Percentage of people who say they can speak Welsh: 45.3%	0

Monitoring Framework SA/SEA Indicators

% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	Welsh Government https://statswales.wales.gov.uk/Catalogue/Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure https://statswales.gov.wales/Catalogue/Welsh-Language/Annual-Population-Survey-Welsh-Language/annualpopulationsurveyestimatesofpersonsaged3andoverwhosaytheycanspeakwelsh-by-localauthority-measure	Annually	31 March 2024, persons aged 3 and over: • All persons aged 3 and over: 75,300 • Persons who can speak Welsh: 39,200 • Persons who cannot speak Welsh: 36,000 • Percentage of people who say they can speak Welsh: 52.1%	?
Number and % of Ceredigion pupils who speak Welsh at home.	Ceredigion County Council	Annually	Data is for the academic year –2023 - 2024:	?

	School Census Or https://statswales.gov.wales/Catalogue/Education-and-Skills/Schools-and-Teachers/Schools-Census/Pupil-Level-Annual-School-Census/Welsh-Language/speakingwelshhomepupils5andover-by-localauthorityregion-category		• Speaks Welsh at home: 2741 (33%) • Does not speak Welsh at home: 3094(37%) • Not applicable (cannot speak Welsh): 2451 (29.5%) • No information provided: 0	
The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	Welsh Government https://statswales.gov.wales https://statswales.gov.wales/Catalogue/Education-and-Skills/Schools-and-Teachers/Schools-Census/Pupil-Level-Annual-	Annually	Data for year 2023/2024: 520 pupils were assessed in Welsh out of a total of 785 pupils (66.1%)	?

	School-Census/Welsh-Language/pupilstaughtwelshfirst language-by-localauthorityregion-yeargroup (Year 9) (National Strategic Indicators)			
Analysis From the 2021 Census results, the percentage of Welsh speakers in Ceredigion fell from 47.3% in 2011 to 45.3% in 2021. In 2021, there were around 3,300 fewer Welsh-speaking Ceredigion residents (over the age of three years) compared with 2011. The number of people who did not speak Welsh decreased by 650. In March 2024 52.1% of people in Ceredigion could speak Welsh. This compares to 2023 (57.7%), 2022 (57.2%), 2021 (62.3%) 57.3% (2019), 59.6% (2018), 58.6% (2017), 53% (2016), and 52.3% (2015 and 2014) 54.3% (2013). The data reflects the year-on-year variability of this indicator, and no firm conclusions can be drawn. Education data taken from Ceredigion's annual School Census and Welsh Government's National Strategic Indicator indicates there has not been a significant change in the number of children who do and do not speak Welsh at home or undertake school assessments in Welsh during the monitoring period.				

Policy DM01 of the LDP requires that the impact of development on the Welsh Language and the Community is assessed in certain circumstances. To support the implementation of this policy an SPG was adopted on 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

Although the Census results indicate a 2% reduction in Welsh Speakers over the age of 3, the Stats Wales Annual survey of Welsh Speakers over the age of 3 has a year-on-year variability with an average of 56.46% over 10 years. The Census results may have also been impacted by the COVID-19 lockdown closing schools and moving to online learning. 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 2023 – 31 st March 2024)	
			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 Public Transport information no longer available Car *New method could assign some properties outside the 30 minutes because they are on a private road.	Annually	Supermarket - Car: 30 min.: 99.2% - Over 30 min.: 0.8% - Public Transport (as of 2023): 30 min.: 67.27%	?

	*Post Office Missing 22 properties from the total. *Doctor's Surgery and Hospital Missing 7 properties from the total		• 60 min.: 12.26% • 90 min.: 0.69% • Over 90 min.: 19.77% • Walking: • 30 min.: 42.9% • 60 min.: 9.2% • 90 min.: 13.0% • Over 90 min.: 34.7% Post Office • Car: • 30 min.: 99.4% • Over 30 min.: 0.5% • Public Transport (as of 2023):	
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			• 30 min.: 73.97% • 60 min.: 4.07% • 90 min.: 0.88 • Over 90 min.:21.09 • Walking: • 30 min.: 62.8% • 60 min.: 16.7% • 90 min.: 13.7% • Over 90 min.: 6.9% Doctor surgery and/or hospital • Car: • 30 min.: 99.3% • Over 30 min.: 0.6%	
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			- Public Transport (as of 2023): 30 min.: 67.79% 60 min.: 12.70% 90 min.: 0.85% - Over 90 min.: 18.66% - Walking: 30 min.: 48.4% 60 min.: 11.9% 90 min.: 15.5% - Over 90 min.: 24.1%	
Volume of road traffic.	http://gov.wales/docs/statistics/2016/161130-road-traffic-2015-en.pdf https://statswales.gov.wales/Catalogue/Transport/Roads/Road-	Annually	Traffic volume was last recorded in 2023 as follows:	?

Monitoring Framework SA/SEA Indicators

	Traffic/volumeofroadtraffic-by-localauthority-year? ga=2.216523606.1122744816.1568042032-246819962.1561535796		0.5 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 2021: • All categories: Method of travel to work (alternative): 71209 • Work mainly at or from home: 9524 (13.4%) • Underground, metro, light rail, tram: 21 (0.03%) • Train: 65 (0.09 %) • Bus, minibus or coach: 394 (0.06%)	0

			• Taxi: 91 (0.1%) • Motorcycle, scooter or moped: 102 (0.1 %) • Driving a car or van: 15398 (21.6 %) • Passenger in a car or van: 1000 (1.4 %) • Bicycle: 269 (0.4 %) • On foot: 3007 (4.2 %) • Other method of travel to work: 251 (0.4 %) • Not in employment: 41356 (58.1 %).	
Number of car or vans per household.	Office of National Statistics http://www.ons.gov.uk/ons/index.html	2011-13 and 2021-23	31 st March 2021: • All households: 30,894	0

			• Households with no cars or vans: 4861(15.7%) • Households with 1 car or van:12949 (41.9%) • Households with 2 cars or vans:9017 (29.2 %) • Households with 3 cars or vans: 4067 (13.2 %) • Sum of all cars or vans: 43184	
Analysis 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 (1 st April 2023 – 31 st March 2024)	
			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 2023 – March 2024: - Economically Active: 37,800(73.1%) - In employment:36,600 (71.5 %) - Employees: 26,900 (54.6%) - Self-employed: 9,300 (16.1%) - Unemployed (model-based): 1300 (3.5 %).	+

Median gross weekly pay for residents within Ceredigion.	NOMIS Official Labour Market Statistics https://www.nomisweb.co.uk/reports/lmp/la/1946157390/printable.aspx	Annually	2023: • Full-time workers: £606.6 • Male full-time workers: £582.2 • Female full-time workers: £633.4	?
Number of employees by broad economic sector.	Stats Wales: https://statswales.gov.wales/Catalogue/Business-Economy-and-Labour-Market/People-and-Work/Employment/Jobs/Whole-Workforce/workplaceemployment-by-welshlocalareas-year	Annually (Data release estimated December 2022-January 2023 No new data	Workplace employment by industry 2019 (latest update) as follows: • Agriculture, forestry and fishing: 4,500 • Production: 1,700 • Construction: 3,100	+

Monitoring Framework SA/SEA Indicators

		available yet. (Oct 2024)	• Wholesale, retail, transport, hotels and food: 10,600 • 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	
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			• Other service activities: 1,900 • All industries: 35,500	
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 2023: • Aberaeron: 8.1% • Cardigan: 12.4% • Aberystwyth: 12% • Lampeter: 10.7% • Llandysul: 24.4%	0

Monitoring Framework SA/SEA Indicators

			Tregaron: 12.1%.	
% of retail uses on primary retail frontage.	Ceredigion County Council (AMR Indicator E07).	Annually	See AMR Indicator E07 results.	0
% of retail uses on secondary retail frontage.	Ceredigion County Council (AMR Indicator E07).	Annually	See AMR Indicator E07 results.	+
Footfall levels in Aberystwyth.	Ceredigion County Council.	Annually	Last Footfall recorded 24th of November 2023, between 10am and 5pm: - Great Darkgate Street: 1820 - Sgwar Owain Glyndwr: 1901 - Terrace Road (North): 1566 - Terrace Road (South): 1516	?

			• Chalybeate Street: 958 • Clocktower – Bridge Street: 412 • Clocktower – Upper Great Darkgate: 585 • Promenade two locations: 794 • Eastgate: 335 • Pier St: 624 • Total: 10,511	
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 a slight decrease in the proportion of economically active persons in employment from 74.1% (2021), 77.6% (2021), 75.8% (2022 & 2023). The proportion of economically active persons in employment may seem low, being lower than the UK (75.5%), but similar to the Wales (73.2%)				

average but Ceredigion has a relatively high student population, which contributed to a significant percentage of those individuals not in employment.

Gross weekly pay for full time employees has increased slightly since the LDP was adopted. Further, given that the Ceredigion figures are derived from survey data for a small area, the year-on-year change may be more the result of sample variability than evidence of an actual change in income. Notwithstanding, wages in Ceredigion continue to be lower the Welsh and UK averages and the assumed growth is also below the average annual rate of inflation for this period.

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

Shop vacancy rates are highly variable between Town Centres. The average shop vacancy rate within Ceredigion's Town Centres is 13%. This figure compares to 14% (2023), 13% (2022), 10.7% (2021), 10.2% (2020), 9.7% (2019). This is on a par with the UK vacancy average, from the British Retail Consortium at the end of Quarter 4 in 2022 at 13.8% & the Wales average 16.9 % First Quarter 2022 (Welsh Retail Consortium ([https://www.gov.wales/shared-strategic-vision-retail-sector-html#:~:text=Premises%20vacancy%20rate%20\(Wales%20Retail%20Consortium%20figures\)&text=shopping%20centre%20vacancies%20decreased%20to,from%2012.2%25%20in%20Q4%202021](https://www.gov.wales/shared-strategic-vision-retail-sector-html#:~:text=Premises%20vacancy%20rate%20(Wales%20Retail%20Consortium%20figures)&text=shopping%20centre%20vacancies%20decreased%20to,from%2012.2%25%20in%20Q4%202021))). Therefore, with the exception of Llandysul (24.4%) all town

centres are performing better than the Welsh national average and overall, the situation is a cautiously optimistic one, particularly as Aberystwyth, which is by far Ceredigion's largest shopping centre, has a vacancy rate of 12%.

The total footfall recorded in 2023 was 10511 compared to the 2022 figure of 10097.

Conclusions

Despite the uncertainties, caused by the external factors (move to online shopping, Brexit, Covid-19, War in Ukraine) 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 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 were undertaken. The Covid pandemic then stopped progress on the replacement LDP, followed by NRW advice on phosphate levels in riverine SACs in Wales. It was in October of 2021 that a formal pause was declared to the replacement LDP, this remains the situation to date.
- 5.2 In regard to contextual changes, new legislation, policy and external conditions which have been introduced during this monitoring period, no significant new policies or contextual changes have occurred. However significant policy contextual changes have occurred over the past few years which continue to impact; Including the Covid 19 pandemic and its structural changes on the work place and retail and the knock-on impacts on the housing market and in-migration. The publication of phosphates interim planning guidance within the Afon Teifi catchment which effectively places an embargo on development on 45% of the county. And the publication of Future Wales the National Plan 2040 and a revised PPW. With these in mind a whole new approach to the replacement plan will need to be undertaken and thus at present the replacement plan preparation is on formal pause and a new DA will need to be submitted. In the interim the existing plan remains compatible with Future Wales and PPW 12 and has a remaining allowance sufficient given the initial over provision to continue supporting development where sustainable for the medium term and has no formal drop-dead date.
- 5.3 In regard to the AMR Indicators, this year's results show that the plan is performing successfully across a range of areas. Of the 31 AMR Indicators 23 (74%) are meeting identified targets or where targets are not being met there are no concerns over the implementation of policies.

Only 7 (23%) 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 LDP revision should consider the Settlement strategy and continue to identify ways to deliver housing in sustainable locations in line with Future Wales.
AMRH03 – Settlement Strategy Settlement Groups	S01, S02, S03, S04.	-	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. 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.



Indicator	Policies	Performance	Comment
			Changes to delegated authority as a result of the Audit Wales 2022 report and follow up review in 2023 and associated changes should also help to address these concerns.
AMRH04 – Settlement Strategy – Development in 'Linked Settlements'	S01, S04	-	50% of Linked Settlements have reached or exceeded their 12% growth limit. It is noted that at the point of plan adoption in 2013 40% of Linked Settlements had already reached or exceeded their growth limit as a result of inherited planning approvals made under a previous planning regime. For all Linked Settlements which have reached or exceeded their 12% growth no further development should be permitted unless justified under Policy S04. The LDP revision should consider why there is a negative shift away from capacity limits across the county. Training with members and Development Management staff is being implemented to underscore this point.
AMRH05 – Settlement Strategy	S01, S04	-	20 dwellings with the application type Full or Outline were approved in 'other locations' during the monitoring period in accordance with the LDP. These included applications in accordance with TAN 6 (2), PPW

Conclusions and Recommendations

Indicator	Policies	Performance	Comment
– Development in ‘Other Locations’			12 – 3.60 (4). 3 dwelling permitted did not accord with the provisions as set out in National Policy for development in the open countryside.: 2 TAN 6 dwellings 7 are Discount for Sale Affordable (DFS) dwellings 4 dwellings are adjacent to a Rural Service Centre and of these 2 are required to provide a commuted sum on first sale or transfer. 4 dwellings are adjacent to a Linked Settlement and of these 3 are Discount for Sale Affordable dwellings (these 3 are included in the total of 7 DFS above) and 1 is required to provide a commuted sum on first sale or transfer. The 3 units that do not accord are as follows: 2 are a conversions of an outbuilding 1 is a conversion of an abandoned servants’ quarters In light of the Audit Wales recommendations ongoing training on TAN 6 with members is being undertaken and cases that are called in by Ministers are being reviewed and discussion is ongoing with members on what



Indicator	Policies	Performance	Comment
			constitutes material planning considerations. The sustainability of the decisions are also being considered but as the AMR has outlined in most cases the developments complied with TAN 6 policy regarding rural development which is unsurprising considering the rural context of the county.
AMRH06 – Annual Housing Completions versus Anticipated Annual Build Rate	S01, S02, S03, S04, LU05	0	The AAR was not achieved for the end of the plan 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. Going forward work has taken place to base this trajectory on actual completions to date and the revised AAR to complete this monitoring is 208 units. The average annual completions being 190 units is not significantly adrift from the AAR.

Conclusions and Recommendations

Indicator	Policies	Performance	Comment
AMRH07 – Delivery of Allocated Housing Sites	S01, S02, S03, S04	-	The percentage of anticipated units (permissions) and completions on allocated sites have both increased from the previous monitoring period to 21.4% and 9.5% 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. The LDP revision will need to consider the appropriateness of existing allocated sites to inform a replacement Plan.

- 5.4 In regards to the LDP Housing indicators where concerns have been identified, this year's AMR continues to show some positive movements towards identified targets for some indicators, however the rate of progress was not as fast as anticipated and targets were not achieved by 2022. This is indicative of the over provision of housing allowance planned for given the population projections assumptions the plan was based on. When using the Anticipated Annual Rate (see AMRH06) to benchmark against the LDP is delivering in excess of the 208 units required predicated on a more reliable growth rate (2018 projections) than that used in the plan.
- 5.5 The key concerns identified by the 11th AMR relate primarily to the LDP strategy and housing supply and delivery, specifically Policies S01, S02, S03 and S04 and LU05 as they have done for a number of years. There are no simple solutions to the issues identified, as they are partially historic failures as a result of an over provision of development at start of the plan period due to flawed population projections, which are compounded by a historic backlog of unimplemented planning consents which are unlikely to come forward. In the replacement plan it will be a key priority to address these concerns, in the interim the policy team work closely with the development management service and the development management committee of Ceredigion County Council to extol the sustainable development principle and recognise areas where improvements can be made in line with the recommendations of Audit Wales. Which has in this monitoring period included a revised member code of good practice in planning, training on Future Wales and sustainable development and an amended delegated authority procedure.
- 5.6 LDP review and revision (which has already been triggered by the 3rd AMR in 2016) when replacement LDP work is restarted it will consider the following:
- The 2022 based population and household projections and their implications for development;

- The 2021 Census data and the implications of a declining population on Ceredigion's housing needs
- The 2023 LHMA refresh
- The Settlement strategy (county-wide, at settlement group level, and development coming forward in 'linked settlements and other locations);
- The appropriateness of allocated sites specifically size and ability of local builder types to develop them; and
- The lack of housing delivery in general and in service centres/the right locations.
- How to support a more effective supply and delivery of housing (and affordable housing) across the County; and
- The delivery of existing employment allocations and the economic land supply needs into the future.
- Phosphates constraints on the Afon Teifi and other nutrient constraints as anticipated 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
- The RTP when adopted
- Updated and emerging evidence base.

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

5.8 Finally, as we look forward it's important to recognise the housing targets in the plan are less and less meaningful, given what we know now about housing provision and population decline, compounded by the lack of deliverability due to the Phosphates issue. Thus, delivering

sustainable development which is both in accordance with Future Wales and the LDP is the key priority of the LPA alongside embedding placemaking principles across all workstreams. However, with an eye to the future we need to be mindful it is highly likely a marine nutrient release is expected from NRW in 2024/25 and this could yield yet more restrictions on development county wide, with the entire coast of Ceredigion forming part of 3 separate SACs. So, it is with nutrient mitigations at a strategic and site-specific level we focus our attention to ensure we deliver sustainable development as well as restoring the health of our Special Areas of Conservation.

Appendix 1: Changes to the Monitoring Framework (2023 – 2024)

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

No changes to the Monitoring Framework

Monitoring Reference	Indicator	Change	Reason	Monitoring Period in which Change Occurred

Appendix 2 Summary of LDP Indicators

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AMRH01	Overall population; HE and non-HE population; and Average net migration.	Local	N/A	N/A	N/A	?	N/A	N/A	N/A	N/A	N/A		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	-	+	-	-	-	-	-	-	-

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AMRH03	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 working towards the requirements set out in Appendix 2 of Volume 1 the LDP.	Local	0	0	-	-	-	-	-	-	-	-	-
AMRH04	From 1 st April 2007, at a Settlement Group level, the growth in total housing stock committed within	Local	0	0	-	-	-	-	-	-	-	-	-

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	individual Linked Settlements.												
AMRH05	From the date of adoption, the type of development permitted.	Local	?	0	-	-	-	-	-	-	-	-	-
AMRH06	Annual Housing Completions versus Anticipated Annual Build Rate as of 1 st April per annum.	Core	+	0	-	-	-	-	-	-	-	0	0
AMRH07	Amount of housing development granted planning permission on allocated sites as a % of LDP allocations (units and ha) as follows:	Core	0	0	-	-	-	-	-	-	-	-	-

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	At 31 st of March 2015, 40%												
	At 31 st of March 2017, 60%												
	At 31 st of March 2019, 84%												
	At 31 st of March 2021, 100%												
	Amount of housing development completed on allocated sites as a % of LDP allocations (units and ha) as follows:												
	At 31 st of March 2015, 20%												

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	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	Core	0	0	-	-	-	-	-	-	-	-	-

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Service Centres (ha and units post LDP adoption).												
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	Local	+	+	+	+	+	+	+	+	+	--	+

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	conversions) expressed as a % of all development completed.												
AMRH10	The number of net additional affordable and general market dwellings permitted since (1 st April) 2007. The number of net additional affordable and general market dwellings completed since (1 st April) 2007.	Core	0	0	0	0	0	0	0	0	0	0	0
AMRH11	The proportion of residential applications where a viability challenge is mounted.	Local	+	+	+	+	0	0	0	0	0	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	The number of sites where a successful challenge is mounted to reduce the Affordable Housing yield as a proportion of number of challenges.												
AMRH12	Completions and Commitments by type	Local	?	0	0	0	0	0	0	0	0	0	0
AMRH13	Average density of housing development permitted on allocated development plan sites	Local	0	0	+	+	0	0	0	0	0	0	0
AMRH14	The ratio of outstanding permitted residential units to residential completions.	Local	0	0	0	-	-	-	-	+	0	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
AMRH15	Number of Full or RM consents by housing type and bedroom number since adoption. Number of completions by housing type and bedroom number since adoption.	Local	0	0	0	0	0	0	0	0	0	0	0
AMRE01	Net economic land supply/ development (ha/sq. m)	Core	+	+	+	+	+	+	+	+	+	+	+
AMRE02	Amount of economic development permitted on allocated sites as a % of LDP allocations (ha and units). Amount of economic development completed	Core	+	+	+	0	0	0	0	0	0	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	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 developed land	Local	0	0	+	+	+	+	+	+	+	+	+

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	(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.												
AMRE05	Amount of major (development over 800 gross sq. m) office, retail and leisure	Core	+	?	?	+	+	0	0	0	0	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	development, permitted within and outside 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	Local	0	0	+	+	+	+	+	+	+	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Retail Frontages in Aberystwyth and Cardigan.												
AMRQ01	Amount of open space and recreational facilities lost to development (ha and units) which is on windfall and non-allocated land	Local	0	+	+	+	+	+	+	+	+	+	+
AMRQ02	Amount of greenfield land lost to development (ha) which is on windfall or non-allocated land	Local	0	0	0	0	0	0	0	0	0	0	0
AMRQ03	Relevant planning applications as captured by Policy LU24.	Local	0	0	0	0	0	-	-	-	-	-	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
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; Trees, hedgerows and woodlands of visual, ecological, historic, cultural or amenity value; or Ecosystem services and natural processes	Local	+	0	-	0	0	0	0	0	0	0	+

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
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 as required in accordance with Policies DM14, DM15, DM20 and DM22	Local	-	-	0	+	0	0	0	0	0	+	+
AMRQ06	The number of Service Centres constrained by	Local	?	?	+	+	+	+	+	+	+	0	0

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	infrastructure issues (Sewage treatment and water supply).												
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 development approved within SSA D The monitoring indicator will be changed next	Local	0	?	0	0	?	?	?	?	?	N/A	N/A

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	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 capacity required as	Core	0	0	0	+	+	+	+	+	+	+	+

Monitoring Reference	Indicator	Level	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	identified in the Regional Technical Statement.												

Appendix 3 Summary of Sustainability Indicators

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1a Reduce greenhouse gas emissions in both existing and new development.	Annual emissions of basket greenhouse gases (by sector).	?	?	?	+	?	?	?	?	?	?	?
	Ceredigion's global ecological footprint.	-	-	0	0	0	0	0	0	0	0	0
	The installed MW capacity of renewable energy development approved.	+	+	+	+	?	?	?	?	?	?	?
	Average consumption of Ordinary Domestic Electricity, Economy 7 Domestic Electricity, and Domestic Gas.	?	?	?	?	?	?	?	?	?	?	?

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
1b Ensure that adequate measures are in place to adapt to climate change and to mitigate the effects of climate change.	Number of new residential developments (units and proportion) built to achieve at least Code for Sustainable Homes Level 4.	0	?	?	?	?	?	?	?	?	?	?
	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	0	0	0	+	+	+	+	+	+	+	+

SA Objective		Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
		areas as defined by TAN 15.											
		Amount of new residential development (units and proportion) permitted with SuDS.	+	+	+	+	+	N/A	N/A	N/A	N/A	N/A	N/A
		Amount of new non-residential (units) development over 500m2 permitted with SuDS	+	+	+	+	+	N/A	N/A	N/A	N/A	N/A	N/A
2a	Minimise contamination and safeguard soil quality and quantity.	Amount of new development (ha) permitted on previously developed land (brownfield redevelopment and conversions)	+	+	+	+	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	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 allocated development plan sites.	+	+	+	+	?	?	?	?	?	?	?

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
2b To maintain and improve air quality across Ceredigion.	Levels of key air pollutants (e.g., NO2, PM10, Benzene, ozone)	0	0	0	0	0	0	0	0	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	+	+	+	+	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	(or Anaerobic Digestion (AD)) in respect of municipal waste (expressed as a percentage). Target currently set at 52%.											
	Performance against Landfill Allowance targets i.e., allowance limits for the tonnage of Biodegradable Municipal Waste (BMW) sent to landfill. Set at 11,635 tonnes for 2012/13 & 11,140 tonnes for 2013/14.	+	+	+	+	+	+	+	+	+	+	+
	Total Household/Industrial and Commercial	+	+	+	+	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	waste produced /recycled/landfilled per annum.											
3b Build and maintain environmentally friendly, high-quality services and infrastructure.	The number of Service Centres constrained by infrastructure issues (Sewage treatment and water supply).	0	0	+	+	+	+	+	+	+	+	+
4a To value, conserve and enhance biodiversity.	% of development permitted where there are predicted to be significant residual long term or unknown effects on: LNRs, SINC and priority habitats and species;	+	-	-	0	0	0	0	0	0	0	0

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	• 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: Biodiversity (including LNRs, SINC's and priority habitats and species);	-	-	0	+	?	?	?	?	?	?	?

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	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	0	0	0
	Loss of sites (ha) that meet SINC criteria due to new development.	0	0	-	0	0	0	0	0	0	0	0
5a	To understand, value, protect, enhance and celebrate	Amount of development (ha, units and proportion) permitted and	+	+	+	+	+	+	+	+	+	+

SA Objective		Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Ceredigion's landscape, historic environment, diversity, and local distinctiveness, historic and cultural heritage.	completed within Special Landscape Areas.											
		Amount of development (ha, units and proportion) permitted and completed within a LANDMAP Visual and Sensory Aspect Area with an overall evaluation of Outstanding.	+	+	+	+	+	+	+	+	+	+	+
6a	Maintain distinctive cultural identity and ensure the needs of the changing demographics are reflected; and 6b	Amount of affordable homes (units and proportion) permitted and completed under Ceredigion County Council's Affordable	+	+	+	+	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Build vibrant, safe and cohesive communities.	Homes planning policy.											
	Number of 6 key facilities (food shop, PO, petrol station, public house, village hall, primary school) in a Service Centre.	?	?	+	+	+	+	+	+	+	+	+
	Number of LSOAs in the most deprived 30%.	?	?	?	?	?	?	?	?	?	?	?
	Notifiable offences recorded by police by type.	?	?	?	?	?	?	?	?	?	?	?
7a Promote and provide opportunities and services to maintain	Proportion of dwellings within agreed walking/cycling	N/A	N/A	N/A	?	?	?	?	?	?	?	?

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
healthy communities.	distance (400m) of key health services. *											
	Proportion of new dwellings within 300m of their nearest natural green space.	+	+	+	+	+	N/A	N/A	N/A	N/A	?	?
	Amount of new open space facilities (ha) provided.	+	+	+	+	+	+	+	+	+	0	0
8a Promote, develop and improve opportunities for sustainable and environmentally friendly tourism, leisure and recreation facilities within Ceredigion.	Tourist days and Tourist numbers by (i) Serviced Accommodation, (ii) Non-Serviced Accommodation, (iii) Staying with friends or relatives and (iv) Day Visitors.	0	0	0	0	0	0	0	0	0	0	0

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
9a Increase opportunities to build the Ceredigion education and skills base.	'Number and % of people aged 16-64 with NVQ qualifications'	?	?	+	?	?	?	?	?	?	?	?
		+	?	?	?	?	?	?	?	?	?	?
	Proportion of people aged 16-24 within 30, 60, 90-minute travel time thresholds of 'Learning Providers' by walking public transport and car.	+	+	+	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
10a Promote the use of the Welsh language.	Number and % of persons age 3 and over who say they can speak Welsh by Census year.	0	0	0	N/A	N/A	N/A	N/A	N/A	N/A	0	0

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	% of persons aged 3 and over who say they can speak Welsh by Annual Population Survey estimates.	?	?	?	?	?	?	?	?	?	?	?
	Number and % of Ceredigion pupils who speak Welsh at home.	?	?	?	?	?	?	?	?	?	?	?
	The number and % of pupils receiving a Teacher Assessment in Welsh (first language) at the end of Key Stage 3.	?	?	+	0	?	?	?	?	?	?	?
11a Reduce the need to travel/transport and promote sustainable modes of transportation;	Proportion of households within 30-, 60- and 90-minute travel time thresholds of amenities, including	?	?	?	?	?	?	?	?	?	?	?

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
and11b Improve accessibility to services for communities, and connectivity for the sake of economy.	(i) supermarket, (ii) post office and (iii) doctor surgery and/or hospital; by walking, car and public transport.											
	Volume of road traffic.	?	?	?	?	?	?	?	?	?	?	?
	The main mode of transport for traveling to work.	?	?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0
	Number of car or vans per household.	?	?	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0	0
12a Encourage a vibrant and diversified economy.	Number and % of economically active people in employment.	+	+	+	+	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	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).	+	+	+	+	+	+	+	+	+	+	+
	Amount of economic development completed on allocated sites as a % of LDP allocations (ha and units).	+	+	+	+	+	+	+	+	+	+	+

SA Objective	Indicator	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	Percentage of premises vacant in the town centres of Aberaeron, Aberystwyth, Cardigan, Lampeter, Llandysul and Tregaron.	+	+	0	0	0	0	0	0	0	0	0
	% of retail uses on primary retail frontage.	0	0	+	+	+	+	+	+	+	+	+
	% of retail uses on secondary retail frontage.	0	+	+	+	+	+	+	+	+	+	+
	Footfall levels in Aberystwyth.	?	?	?	+	+	?	?	?	?	?	?

Appendix 4: Status of Allocated Sites 20223 - 2024

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. No further development

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0104	Land south of Maesypentre Llwyncelyn	0.44	9	Aberaeron (Llwyncelyn)	Remainder of allocation has permission and is under construction. 2 plots complete 2024

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0201	Land at Stepside Farm, Gwbert Road (1)	2.76	78	Cardigan	LDP trajectory: 2013 - 2017. Site is part of a wider ongoing scheme. No other identified problems in terms of deliverability overall. Developer builds at a pace to suit his business/market and still has consents on an adjoining non allocated site. Part of site in different ownership. Preapplication consultation undertaken October 2022 Early engagement with the LPA ongoing in regards to the bringing forward of a development at this site. Grampian conditions would be applied on any approved permission to prevent occupation until April 2027 in Cardigan

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. Early engagement with the LPA ongoing in regards to the bringing forward of a development at this site. Grampian conditions would be applied on any approved permission to prevent occupation until April 2027 in Cardigan
H0203	Pentop Fields	0.64	19	Cardigan	Complete 2021

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
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. Grampian conditions would be applied on any approved permission to prevent occupation until April 2027 in Cardigan & St Dogmaels
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 has been bought by Barcud – Registered Social Landlord (RSL) and a Non material amendment was submitted on 2/10/2024 for amendments to house design, including the substitution of houses with bungalows on plots 25 - 28

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0303	Land adjoining Hafod y Waun	4.15	129	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: 2013 - 2017. This site is owned by the Council who Submitted alongside an RSL partner an application for phase 1 of the scheme, however the local community have submitted a Village Green application and the outcome of this is awaited before a determination on the planning application can be made (awaiting the VG application before issuing making a determination of the application, was a decision by the planning committee).
H0304	Cefnesgair, Llanbadarn Fawr	1.45	58	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	A140679 – Outline application for 48 units issued 13/11/2019 A220853 Reserved Matters for 44 units approved 16/05/2023 Site cleared 2024

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0305	Maesceinion, Waun Fawr	9.49	266	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	The site owner has been contacted regarding progress and we await further updates. Unlikely to come forward in the medium term. An application on part of the site was recently refused as piecemeal development. Early engagement with the LPA ongoing in regards to the bringing forward of a development at this site.

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. Site is for sale 2024 Early engagement with the LPA ongoing in regards to the bringing forward of a development at this site.
H0306	Land at Southgate, Penparcau	5.40	189	Aberystwyth/ Llanbadarn Fawr/ Waunfawr/ Penparcau	LDP trajectory: Development to occur in 2 phases over last part of the plan period (2018 - 2022). Hydraulic restrictions exist in relation to sewage - can be addressed by private contributions. Major highway improvements required. Unlikely to come forward in the medium term.

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. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.
H0501	Former Lampeter Primary School	0.65	12	Lampeter	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. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.
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. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H0504	Forest Road	4.52	90	Lampeter	Discussion has commenced with regard to bringing this site forward. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.
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. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.

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. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.
H0701	Land off Dewi Road	1.80	36	Tregaron	Application for 42 units approved 02/2/2016 The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.
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. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
M0701 (part)	Cylch Caron Project, rear of Talbot	2.1	20 Housing	Tregaron	Reserved matters approval 15/03/2017 for 34 units. Planning has now expired but the project remains a strategic aim, with a new tender recently being advertised. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.
H0801	Trenchard Estate south	0.25	10	Aberporth / Parcllyn	Discussions over the site ongoing.
H0802	Trenchard Estate west	1.15	21	Aberporth / Parcllyn	Outline permission granted for 21 units A160770 extent time submission RM - to allow a further 3 years approved 09/01/2017ha. A171063 Reserved Matters approved 18/10/2023

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

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
M0802	Sports and social club and playing fields	3.90	48 Housing (See main entry in Mixed Use table below)	Aberporth / Parclylyn	LDP trajectory: 2018 - 2022 Proposal involves a relatively complex negotiation to provide alternative sports/club facilities for which negotiations well advanced. Application currently submitted for part of this site, not yet determined. A220476 Full Planning permission for the demolition of the vacant facilities and 43 units granted 06/04/2023
H0901	Land adjacent to Erw Las	1.85	56	Bow Street	LDP trajectory: 2018 - 2022.
H0902	Land adjacent to Ysgol Gynradd Rhydypennau	0.87	22	Bow Street	LDP trajectory: 2013 - 2017. Development expected in the short-term following extensive discussions with RSL.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1001	Land rear of Towyn Farm	6.98	134	New Quay	Application A181235 for 35 refused 30/09/2020. Further discussions ongoing. Site bought by Barcud RSL in 2024 a PAC has been submitted.
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.
H1103	North east Cenarth School	0.79	17	Cenarth	LDP trajectory: 2013 - 17. Site forms an extension to an existing development site. The landowner/developer has released the previous site on a piecemeal basis gradually over recent years, but policy now seeking better progress. Phosphate's restrictions introduced in 2021 now make this site undevelopable in the short term.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
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. Unlikely to come forward in the medium term.
H1203	Land off B4342	1.57	24	Felinfach/Ystrad Aeron	A181211 - Erection of 9 dwellings (2 affordable) approved 19/08/2020 and under construction 2021. 3 remaining and under construction. An application for a further 9 units and open space was approved on the site 15/10/2024
H1301	Land rear of Brynawen	1.08	22	Llanarth	9 dwellings under construction started 2022. Permission granted for further 26 units.
H1302	Land adj to Vicarage	0.83	9	Llanarth	Reserved Matters permission for 9 dwellings of which 4 are to be affordable properties, granted 29/01/2015.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H1303	Land adj to Allt Y Bryn	0.84	5	Llanarth	No known issues regarding deliverability. Permission for 3 units granted 26/03/2024
H1304	Alma Street	2.64	32	Llanarth	Discussion has commenced with regard to bringing this site forward. Likely to deliver in the next 5 years. A230727 – resolve to grant full planning permission subject to s106 agreement
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. Site almost complete 2024 – 2 units remaining.
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 Complete 2023

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 almost complete 2023.
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. Full planning for a further 22 dwellings approved 25/07/2023 – A210988
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 AMP8 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	2018 - Erection 11 dwellings and associated works, approved 04/08/2020. Reserved matters application approved 2022. Construction ongoing 2024. Plot 1 complete and plots 2, 3, 4 & 5 almost complete.
H2001	Dolwerdd	1.76	44	Pontrhydfendigaid	The site owner has been contacted regarding progress and we await further updates. Unlikely to come forward in the medium term. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.
H2002	Land Adjacent to Rock House	0.77	19	Pontrhydfendigaid	LDP trajectory: 2013 - 2017 Unlikely to come forward. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.

Site Reference	Site Name	Gross Area (ha)	Units	Settlement	Status
H2101	Y Dderwen	0.84	10	Talybont	Outline permission granted subject to signing of Section 106 agreements. Disposed of Art.25(11)a 30/03/2016
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 2024
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	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. A230124 Reserved matters for 15 dwelling approved 08/06/2023
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) 2022 - 2023

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. Outline application for development of B1, B2 and B8 use, along with access improvements on undeveloped part of the site approved 23/05/2024 – will appear in next year's monitoring information.

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
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. Identified as a strategic project in the GMW employment Sites and Premises programme.
E0801	Parc Aberporth, Blaenannerch	10.68	3.2	Prestige	B1, B2 and B8	Aberporth / Parc-Llyn	Approx. 70% of site complete

Site Reference	Site Name	Gross Area (ha)	Additional available Land (ha)	Category	Permitted Uses	Settlement Group	Status
E1201	Aeron Valley Enterprise Park	16.21	N/A	Local	B1, B2 and B8	Felinfach/ Ystrad Aeron	Site complete.

Mixed Use Allocations 2022 - 2023:

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
M0302	Mill Street Car Park, Aberystwyth	1.23	Retail, Transport and Community	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Site complete

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
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 Site for sale 2023 Identified as a strategic project in the GMW employment Sites and Premises programme.
M0306	Penglais Farm, Waunfawr	12.57	Student Accommodation	Aberystwyth/ Llanbadarn Fawr/ Penparcau/ Waunfawr	Permission complete.

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0701	Cylch Caron Project, rear Talbot Hotel	3.67	Community and Housing (See entry in housing table above)	Tregaron	Permission now expired but remains a strategic priority for development. A tender for interested parties has been published. The Site's development would be subject to capacity available in the Review of Permits in regards to nutrients.
M0801	West Wales Airport, Blaenannerch	52.22	Transport, Tourism and Research and Development	Aberporth / Parcllyn	Permission granted.

Site Reference	Name	Area (ha)	Permitted Uses	Settlement Group	Status
M0802	Social Club and playing fields	3.90	Community and Housing (See entry in Housing table above)	Aberporth / Parclyn	A220476 Full Planning permission for the demolition of the vacant facilities and 43 units granted 06/04/2023

Transport Infrastructure 2022 - 2023:

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 continue to form a part of the draft RTP prepared by the Mid Wales CJC.
T0901	Bow Street Railway Station and Parking	3.12	Public Transport Interchanges (Bus and Rail)	Bow Street	Station complete and open 14/02/2021
T2101	Dovey Junction Improvement access road	N/A Linear Allocation	Railway Station Improvements	Talybont	Development completed.

Mineral Resource 2022 - 2023:

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

Appendix 5: List of Supplementary Planning Guidance

Name	Status
Aberystwyth Shopfront and Commercial Façade Design Guide	Adopted May 2013.
Open Space	Adopted 24 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 6 AMRH03: Settlement Strategy, Settlement Groups

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
1	Aberaeron (Llwyncelyn)	Grŵp Aneddiadau Settlement Group	197	144	43	-2	12	5
		Canolfan Gwasanaethau Service Centre	131	65	34	-1	33	4

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) <i>(b) Completions (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 <i>(c) Outstanding Consent at 30/04/2024</i>	(d) *Dymchweliadau a Thrawsnewidiadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 <i>(f) Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	66	79	9	-1	-21	1
2	Aberteifi Cardigan	Grŵp Aneddiadau Settlement Group	564	429	106	-16	46	42
		Canolfan Gwasanaethau Service Centre	420	314	70	-14	50	4

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	144	115	36	-2	5	-6
3	Aberystwyth, Llanbadarn Fawr, Penparcau, Waun Fawr	Grŵp Aneddiadau Settlement Group	2058	807	296	-77	1032	-2
		Canolfan Gwasanaethau Service Centre	1877	669	252	-71	1027	-5

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	181	138	44	-6	5	3
4	Castell Newydd Emlyn (Adpar) Newcastle Emlyn (Adpar)	Grŵp Aneddiadau Settlement Group	142	115	15	-5	17	5
		Canolfan Gwasanaethau Service Centre	54	33	0	-3	24	5

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) <i>(b) Completions (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 <i>(c) Outstanding Consent at 30/04/2024</i>	(d) *Dymchweliadau a Thrawsnewidiadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 <i>(f) Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	88	82	15	-2	-7	0
5	Llanbedr Pont Steffan Lampeter	Grŵp Aneddiadau Settlement Group	352	188	87	-8	85	6
		Canolfan Gwasanaethau Service Centre	231	100	69	-6	68	3

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) <i>(b) Completions (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 <i>(c) Outstanding Consent at 30/04/2024</i>	(d) *Dymchweliadau a Thrawsnewidiadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 <i>(f) Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	121	88	18	-2	17	3
6	Llandysul	Grŵp Aneddiadau Settlement Group	442	201	130	-2	113	2
		Canolfan Gwasanaethau Service Centre	226	20	77	0	129	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) <i>(b) Completions (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 <i>(c) Outstanding Consent at 30/04/2024</i>	(d) *Dymchweliadau a Thrawsnewidiadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 <i>(f) Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	216	181	53	-2	-16	2
7	Tregaron	Grŵp Aneddiadau Settlement Group	176	75	65	0	36	0
		Canolfan Gwasanaethau Service Centre	102	27	45	0	30	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	74	48	20	0	6	0
8	Aberporth / Parclyn	Grŵp Aneddiadau Settlement Group	332	155	133	-2	46	6
		Canolfan Gwasanaethau Service Centre	220	43	87	-2	92	-1

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	112	112	46	0	-46	7
9	Bow Street	Grŵp Aneddiadau Settlement Group	119	64	12	0	43	0
		Canolfan Gwasanaethau Service Centre	100	44	2	0	54	-9

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) <i>(b) Completions (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 <i>(c) Outstanding Consent at 30/04/2024</i>	(d) *Dymchweliadau a Thrawsnewidiadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 <i>(f) Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	19	20	10	0	-11	9
10	Ceinewydd New Quay	Grŵp Aneddiadau Settlement Group	233	114	47	-3	75	1
		Canolfan Gwasanaethau Service Centre	151	43	22	-2	88	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	82	71	25	-1	-13	1
1 1	Cenarth	Grŵp Aneddiadau Settlement Group	65	42	7	0	16	1
		Canolfan Gwasanaethau Service Centre	49	23	2	0	24	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) <i>(b) Completions (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 <i>(c) Outstanding Consent at 30/04/2024</i>	(d) *Dymchweliadau a Thrawsnewidiadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 <i>(f) Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	16	19	5	0	-8	1
1 2	Felinfach / Ystrad Aeron	Grŵp Aneddiadau Settlement Group	177	88	28	-1	62	1
		Canolfan Gwasanaethau Service Centre	112	33	8	0	71	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	65	55	20	-1	-9	1
1 3	Llanarth	Grŵp Aneddiadau Settlement Group	115	59	57	-1	0	3
		Canolfan Gwasanaethau Service Centre	77	18	38	-1	22	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) <i>(b) Completions (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 <i>(c) Outstanding Consent at 30/04/2024</i>	(d) *Dymchweliadau a Thrawsnewidiadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 <i>(f) Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	38	41	19	0	-22	3
1 4	Llanilar	Grŵp Aneddiadau Settlement Group	179	79	25	-1	76	-1
		Canolfan Gwasanaethau Service Centre	125	36	12	0	77	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	54	43	13	-1	-1	-1
1 5	Llanon	Grŵp Aneddiadau Settlement Group	147	183	32	-2	-66	2
		Canolfan Gwasanaethau Service Centre	108	118	10	-1	-19	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	39	65	22	-1	-47	2
1 6	Llanrhystud	Grŵp Aneddiadau Settlement Group	123	67	13	0	43	3
		Canolfan Gwasanaethau Service Centre	97	44	7	0	46	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	26	23	6	0	-3	3
1 7	Llanybydder	Grŵp Aneddiadau Settlement Group	23	10	1	-1	13	0
		Canolfan Gwasanaethau Service Centre	14	0	0	0	14	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	9	10	1	-1	-1	0
1 8	Penrhyncoch	Grŵp Aneddiadau Settlement Group	120	97	63	0	-40	1
		Canolfan Gwasanaethau Service Centre	105	84	60	0	-39	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	15	13	3	0	-1	1
1 9	Pontarfynach Devil's Bridge	Grŵp Aneddiadau Settlement Group	102	41	17	0	44	1
		Canolfan Gwasanaethau Service Centre	47	2	0	0	45	-1

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) <i>(b) Completions (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 <i>(c) Outstanding Consent at 30/04/2024</i>	(d) *Dymchweliadau a Thrawsnewidiadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 <i>(f) Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	55	39	17	0	-1	2
20	Pontrhydfendigaid	Grŵp Aneddiadau Settlement Group	114	35	12	-1	68	7
		Canolfan Gwasanaethau Service Centre	73	10	6	0	57	0

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	41	25	6	-1	11	7
2 1	Talybont	Grŵp Aneddiadau Settlement Group	131	37	24	0	70	0
		Canolfan Gwasanaethau Service Centre	84	9	3	0	72	1

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) (a) <i>Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) (b) <i>Completion s (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 (c) <i>Outstanding Consent at 30/04/2024</i>	(d) *Dymchwelia dau a Thrawsnewi diadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) (d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)	(e) Gofyniad sydd ar ôl (a- (b+c+d)) (e) <i>Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 (f) <i>Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	47	28	21	0	-2	-1
2 2	Y Borth Borth	Grŵp Aneddiadau Settlement Group	89	20	19	-1	51	0
		Canolfan Gwasanaethau Service Centre	75	10	15	0	50	1

Grŵp Aneddiadau <i>Settlement Group</i>			(a) Cyfanswm Gofyniad (SEFYDLOG) <i>(a) Total Requirement (FIXED)</i>	(b) Unedau a gwblhawyd (01/04/2007 – 31/03/2024) <i>(b) Completions (01/04/2007 – 31/03/2024)</i>	(c) Caniatadau sy'n sefyll ar 30/04/2024 <i>(c) Outstanding Consent at 30/04/2024</i>	(d) *Dymchweliadau a Thrawsnewidiadau'n arwain at angen ychwanegol am dai (01/04/2007 – 31/03/2024) <i>(d) *Demolitions and Conversions leading to extra need for housing (01/04/2007 – 31/03/2024)</i>	(e) Gofyniad sydd ar ôl (a- (b+c+d)) <i>(e) Remaining Requirement (a-(b+c+d))</i>	(f) Newid yn y gofyniad sydd ar ôl ers yr adroddiad blaenorol 31/03/2024 <i>(f) Change in Remaining Requirement from previous report 31/03/2024</i>
		Lleoliadau Eraill Other Locations	14	10	4	-1	1	-1

*Figures may not sum due to rounding.

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

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

Anheddiad Cyswllt Linked Settlement	Stoc tai Ebrill 07 Housing stock April 07	12% o stoc tai 2007 12% of 2007 housing stock	Caniatadau sy'n sefyll ar 30/04/2024 Outstanding Consents as of 30/04/2024	Unedau a gwblhawyd fel yn Ebrill 2024 Completions as of April 2024	Colledion o Stoc Tai 2007 o fis Ebrill 2024 Losses from 2007 Housing Stock as of April 2024	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
1 Aberarth	118	14	1	8	0	9	5
1 Ciliau Aeron	91	11	0	14	0	14	-3
1 Ffos-y-Ffin	221	27	0	27	0	27	0
1 Pennant	71	9	1	9	0	10	-1
1 Cyfanswm/Total	501	60	7	2	58	0	60
2 Ferwig	56	7	4	17	0	21	-14
2 Gwbert	74	9	3	11	-1	13	-4
2 Llangoedmor	48	6	1	3	0	4	2
2 Llechryd	296	36	12	37	-1	48	-12
2 Penparc	226	27	12	22	0	34	-7
2 Cyfanswm/Total	700	84	30	26	90	-2	114
3 Blaenplwyf	78	9	3	6	0	9	0
3 Capel Bangor	155	19	9	9	0	18	1
3 Capel Seion	60	7	1	5	0	6	1
3 Commings Coch	178	21	0	8	-1	7	14
3 Goginan	89	11	2	1	0	3	8
3 Llanfarian	173	21	20	20	0	40	-19

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 30/04/2024 Outstanding Consents as of 30/04/2024	Unedau a gwblhawyd fel yn Ebrill 2024 Completions as of April 2024	Colledion o Stoc Tai 2007 o fis Ebrill 2024 Losses from 2007 Housing Stock as of April 2024	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
3 Llangorwen	60	7	3	2	0	5	2
3 Rhydyfelin	126	15	2	23	-1	24	-9
3 Cyfanswm/Total	919	110	42	40	74	-2	112
4 Betws Ifan	35	4	1	6	0	7	-3
4 Beulah	78	9	0	13	0	13	-4
4 Brongest	33	4	0	5	0	5	-1
4 Bryngwyn	77	9	0	6	0	6	3
4 Cwm Cou	48	6	3	7	0	10	-4
4 Llandyfriog	57	7	0	1	0	1	6
4 Cyfanswm/Total	328	39	4	4	38	0	42
5 Betws Bledws	31	4	0	0	0	0	4
5 Cellan/Fishers Arms	81	10	0	7	0	7	3
5 Cwrtnewydd	79	9	0	8	0	8	1
5 Drefach	53	6	2	3	0	5	1
5 Gorsgoch	33	4	0	7	-1	6	-2
5 Llangybi	57	7	1	2	0	3	4
5 Llanwnnen	85	10	11	15	0	26	-16
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	15	14	43	-1	56
6 Aberbanc	35	4	1	28	0	29	-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 30/04/2024 Outstanding Consents as of 30/04/2024	Unedau a gwblhawyd fel yn Ebrill 2024 Completions as of April 2024	Colledion o Stoc Tai 2007 o fis Ebrill 2024 Losses from 2007 Housing Stock as of April 2024	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
6 Capel Dewi (SOUTH)	47	6	0	2	0	2	4
6 Coed y Bryn	36	4	0	6	0	6	-2
6 Croeslan	78	9	1	16	0	17	-8
6 Ffostrasol	74	9	2	12	0	14	-5
6 Henllan/Trebedw	95	11	16	2	0	18	-7
6 Horeb	27	3	4	3	0	7	-4
6 Maesymeillion	29	3	2	5	0	7	-4
6 Penrhiwllan	109	13	8	9	0	17	-4
6 Pentrellwyn	38	5	0	1	0	1	4
6 Prengwyn	31	4	1	5	-1	5	-1
6 Rhydlewis / Hawen	69	8	2	7	0	9	-1
6 Rhydowen	52	6	0	6	0	6	0
6 Talgarreg	58	7	2	13	0	15	-8
6 Cyfanswm/Total	778	93	40	39	115	-1	153
7 Bronnant	48	6	2	4	0	6	0
7 Llanddewi Brefi	165	20	7	14	0	21	-1
7 Llangeitho	64	8	6	1	0	7	1
7 Cyfanswm/Total	277	33	14	15	19	0	34
8 Blaenannerch	69	8	0	4	0	4	4
8 Blaenporth	97	12	5	4	0	9	3
8 Brynhoffnant	48	6	0	6	0	6	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 30/04/2024 Outstanding Consents as of 30/04/2024	Unedau a gwblhawyd fel yn Ebrill 2024 Completions as of April 2024	Colledion o Stoc Tai 2007 o fis Ebrill 2024 Losses from 2007 Housing Stock as of April 2024	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
8 Llangrannog	92	11	0	3	0	3	8
8 Pontgarreg	83	10	14	10	0	24	-14
8 Sarnau	56	7	2	21	0	23	-16
8 Tanygroes	76	9	1	10	0	11	-2
8 Tresaith	93	11	5	11	0	16	-5
8 Cyfanswm/Total	614	74	27	22	69	0	91
9 Llandre	184	22	8	18	0	26	-4
9 Cyfanswm/Total	184	22	8	8	18	0	26
10 Caerwedros	61	7	5	8	0	13	-6
Cross Inn (Ceinewydd/New							
10 Quay)	112	13	9	39	0	48	-35
10 Maen-y-groes	59	7	1	3	0	4	3
10 Pentre'r Bryn	34	4	0	6	0	6	-2
10 Plwmp	41	5	4	5	0	9	-4
10 Cyfanswm/Total	307	37	10	19	61	0	80
11 Llandygwydd	43	5	0	3	0	3	2
11 Cyfanswm/Total	43	5	0	0	3	0	3
12 Cilcennin	86	10	3	6	0	9	1
12 Cribyn	104	12	1	17	0	18	-6
12 Dihewyd	56	7	0	7	0	7	0
12 Talsarn	43	5	5	1	0	6	-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 30/04/2024 Outstanding Consents as of 30/04/2024	Unedau a gwblhawyd fel yn Ebrill 2024 Completions as of April 2024	Colledion o Stoc Tai 2007 o fis Ebrill 2024 Losses from 2007 Housing Stock as of April 2024	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
12 Cyfanswm/Total	289	35	8	9	31	0	40
13 Derwen Gam/Oakford	33	4	0	4	0	4	0
13 Gilfachreda	88	11	1	2	0	3	8
13 Mydroilyn	66	8	1	7	0	8	0
13 Cyfanswm/Total	187	22	3	2	13	0	15
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	0	2	0	2	2
14 Lledrod	53	6	0	6	0	6	0
14 Cyfanswm/Total	199	24	1	0	18	0	18
15 Bethania	39	5	6	3	0	9	-4
15 Cross Inn (Llanon)	34	4	4	28	-1	31	-27
15 Nebo	37	4	10	7	0	17	-13
15 Cyfanswm/Total	110	13	21	12	38	-1	49
16 Llangwyrfon	40	5	3	7	0	10	-5
16 Cyfanswm/Total	40	5	3	3	7	0	10
17 Alltyblacca	60	7	0	7	0	7	0
17 Highmead	37	4	0	1	0	1	3
17 Cyfanswm/Total	97	12	0	0	8	0	8
18 Cyfanswm/Total	0	0	0	0	0	0	0
19 Ponterwyd	82	10	5	30	0	35	-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 30/04/2024 Outstanding Consents as of 30/04/2024	Unedau a gwblhawyd fel yn Ebrill 2024 Completions as of April 2024	Colledion o Stoc Tai 2007 o fis Ebrill 2024 Losses from 2007 Housing Stock as of April 2024	Ymrwymadau Commitments	Unedau sydd ar ôl Remaining Units
19 Cyfanswm/Total	82	10	7	5	30	0	35
20 Pont-rhyd-y-groes	77	9	1	1	0	2	7
20 Ysbyty Ystwyth	58	7	0	8	0	8	-1
20 Ystrad Meurig	28	3	0	3	-1	2	1
20 Cyfanswm/Total	163	20	5	1	12	-1	12
21 Eglwysfach	37	4	0	2	0	2	2
21 Tre Taliesin	110	13	5	7	0	12	1
21 Tre'r Ddol	68	8	8	1	0	9	-1
21 Cyfanswm/Total	215	26	10	13	10	0	23
22 Dol-y-bont	32	4	1	2	0	3	1
22 Ynyslas	54	6	0	4	0	4	2
22 Cyfanswm/Total	86	10	2	1	6	0	7
Cyfanswm/Total	6601	792	235	761	-8	988	-196

Appendix 8: AMRH15 Range of Housing – Performance

Number of Full or RM consents by housing type and bedroom number since adoption (April 2013 - March 2024)

	Housing Type - Affordable					
No. of Bedrooms	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%
Unknown	0	0	8	0	8	2%
1	1	3	35	80	119	24%
2	2	3	112	42	159	33%
3	1	2	156	3	162	33%
4 or more	0	0	41	0	41	8%
Grand Total	4	8	352	125	489	100%

	Housing Type - Market					
No. of Bedrooms	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%
Unknown	1	0	64	1	66	5%
1	12	25	20	103	160	13%
2	23	31	144	58	256	21%
3	30	3	375	8	416	34%
4 or more	10	3	325	1	339	27%
Grand Total	76	62	928	171	1237	100%

**Number of completions by housing type and bedroom number since adoption
(April 2013 – March 2024).**

	Housing Type – Affordable					
No. of Bedrooms	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%
1	0	19	32	76	127	27%
2	1	4	120	40	165	34%
3	1	2	146	3	152	32%
4 or more	0	0	35	0	35	7%
Grand Total	2	25	333	119	479	100%

	Housing Type – Market					
No. of Bedrooms	Change of use to Dwelling	Change of use to Flat	Dwelling	Flat	Total	%
1	15	40	8	42	105	9%
2	30	41	126	30	227	21%
3	29	6	371	5	411	37%
4 or more	16	6	340	1	363	33%
Grand Total	74	74	656	62	866	100%

Appendix 9: AMRE06 Vitality of Rural Service Centres 2023/24

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	9	2	1
11	Cenarth	1	0	1	0	0	1
12	Felin-fach / Ystrad Aeron	2	1	1	1	1	1
13	Llanarth	1	0	1	1	2	1
14	Llanilar	1	0	0	0	1	1
15	Llan-non	3	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	0	1 Contains Food Shop – listed separately in previous years	0	2	2	1(included but is outside the monitoring boundary)
21	Tal-y-bont	1	0	1	2	1	1
22	Y Borth	2	2	0	6	2	1