Cyngor Sir CEREDIGION



CEREDIGION County Council

UDP - Public Local Inquiry Proof of Evidence

Proof Number: LA/No.467

Dol-y-Bont

Settlement: (Inset No. 039)

I. Contents

l.	Contents	3
II.	Introduction	4
III.	Policy Context	5
IV.	Settlement Overview	6
V.	Summary of Representations	11
	Deposit Objections and LPA Responses	13
	Proposed Changes Objections and LPA Responses	18
	Further Proposed Changes	18
VI.	Conclusion	18
Арре	endix 1	19
	List of Objections by Objectors	19
Арре	endix 2	20
	Representations received to the UDP Deposit Version	20
Арре	endix 3	24
	Representations received to the UDP Proposed Changes Document	24
Арре	endix 4	25
	Extract from Topic Paper 2 : Settlement Strategy and Site Selection, Section	5
	(CD 255)	25
Арре	endix 5	29
Арре	endix 6	32
	Minutes of Area Settlement Panel 1 st December 2003 (Extract) and Full Cou	ncil
	22 nd December 2003	32
Арре	endix 7	40
	List of Maps relating to Dol-y-Bont	40

II. Introduction

This is the proof of evidence of Rosemary Rhys, representing Ceredigion County Council, whose details and qualifications are displayed in the Programme Office and at all Inquiry venues.

This introduction explains how to use this document (proof). The proof covers all the objections to **Dol-y-Bont** (Inset No. 039). The LPA has already addressed the issues raised regarding the Deposit Version in the Area Settlement Panel Report which was reported to Members on the 1st December 2003. A copy of this report along with the minute is attached in Appendix 5 and 6. These issues will not be addressed again within this Proof unless new information has come to hand since the Area Panel report was written, or unless the LPA wish to suggest an alternative solution to that agreed at the Area panel, or where additional response is necessary to address a Proof submitted by the Objector. Where additional response is needed this has been set out in Section V of the main report. Section V also contains the LPA's response to any Objections received at the Proposed Changes stage. The conclusion to Section V sets out any proposed and further proposed changes in respect of the Inset Map(s) and Settlement Statement for the settlement, which the LPA asks the Inspector to consider for adoption.

Appendix 1 lists by name all those who submitted representations regarding this settlement and identifies the relevant paragraph(s) within the main report or the Area Settlement Panel report where the LPA have addressed each Objection. Also, Appendix 1 lists any Proposed Change that may resolve the Objections identified. A detailed summary of your objection is contained in Appendix 2 for objections to the Deposit Version and Appendix 3 for objections to the Proposed Changes documents (February 2004 and September 2004). An extract from Topic Paper 2: Settlement Strategy and Site Selection, Section 5 (Core Document CD 255) is included at Appendix 4.

Appendix 7 lists any maps which help illustrate sites referred to in this proof. These maps can be viewed electronically on the Inquiry website, or can be viewed in the Inquiry library at the Council Offices in Aberaeron or alternatively can be obtained upon request from the Policy and Forward Planning Team (contact Catrin Cond on 01545 572123). Copies of the map(s) will be available on a projection screen during the Inquiry session for this settlement.

III. Policy Context

The distribution of additional opportunities for further growth and development а (including employment, housing, tourism etc) throughout the County is generally based on the principle of providing appropriate opportunity for development in order to support and sustain existing communities whilst also ensuring that the scale of development proposed reflects the ability of the settlement and community to accommodate further growth. However, some settlements, particularly the main towns and larger settlements have been identified, in line with national guidance (PPW, March 2002, Para 2.5.3) as suitable to accommodate more growth than is needed by their own communities. These settlements have been identified as having a wider strategic role to play in terms of meeting the general employment, community and housing requirements of the wider area. Therefore in line with guidance, the main towns and larger settlements will provide for a large proportion of future growth within the County (see Topic Paper 2: Settlement Strategy and Site Selection, Section 4 for further detail regarding housing).

- b In terms of future housing requirements, appropriate distribution of provision within Ceredigion (the Settlement Strategy) was determined by considering at the local level (settlement/community) what level of growth would be appropriate (bottom-up) whilst taking into account, national guidance that exists regarding the location of new development (top-down). The LPA approach to creating the Settlement Strategy for the County is set out in Topic Paper 2 (Section 4). This Strategy establishes housing policy and a spatial pattern of how housing provision will be distributed throughout the County.
- Within the Strategy, settlements have been classified into either main towns, larger settlements or smaller settlements (with settlement boundaries) based on the role and characteristics of that settlement. The position of each settlement within this hierarchy, and the level of growth considered suitable for each settlement has been determined through a bottom up approach (see Section 4 of Topic Paper 2 for further detail).

IV. Settlement Overview

a. Dol-y-Bont is an attractive, small village of some 35 dwellings and a population of 74, located on the edge of the Ceredigion Coastal Special landscape Area, just off the B4354 road, 9.7 km (6 miles) to the north of Aberystwyth and 2.9 Kms (1.8 miles) from Borth. The village occupies both banks of the River Leri in a relatively steeply sided valley. The village has taken a linear form with its north and south banks connected by Dol-y-Bont Bridge, a hump back bridge of eighteenth century origin and a listed building. The village is a mix of traditional and newer dwellings with new development having infilled the gaps between the older dwellings.

- b. Residents in the area will look to Borth and Bow Street for local facilities e.g. schools, local football team, 'top up' convenience shopping but they will look to Aberystwyth for most services and employment opportunities. Facilities and services available in Dol-y-Bont itself are restricted to a place of worship and a small caravan park. The village is not connected to mains drainage. There is no bus service through the village itself but it is only a short walk from the village to the B4354 road along which there is a regular bus service between Borth and Aberystwyth. Overall the combination of local facilities and proximity to Aberystwyth together with its rural setting make Dol-y-Bont a popular place to live and it would be reasonable to make provision for a limited amount of new housing in the village.
- c. In the next 15 years more housing will be needed within Dol-y-Bont as the way people choose to live will change. Overall people will live in smaller groups, and for that reason alone more housing will be needed. This is because household size will generally become smaller due to changes in lifestyle (more people living alone) and people living longer. These needs will arise out of the local community and it is important to meet these needs within Dol-y-Bont in order to help sustain the existing

community, its facilities and all its attributes. Secondly, because of it's rural location, its relatively good location in terms of accessibility to employment opportunities and the range of facilities close by, people may choose to re-locate from within the local area to Dol-y-Bont. Finally, people may move to Dol-y-Bont from outside the County and if they are not to displace the existing population, then new housing will be needed to meet those needs.

- d. Considering the general housing trends coupled with the general housing pressure in the Aberystwyth area it is felt appropriate to make provision for a limited amount of new housing in Dol-y-Bont. Wider housing needs will be more appropriately met in the larger settlements which have a range of facilities to offer and better accessibility, such as Borth, Llandre and Bow Street.
- e. Provided that future development comes forward in an appropriate manner further development should help the community rather than harm it. It is the task of the planning system to make sure this happens and the policies in the plan are designed to that end.
- f. Dol-y-Bont is designated in the UDP, consistent with the settlement strategy, as a settlement under policy H1.3. As such, there are no specific housing land allocations, but an overall guide allocation of 5 residential units for the plan period in the settlement. This represents a higher level of development than that for the 15 years prior to the UDP plan period (which was 1)
- g. An allocation of 5 would represent a potential average of 1 new residential unit every 3 years over the 15 year plan period. This is not considered inappropriate to cater for the housing needs of this settlement and the local Aberystwyth area. As at June 2004, of the housing provision for 5 included within the UDP for Dol-y-Bont, there have been no completions. This leaves a residual of 5 units which could be

provided for during the remainder of the plan period for which there is one outstanding consent so far in the Plan period.

- h. In order to provide for the needs of the community the way in which the houses come forward in Dol-y-Bont will need to be monitored. This will happen in two ways. First the planning officer who has to consider any application for planning permission will need to look at what is being proposed in relation to the specific needs of Dol-y-Bont and its surrounding area. This will include looking at information from local housing needs assessments (LHNAs) regarding the type of need, any specific assessments which have been undertaken in the area (perhaps a recent Community Impact Assessment), what has been developed to date and any clear community benefits which would result from the development. Each application will be advertised and any public views received will be considered by the planning officer and subsequently by the Committee. If the proposal seems to provide an appropriate type of house or mix of houses at the right time for the community's needs then it can be granted.
- i. Secondly if there is doubt then the LPA can ask for a Community Impact
 Assessment (CIA). This will provide a more detailed look at the needs of Dol-y-Bont and help to make sure that the proposed development will not harm the community. If it fails this test then the LPA will need to consider if it can be changed so as to improve the outcome (e.g. to provide 2 bedroom houses instead of 5). Managing the rate at which such development comes forward will also help ensure that housing is appropriate to the needs of the area, by ensuring that it becomes available when needed locally. Controlling the rate at which development is permitted either by phasing or by refusing applications for individual dwellings if development is coming forward at an inappropriate rate also has an important contribution in aiding the integration of new households with the existing community thus helping to sustain rather than undermine the integrity of the community.

Land has been included within the settlement boundary to allow for some choice of sites. Two sites are included each of which would be capable providing a small cluster of approx 4 dwellings. One site is located adjacent to the property know as the Cottage, it is a flat, low lying site to the south west of the village, it lies within a CI flood zone which is land already protected by flood defence systems where development can take place at the discretion of the Environment Agency. However, as this site has been within the boundary since the Local Plan and no development has taken place it is doubtful whether it can be seen as being truly available. It is therefore important to provide alternative land. The second site, identified as 44/A lies to the north west of the village, which is the sunny side of the valley on more elevated land and represents a rounding off site, matching the small estate development of 3 dwellings on the opposite side of the road. The following table shows an analysis of the availability of land within the settlement boundary and where sites could possibly be developed. The sites selected are those that best fit the site selection criteria set out in Appendix 4.

Site No	Size	e Potential number of units			nits
	На	Range Between:		Actual	Realistic
		Min	Med	based on	provision
		(16	(25 per	outstanding	based on
		per	ha)	consent	adjacent
		ha)		/completion	development
Units already completed in				0	
the Plan period					
Outstanding consents:					
Sites with consent at July				1	
2004					
Conversion/Infill					
opportunity					
Site 44/A					4
Land adj the Cottage					4
Total:				1	8
Total Provision: Approx 9					

j.

k. Please note that these figures are indicative only and should not influence the determination of individual applications which will be considered on their own merits taking into account issues such as affordability, provision of recreation land, topography, landscaping, access, detailed siting and amenities of neighbouring properties. Development must be in line with the housing provision set out in appendix 2B and policies in the plan which cover the mix and phasing of development.

V. Summary of Representations

Eight representations were received to Dol-y-Bont at the Deposit Stage, 3 of support and 5 of objection. One representation of objection was received to the Proposed Changes Document.

Summary of Deposit Representations

Support was given to the infrastructure section of Dol-y-Bont settlement statement in Volume 2A and to the inclusion of land within the boundary.

Objections were made to the fact that Site 44/A remains within the settlement boundary on the following grounds:

UDP predicts the housing demand 1996-2016 as about 2200 family homes and 4400 homes for single people over 45. The family homes are more than covered by the 1512 completions so far and 1690 outstanding consents, so the entire housing demand to be met by the UDP is homes for single people over 45. Dol-y-Bont, especially the proposed Bryndderwen site, is highly unsuitable for older people on their own being very hilly and without facilities;

Dol-y-Bont has no facilities except a chapel and caravan park, so new housing would conflict with Policy H1.3 (5) requiring that "There is an appropriate range of public services and facilities available either within the settlement or within close proximity";

The proposed Bryndderwen site at about 0.25 hectares might accommodate five houses at average density of Ceredigion housing estates, which would transform Dol-y-Bont's character and breach policy in H1.3, "Estates are unlikely to be an acceptable form of development". Dol-y-Bont has already absorbed as much development as it can with 10 houses built in 1970-85;

One outstanding planning permission and a vacant site within the existing settlement boundary can meet all UDP target for village. This other vacant site is better placed for road safety reasons; and

Traffic over Grade Two listed Dol-y-Bont humpback bridge should be minimized to protect it and for road safety reasons;

The Settlement statement says "any new development should nestle as unobtrusively as possible into the landscape", but the Bryndderwen site would be extremely prominent on the side of a hill overlooking the village and visible from miles around, contrary to policy ENVL 1.2, whereas the other vacant site is "appropriately screened" by large trees;

There will never be mains drainage in Dol-y-Bont. Septic tanks on steep hill would cause pollution lower down and new housing increase flooding;

The Council voted that the UDP Deposit Version settlement boundaries should be as defined in Annex 1 of the Report of the Director of Environmental Services and Housing presented to the Full Council on 10th July 2002. For this settlement the decision in Annex 1 that the Council approved was "No changes to settlement boundary." Other decisions in Annex 1 such as "No further changes to settlement boundary" mean "No changes to settlement boundary" must mean the Council voted to reject any changes to this settlement boundary proposed in the Pre Deposit Version. Whatever the settlement panel may have advised, it is the Council's decision against any change to this settlement boundary that is legally binding and the map in the published UDP showing changes to this settlement boundary is invalid.

There has already been a 25% increases in new houses, and wouldn't want to repeat the mistake of Rhydypennau where new housing has affected the school. Existing

plots exist within the village, and there are vacant properties to let or purchase. No firm proposals are made with regard to a play area.

Deposit Objections and LPA Responses

The policy context and settlement overview above provide details of the LPA rationale for both the scale of development considered appropriate for Dol-y-Bont and for the amount of land included within the settlement boundary and its location. The LPA's detailed responses to objections were made in the Area Settlement Panel report (See Appendix 5 and 6) and accepted by the Council (see Appendix 6), resulting in Proposed Changes to the Settlement Statement for Dol-y-Bont at PC 287.

The LPA make the following additional comments:

1. Amenity Land

- 1.a. Concern has been expressed that no firm proposals have been made with regard to a play area.
- 1.a.1. As expressed in the Settlement Statement an ideal site would be land near the bridge forming part of the Caravan site which could be jointly used as an amenity area for the village and an extra facility for the holiday park. This area is very attractive and ideally located to also provide access to the river. This land is outside the settlement boundary and also lies within a C2 flood plain so it would not be considered suitable for residential development. It is not thought appropriate to formally allocate the land as its use for this purpose will depend on cooperation between the caravan park providing the land and the local community helping with funding, for the mutual benefit of both. The site would not need to be within the development line or formally allocated for the land to be developed and used for this purpose.

2. A further Objector proof has been submitted in respect of parcel 44/A which raises the following points, which the LPA have attempted to answer in turn:

- 2.a. Dol-y-Bont has suffered from over development in recent years, there has been a 50% increase in the number of houses in just two UDP periods. Dol-y-Bont has no facilities except a caravan park and a chapel.
- 2.a.1. The appropriate scale of development has been addressed in the Settlement Overview above but 1 unit in 15 years is not considered to be over development. The purpose of the plan is to ensure that development comes forward at an appropriate rate, as the plan suggests 5 units, 1 every 3 years is not overdevelopment.
- 2.b. Most incomers to Ceredigion are elderly. Dol-y-Bont with its steep hills is a far less suitable place for such in-migrants than nearby Llandre or Borth. Further development in Doly-y-Bont would also be inconsistent with minimising the need to travel. With the aim of reducing travel and especially because of car parking problems in Aberystwyth all housing in northern Ceredigion should be located in or close to Aberystwyth.
- 2.b.1. Not all housing can be located in Aberystwyth, not all people want to live in a town environment and if land is not made available in villages like Dol-y-Bont to meet the demand, then housing pressure will affect house prices to the detriment of local people wanting to live in the community. The UDP has tried to achieve an appropriate balance through its housing strategy.
- 2.c. Meeting the Needs of the Local Community how does the Council intend to ensure that these 'few limited opportunities' would provide for the needs of the local community' rather than incomers.

2.c.1. The UDP seeks to address the needs that arise, which includes needs arising from the indigenous population and those of incomers. There will be significant local needs arising in the Aberystwyth area. It may not be possible to exactly match the local need at a given time but policies in the plan aim to ensure that the by controlling the mix of units and the rate at which they are developed that it will be more likely that they will satisfy a local need. Surveys that have been carried show a high occupancy of new houses by local people.

- 2.d. First Housing Estate in the Hamlet site 039/A could accommodate 4 or 5 homes, an estate would transform the appearance of the village.
- 2.d.1. There is a small group of 3 houses across the road from Site 039/A and it is not envisaged that development of site 039/A would be very different. The advantage of a small group is that it allows a more efficient use of land there would be more control over the size of the units and the rate they are built. A cluster of well designed buildings would be preferable to a ribbon of 4 or 5 houses constructed in a piecemeal fashion as has occurred in the past and which has detracted from the character of the village.
- 2.e. Similar Settlements without defined boundaries are treated differently e.g Staylittle is about 2/3rds the size of Dol-y-Bont but it not expected to have any further homes.
- 2.e.1. Settlements without boundaries have, often, in the past come under more development pressure that settlements with boundaries e.g Pisgah and Pantycrug. Staylittle has also seen quite a lot of new growth despite having no settlement boundary. Removing the boundary tends to reduce certainty.

 Dol-y-Bont is one of the larger villages for which an allocation of 5 is proposed as shown in the table below. A number of villages with a lower population are expected to take an allocation of 10 units, Betws Ifan, Bontgoch, Capel Dewi,

Horeb, Llanfihangel y Creuddyn and Penbontrhydybeddau are a few examples.

Cross Inn Llanon has a smaller population than Dol-y-Bont and has an allocation of 20.

	pop All	location	pop	1	Allocation
Craig y		5	Bethana	62	10
Penrhyn	31		Bontgoch	62	10
Dol-y-Bont	74	5	Capel dewi	55	10
Llanddeiniol	36	5	Horeb	55	10
Ffwrnais	55	5	Llanfihangel y		10
Cnwch Coch	60	5	Creuddyn	60	
Abermagwr	60	5	Penbontrhydybeddau	62	10
Abermeurig	24	5	Penuwch	36	10
Blaeneuffordd	31	5			
Llanweog	23	5	Aberbanc	79	15
Swyddfynnon	60	5			
Llwyndafydd	33	5	Cross Inn (Llanon)	72	20
Pont Creuddyn	17	5			
Ponthirwaun	34	5			
Pontsian	55	5			
Prengwyn	61	5			
Stags Head	38	5			
Synod Inn	43	5			
Tanerdy	36	5			

- 2.f. Other possible sites /conversions the objectors refer to the field between Minafon and the Cottage, (already included in the boundary), as being a more suitable site but possibly within a flood plain and also the possibility of the Chapel becoming redundant in the near future and therefore available for conversion.
- 2.f.1. The field between Minafon and the Cottage has been within the boundary for many years and while it centrally located and a suitable location for housing it is acknowledged that it may not come forward for development in the short term. It is low lying and prone to flooding but lies within a C1 Flood zone (described as areas of floodplain which are developed and served by significant infrastructure, including flood defences where development can take place subject to the application of a justification test to enable development to take place. Therefore,

there is a question over both its suitability due to flooding and its availability so additional land should be considered to allow some choice and flexibility for development to take place within the village in the Plan period. It is not thought appropriate to consider the chapel, at this stage.

- 2.g. Highway matters there is a car parking problem in Dol-y-Bont and the historic hump back bridge which is a listed building is dangerous because it is impossible to see approaching traffic until over the top. This makes the north side of the bridge an unfavourable location for development.
- 2.g.1. On site parking for residents and guests would be a requirement of any new proposal and should not exacerbate parking problems in the village. It would be for the Highway department to determine whether any further development to the north of the bridge could be permitted.
- 2.h. Prominence of the Housing Site the site would not nestle into the landscape as the settlement statement requires.
- 2.h.1. Provided the mature hedge fronting the site is retained and new boundary hedges established, by gaining access from the farm land the site could blend well into the landscape and would be no more obtrusive than the group of houses opposite.
- 2.i. Water problems concern that there is no mains drainage and adding more septic tanks on this hill would lead to pollution problems for the houses below. Surface water runoff and groundwater is also a problem in the north of the village.
- 2.i.1. The issues above would be dealt with under policies in the environment section of the plan, if there is no satisfactory solution to overcoming the constraints

which might be imposed by the levels of the site then permission for the development of the site would be withheld.

Proposed Changes Objections and LPA Responses

- 101. Issue 109 Infrastructure comments
- 101.a. Objection to Dol-y-Bont (PC 287). The Agency requests that the comment 'while the Environment Agency is not aware of any foul drainage problems in this area' is deleted.
- 101.a.1. A further change is proposed to the Settlement Statement to remove this comment (see conclusion)

Further Proposed Changes

V.a. The Council proposes further changes to the section of the Settlement Statement entitled 'Constraints on Development'.

PC	Infrastructure
287.001	Dol-y-Bont does not have public mains drainage facilities. While the Environment Agency is not aware of foul drainage problems within this area it would be prudent to concult with the sewerage undertaker for further information in rolation to any problems this settlement may be experiencing Some areas within the settlement are liable to fleeding. There would be are objection to development within the fleedplain. Surface water discharges within this area must not exceed 'Greenfield runoff' rates so as not to increase fleed risk downstream.

VI. Conclusion

VI.a. The Inspector is invited to approve for adoption in relation to the settlement of Dol-y-Bont, the Settlement Inset Map (No 039) and the Settlement Statement (as amended by PC 287 and further amended by PC 287.001).

Appendix 1

List of Objections by Objectors

Damas autoti		0-111		Add	Iressed by Pa	ragraph Number	DO Normalia de
Representation Numbers	Names of Respondents	Settlement Inset No.	Site Ref Num	Settlement Overview	Section V	Appendix	PC Number to Meet Issue
R/5224 B/33422	Environment Agency Wales	039				Appx 5 2.1	
R/5224 B/50679 PC/287	Environment Agency Wales	039			Issue 101		PC287.001
R/5241 S/33421	Dwr Cymru Welsh Water	039	support				
R/5278 B/33418	Mr Alun Tudor Wynn-Williams	039		a-k	Issue 2	Appx 5 1.13	
R/6523 B/33408	Mrs Patricia Mary Beck	039		a-k		Appx 5 1.13	
R/6524 S/33419	Miss Sian Elin Jones	039	Support				
R/6525 S/33420	Mr John Hughes	039	Support				
R/5275 B/33414	Mrs Mirja Kaarina Wynn-Williams	039	39/a	a - k	Issue 2	Appx 5 1.13	
R/6526 B/33423	Mr & Mrs D I Billingsley	039	39/a	a - k	Issue 1	Appx 5 1.13	

(R= Respondent Number, Representation Number S= Support B= Objection, PC= Proposed Change Number) (R/9999 B/99999 PC/000 A Another = Conditional Withdrawl of Objection) (R/9999 B/99999 PC/000 A Another = Unconditional Withdrawl of Objection)

Ceredigion UDP Public Inquiry Proof No LA/ 467 Page 19 of 40

Appendix 2

Representations received to the UDP Deposit Version

Respondent Name Environment Agency Wales

Respondent Number R/5224

Agent (Y or N) N

Contact Name Ms L Edwards

Contact Position and

Planning Liaison Environment Agency Wales

Company (if applicable)

Contact Address Hawthorn Rise, Haverfordwest Pembrokeshire SA61 2BQ

Admin Number D/942
Representation Number B/33422

Summary Foul drainage should be in accordance with Welsh Office Circular 10/99. The

Environment Agency is not aware of foul drainage problems within this area. It would be prudent to consult with the sewerage undertaker for further information in relation to any problems this settlement may be experiencing. Some areas within the settlement are liable to flooding. Object to development within the floodplain. Surface water discharges within this area must not exceed 'Greenfield runoff' rates so as not to

increase flood risk downstream

Respondent Name Dwr Cymru Welsh Water

Respondent Number R/5241

Agent (Y or N) N

Contact Name Mr D R Bowen

Contact Position and Company (if applicable)

Network Development Manager (South)

Contact Address Network Development Consultants, Hyder Consulting Ltd, P O Box 10, Treharris

Cardiff CF46 6XZ

Admin Number D/925

Representation Number S/33421

Summary Support for Infrastructure section of Dol-y-Bont settlement statement in Volume 2A.

Respondent Name Mr Alun Tudor Wynn-Williams

Respondent Number R/5278

Agent (Y or N) N

Contact Name Mr T Wynn-Williams

Contact Position and Company (if applicable)

Contact Address Bryn Elmen, Dol-y-Bont, Borth Ceredigion SY24 5LY

Admin Number D/635

Representation Number B/33418

Summary Objection to extension of se

Objection to extension of settlement boundary around land to north of Bryndderwen

farmhouse because:

- UDP predicts the housing demand 1996-2016 as about 2200 family homes and 4400 homes for single people over 45. The family homes are more than covered by the 1512 completions so far and 1690 outstanding consents, so the entire housing demand to be met by the UDP is homes for single people over 45. Dol-y-Bont, especially the proposed Bryndderwen site, is highly unsuitable for older people on

their own being very hilly and without facilities; and

 Dol-y-Bont has no facilities except a chapel and caravan park, so new housing would conflict with Policy H1.3 (5) requiring that "There is an appropriate range of public services and facilities available either within the settlement or within close proximity"; and

- "Strong objection from within the community to the inclusion of additional parcel of land to the north of the village" in settlement statement has been ignored. Proposed Bryndderwen site at about 0.25 hectares might accommodate five houses at average density of Ceredigion housing estates, which would transform Dol-y-Bont's character and breach policy in H1.3, "Estates are unlikely to be an acceptable form of development". Dol-y-Bont has already absorbed as much development as it can with 10 houses built in 1970-85; and
- One outstanding planning permission and a vacant site within the existing settlement boundary can meet all UDP target for village. This other vacant site is better placed for road safety reasons; and
- Traffic over Grade Two listed Dol-y-Bont humpback bridge should be minimized to protect it and for road safety reasons; and
- Settlement statement says "any new development should nestle as unobtrusively as possible into the landscape", but Bryndderwen site would be extremely prominent on the side of a hill overlooking the village and visible from miles around, contrary to policy ENVL 1.2, whereas the other vacant site is "appropriately screened" by large trees; and
- There will never be mains drainage in Dol-y-Bont. Septic tanks on steep hill would cause pollution lower down and new housing increase flooding; and
- The Council voted that the UDP Deposit Version settlement boundaries should be as defined in Annex 1 of the Report of the Director of Environmental Services and Housing presented to the Full Council on 10th July 2002. For this settlement the decision in Annex 1 that the Council approved was "No changes to settlement boundary." Other decisions in Annex 1 such as "No further changes to settlement boundary" mean "No changes to settlement boundary" must mean the Council voted to reject any changes to this settlement boundary proposed in the Pre Deposit Version. Whatever the settlement panel may have advised, it is the Council's decision against any change to this settlement boundary that is legally binding and the map in the published UDP showing changes to this settlement boundary is invalid.

Amend settlement boundary in published UDP Deposit Version, reverting to the "original settlement boundary" as set out in the Pre Deposit Version (that is, the CLP settlement boundary).

Respondent Name Mrs Patricia Mary Beck

Respondent Number R/6523

Agent (Y or N) N

Contact Name Mrs P M Beck

Contact Position and Company (if applicable)

Contact Address Llys Awel, Dol-y-Bont, Borth Ceredigion SY24 5LY

Admin Number D/482

Representation Number B/33408

Summary

Access through the village is unsuitable for further development. An increase in vehicular movement would increase chance of accidents (which already happen on the bridge). Access from Dol-y-Bont onto the Aberystwyth - Borth Road is also narrow and increased cars will add to accidents at this junction. Recent development has changed the character of the village, there has already been a 25% in new houses, and wouldn't want to make same mistake as at Rhydypennau where housing there has affected the school. Mains sewerage is unavailable and flooding can cause problems.

Respondent Name Miss Sian Elin Jones

Respondent Number R/6524

Agent (Y or N) N

Contact Name Miss S E Jones

Contact Position and Company (if applicable)

Contact Address Bryndderwen, Dol-y-Bont, Borth Ceredigion SY24 5LX

Admin Number D/786

Representation Number S/33419

Summary Supports the inclusion of land.

Respondent Name Mr John Hughes

Respondent Number R/6525

Agent (Y or N) N

Contact Name Mr J Hughes

Contact Position and Company (if applicable)

Contact Address Bryndderwen, Dol-y-Bont, Borth Ceredigion SY24 5LX

Admin Number D/787

Representation Number \$/33420

Summary Supports the inclusion of land.

Respondent Name Mrs Mirja Kaarina Wynn-Williams

Respondent Number R/5275

Agent (Y or N) N

Contact Name Mrs M K Wynn-Williams

Contact Position and Company (if applicable)

Contact Address Bryn Elmen, Dol-y-Bont, Borth Ceredigion SY24 5LY

Admin Number D/634

Representation Number B/33414

Summary Objection to extension of settlement boundary around land to north of Bryndderwen farmhouse because:

- UDP predicts the housing demand 1996-2016 as about 2200 family homes and 4400 homes for single people over 45. The family homes are more than covered by the 1512 completions so far and 1690 outstanding consents, so the entire housing demand to be met by the UDP is homes for single people over 45. Dol-y-Bont, especially the proposed Bryndderwen site, is highly unsuitable for older people on their own being very hilly and without facilities; and
- Dol-y-Bont has no facilities except a chapel and caravan park, so new housing would conflict with Policy H1.3 (5) requiring that "There is an appropriate range of public services and facilities available either within the settlement or within close proximity"; and
- "Strong objection from within the community to the inclusion of additional parcel of land to the north of the village" in settlement statement has been ignored. Proposed Bryndderwen site at about 0.25 hectares might accommodate five houses at average density of Ceredigion housing estates, which would transform Dol-y-Bont's character and breach policy in H1.3, "Estates are unlikely to be an acceptable form of development". Dol-y-Bont has already absorbed as much development as it can with 10 houses built in 1970-85; and
- One outstanding planning permission and a vacant site within the existing settlement

boundary can meet all UDP target for village. This other vacant site is better placed for road safety reasons; and

- Traffic over Grade Two listed Dol-y-Bont humpback bridge should be minimized to protect it and for road safety reasons; and

- Settlement statement says "any new development should nestle as unobtrusively as possible into the landscape", but Bryndderwen site would be extremely prominent on the side of a hill overlooking the village and visible from miles around, contrary to policy ENVL 1.2, whereas the other vacant site is "appropriately screened" by large trees; and
- There will never be mains drainage in Dol-y-Bont. Septic tanks on steep hill would cause pollution lower down and new housing increase flooding; and
- The Council voted that the UDP Deposit Version settlement boundaries should be as defined in Annex 1 of the Report of the Director of Environmental Services and Housing presented to the Full Council on 10th July 2002. For this settlement the decision in Annex 1 that the Council approved was "No changes to settlement boundary." Other decisions in Annex 1 such as "No further changes to settlement boundary" mean "No changes to settlement boundary" must mean the Council voted to reject any changes to this settlement boundary proposed in the Pre Deposit Version. Whatever the settlement panel may have advised, it is the Council's decision against any change to this settlement boundary that is legally binding and the map in the published UDP showing changes to this settlement boundary is invalid.

Amend settlement boundary in published UDP Deposit Version, reverting to the "original settlement boundary" as set out in the Pre Deposit Version (that is, the CLP settlement boundary).

Respondent Name M

Mr & Mrs D I Billingsley

Respondent Number

R/6526

Agent (Y or N)

N

Contact Name

Mr & Mrs D I Billingsley

Contact Position and Company (if applicable)

Contact Address

Dolwar, Dol-y-Bont, Borth, Aberystwyth Ceredigion SY24 5LX

Admin Number

D/2466

Representation Number

B/33423

Summary

Disappointed that despite strong objections locally, site 39/a remains within the settlement boundary, especially as the settlement statement recognises the lack of facilities, infrastructure, and that other areas are better suited to development. If the site was to be used for housing it could accommodate an additional 6 or more units. The justification for additional units generally is unconvincing. With particular regard to this site, it is in an elevated position and development would not nestle unobtrusively into the landscape as set out in the settlement statement. Existing plots exist within the village, and there are vacant properties to let or purchase. No firm proposals are made with regard to a play area. A copy of the response to the draft was attached.

Appendix 3

Representations received to the UDP Proposed Changes Document

Respondent Name Environment Agency Wales

Respondent Number R/5224

Agent (Y or N) N

Contact Name Ms L Edwards

Contact Position and

Planning Liaison Environment Agency Wales

Company (if applicable)

Contact Address Hawthorn Rise, Haverfordwest Pembrokeshire SA61 2BQ

Admin Number C/5142

Representation Number B/50679

Summary Objection to Dol-y-Bont (PC 287) . The Agency requests that the comment 'while the

Environment Agency is not aware of any foul drainage problems in this area' is

deleted

Appendix 4

Extract from Topic Paper 2 : Settlement Strategy and Site Selection, Section 5 (CD 255)

5.0 The Provision of land within individual settlements to reflect the Settlement Strategy

- 5.1. Having defined each settlements role within the hierarchy and hence the appropriate level of development it was necessary to identify the land requirement.
- 5.2. To a certain extent the procedure of identifying land which may be suitable to accommodate residential growth is not completely separate from that of identifying the spatial distribution of growth. The availability of sites for development had already, to some extent, formed part of the consideration when determining the Settlement Strategy. The general availability of sites would have had a baring as to whether or not a settlement could accommodate further growth. The following section sets out how land within each of the settlements listed in the Appendix to Volume 2B has been identified.

The Search Sequence: Identifying land to include within the Settlement

Boundaries of individual settlements:

- 5.3. National Planning Guidance sets out criteria which should be considered in identifying sites capable of accommodating residential development ¹. These criteria cover issues such as the:
 - a Availability of previously used sites, under-used or empty buildings;
 - b Location and accessibility to jobs, shops and services by modes other than the car;
 - c Capacity of existing and potential infrastructure (public transport, water and sewerage, other utilities and social infrastructure);
 - d Ability of communities to support new physical and social infrastructure, including the Welsh language; and
 - e Physical and environmental constraints on developing land (e.g. contamination, stability, flood risk, impact of climate change, location of fragile habitats and species, archaeological and historic sites and landscapes).
- 5.4. Taking into account this guidance and local information, such as, school numbers and sewerage capacity, to locally quantify these criteria, Local Members and officers used their local knowledge to determine which sites were to be considered as suitable for development; this included site visits where necessary.
- 5.5. Within many of the settlements, sites already existed which had a valid residential planning consent. The nature of these sites (the number of units capable of being accommodated along with their genuine availability) has been taken into account in

¹ Planning Policy Wales, March 2002, Para 9.2.7 and 9.2.8. In addition much of the guidance in Para 9.2.2 was also taken into account (considered relevant).

determining how much additional land is needed in order to accommodate the overall housing requirement for individual settlements.

- 5.6. Based on the search sequence set out by National Guidance, Local Members and officers considered the potential for the re-use of existing buildings or previously used land as the first option for meeting future need2. Consideration was then given to whether any spaces remain undeveloped within the settlement itself, or whether gaps remain available within the existing frontages (infill). Where the existing settlement form offered no or little opportunity for further development through infill or remaining spaces in the built form, consideration had to next be given to sites that existed at the edge of the settlement, adjoining the existing built form.
- 5.7. Where consideration had to be given to adding land on the edge of existing settlements a choice of sites was often apparent. Where this was the case, Local Members and officers had to evaluate which sites were the most appropriate. This required the consideration of further issues such as:
 - а The site's relationship to the existing built form;
 - b Whether the site consolidates the form of the village without encouraging ribboning:
 - С The visual impact of the site on the character of the settlement and the wider countryside;
 - The location of the site in relation to the services and facilities available within d the settlement;
 - The accessibility of the site, both pedestrian and vehicular; е
 - f Any physical constraints associated with the site; and
 - The potential to help provide for a range of housing needs within the settlement g (e.g. within some of the larger settlements, where a choice of a number of large sites and several single plots existed, a mix of both was considered necessary in many instances, whereas in the smaller settlements, the large sites would have been disregarded as they would have been out of character with the settlement).
- Sites which performed the best when considered against these criteria were 5.8. subsequently included within the UDP defined settlement boundaries.

Allocating Sites for Residential Development:

- 5.9. The inclusion of land within a Settlement Boundary does not safeguard the land for residential development. To safeguard land to ensure that it is only developed for residential purposes it is necessary to specifically allocate the land for residential development.
- 5.10. In general, sites have only been specifically allocated for housing within the six main towns (with a couple of exceptions). Within towns competition for land is at its greatest. In order to ensure that an acceptable level of housing can be provided within the towns it is therefore necessary to specifically allocate sites. In addition, there will

² Planning Policy Wales, March 2002, Para 9.2.7.

be opportunity for residential development within the towns on non-allocated sites, through the conversion of existing buildings and from windfall or small sites. For settlements other than the six main towns, generally no specific sites have been identified for residential development. Within these settlements, the use of allocations in the past has proved to be too rigid.

5.11. It has been suggested during the plan process that sites should be specifically allocated to meet the housing needs of 'local people'. It would be contrary to guidance to allocate sites purely on the basis that it should provide housing for 'local people' only without any further qualification³. Equally the LPA consider that it would also be inappropriate and unfeasible to allocate sites specifically to deal with 'special housing requirements', such as 'affordable housing'. This is because the range of such 'special housing requirements' is wide and likely to change over the plan period. It is also inappropriate to 'ghettoise' specific groups of people into specific locations. The policies contained within the plan are, however, considered to be flexible enough to deal with such special circumstances when and where they arise.

The role of settlement boundaries:

- 5.12. Settlement boundaries have then been defined for each of the settlements included in groups (a) and (b) set out in Para 4.2 above (these are the settlements listed in the Appendix to Volume 2B). The settlement boundary defines the limits within which development may, subject to the relevant policies, be appropriate. Settlement boundaries therefore provide an indication of the area within which residential development may be possible. This does not mean however that all the land included within the settlement boundary will be developed for housing as will be explained in the following paragraphs. Land outside of the settlement boundary is referred to as the open countryside, where development is permitted only in exceptional circumstances.
- 5.13. Settlement boundaries coupled with policies H1.2 H1.3 and the Appendix to Volume 2B, have an important contribution to make in meeting the objectives of the plan, including:
 - To ensure that enough land is genuinely available to meet the plan's housing aim of providing for the housing requirement that arises during the plan period in full.
 - b To aid competition in land as a commodity and so to keep the value under some sort of control; and
 - To allow for further 'local need' provision (over and above the figure set out in the Appendix to Volume 2B) where it can be demonstrated that there is a positive benefit to the community taking into account the Welsh language.
- 5.14. To ensure that over development does not take place the Appendix to Volume 2B sets out the number of units acceptable for each settlement. It is this figure that will guide the level of development that is permitted within each settlement and not the amount of land included within the settlement boundary. Where development is proposed beyond this figure it must be demonstrated that the development will benefit the settlement and community [policy GEN3.1 and CER1.1].

Ceredigion UDP Public Inquiry

³ Planning Policy Wales, March 2002, Para. 9.2.5.

5.15. Not all land included within a settlement boundary is genuinely available, or appropriate, for development. Settlement boundaries encompass areas of land which either cannot be developed, such as castles or floodplains, or land which it is not desirable to develop such as playgrounds. Policies are contained within the plan to ensure that such land is protected from development. In addition, a certain proportion of land, though considered appropriate for development, may not necessarily come forward during the plan period due to unforeseen constraints such as ownership or access issues. This possibility has been taken into account when identifying land for inclusion across the County. In many of the settlements sites have not been specifically allocated. Within the towns themselves the absence of a prescribed number of units for each allocated site provides the flexibility required to ensure that the identified need can be met. Where, for example, constraints become apparent with regard to a particular allocated site within a town, it is possible to address this through increasing the required density of proposed development elsewhere within the town. Within the towns infill sites and re-use of existing buildings will also help address any potential shortfalls.

5.16. In towns less land has been included in proportion to the potential housing provision, compared with rural settlements, because a higher density of development will be expected. It should however be noted that the same density is not expected of each site, rather a combination is considered more appropriate. This approach is in line with PPW, March 2002, Para 2.5.3 which advises that higher density development be encouraged in urban areas and in other locations which are, or can be, well served by public transport, or can be reached by walking or cycling. Elsewhere within the County, the amount of land included in relation to the housing provision will vary according to existing form and character of the village and its overall role both in the immediate and wider community. For example, the most rural settlements will be characterised by larger amounts of land, this is because new dwellings within these settlements will require a more dispersed approach, in terms of location and layout, in keeping with what is already there. Thus in identifying what amount of land to include within the individual settlements, the LPA have not applied any form of standard densities. It was more appropriate to consider each settlement individually and include sufficient land to ensure that the character of the settlement is not compromised by inappropriate development forms and layouts.

Appendix 5

1.0 Dol-y-Bont Response

1.1. The LPA response to general objections regarding issues such as the overall housing level for the County, the methodology used, the population and household projections and the lack of a local needs survey have already been set out in the response to the Housing Chapter and will not be addressed again here.

- 1.2. The Council considered revisions to the UDP as set out in the Report (in
- 1.3. particular Appendices 1 and 2) which were agreed as the Deposit Version for
- 1.4. consultation.
- 1.5. The distribution of additional housing provision throughout the County is based on the principle of providing appropriate opportunity for new housing in order to support and sustain existing communities whilst also ensuring that the scale of development proposed reflects the ability of the settlement and community to accommodate further growth. The appropriate distribution of provision within Ceredigion was determined by considering at the local level (settlement/community) what level of growth would be appropriate (bottom-up) whilst taking into account, national guidance that exists regarding the location of new development (top-down).
- 1.6. The LPA is advised by guidance to create a settlement strategy, this strategy establishes housing policy and a spatial pattern of how housing provision will be distributed throughout the County (Para, 9.2.1). In developing the spatial pattern of housing provision part of the settlement strategy the Council took into account the specific criteria suggested by guidance as set out in Para 9.2.2. The criteria include the consideration of issues such as:
 - a local housing requirements (the need for housing);
 - b economic needs (existing and proposed);
 - c social considerations;
 - d the capacity of settlements in terms of social, environmental and cultural factors (including the Welsh language) to accommodate residential development;
 - e environmental implications; and
 - f impact on the capacity of the infrastructure.
- 1.7. These criteria formed the basis for discussion between local members and officers in identifying the scale of development which was considered to be appropriate for individual settlements. Consideration was also given to issues such as:
 - a the role of the settlement in the wider context, that is, does it provide services for other smaller settlement or is it a settlement that depends on others for its own facilities;
 - b location and accessibility in terms of employment opportunities, shops and facilities, and by modes other than the car;
 - c the genuine availability of sites for development; and

- d the pattern of and impact of recent development.
- 1.8. In line with guidance and sustainability principles, which advise that major generators of travel such as housing and employment should be located within urban areas, a large proportion of the future housing provision for Ceredigion is provided for in the main towns (PPW, March 2002, Para 2.5.3). Beyond the towns, opportunity for further growth is provided for within settlements that are well located in terms of accessibility to transport and proximity to facilities, particularly those that are located in close proximity to the main towns. Elsewhere it was recognised that a small amount of growth will be required to meet rural housing needs and to maintain the fabric of the community, its facilities, its language and culture and rural way of life, though the growth should be at a far lower scale in order to protect the rural composition of those settlements (PPW, March 2002, Para 2.5.7).
- 1.9. Dol-y-Bont is a small settlement where a small level of opportunity has been provided to meet the need which may be generated within the immediate community during the plan period,. Such development, provided it is well designed and is provided at sufficient intervals in time from each other should not negatively impact the traditional form of the settlement. Any remaining or wider housing needs will be more appropriately met in nearby settlements which have a range of facilities to offer and better accessibility, such as Borth, Llandre and Bow Street.
- 1.10. The potential level of housing growth provided for Dôl y Bont is therefore considered to be appropriate as it is in accordance with the settlement strategy for the UDP.
- 1.11. Guidance sets out criteria which should be considered as part of a search sequence in identifying sites for potential future residential development (PPW, March 2002, Para 9.2.7 and 9.2.8, in addition much of the criteria set out in 9.2.2 is also relevant). Issues that should be considered, according to guidance, include the following:
 - a Availability of previously used sites, under-used or empty buildings;
 - b Location and accessibility to jobs, shops and services by modes other than the car;
 - c Capacity of existing and potential infrastructure (public transport, water and sewerage, other utilities and social infrastructure;
 - d The ability of communities to support new physical and social infrastructure, including the Welsh language:
 - e Physical and environmental constraints on developing land (e.g. contamination, stability, flood risk, impact of climate change, location of fragile habitats and species, archaeological and historic sites and landscapes).
- 1.12. Based on the search sequence set out in PPW, March 2002, Para 9.2.7 members and officers considered the potential for the re-use of existing buildings or previously used land as the first option, followed by the potential for growth to be met by spaces or gaps in frontages that remain undeveloped within existing built form of the settlement. Where no opportunity remained for such infill within the existing built form, sites on the edge of but adjoining the settlement were considered next. Where a choice of new sites existed for inclusion the following criteria was considered by the LPA in addition to that set out above:
 - a Relationship to existing built form;

b Whether it consolidates the form of the village without encouraging ribboning;

- Visual impact of the site on the character of the settlement and the wider countryside;
- d Location in relation to the services and facilities available within the settlement;
- e Accessibility, both pedestrian and vehicular;
- f Physical constraints of the site;
- g Potential to contribute towards the range of housing needs which need to be met within the settlement:
- h Genuine availability of the land (no ownership constraints etc.).
- 1.13. The sites included within the UDP were therefore those which performed best when considered against all of the above criteria.
- 1.14. The boundary of Dôl y Bont has been amended from the CPL but only to one additional site.
- 1.15. The requests for amendments to the settlement statement regarding sewerage infrastructure concern issues of clarity and should be incorporated.
- 1.16. Development in non-sewered areas are subject to policy ENVU1.3 of the UDP, which refers to Circular 10/99. Further reference to the Circular is not considered necessary within individual settlement statements. Do not amend settlement statement in respect of this.
- 1.17. It is acknowledged that some of the land may be subject to constraints, such as infrastructure or access, or could have potential impacts on for example nature conservation. The production of the UDP has involved and continues to involve cooperation and on-going discussion between various service deliverers and organisations to ensure that potential constraints or impacts, where possible, can be addressed, minimised or avoided. There is also an opportunity at the application stage to reconsider any potential impacts or constraints. A number of policies are included within the plan to prevent or minimise such impacts where they may occur, by requiring mitigation measures or improvements to take place as part of the development or by preventing development from taking place until the constraint issues have been appropriately addressed.

2.0 Dôl y Bont Amendments

- 2.1. Amend infrastructure section to note 'While the Environment Agency is not aware of foul drainage problems within this area it would be prudent to consult with the sewerage undertaker for further information in relation to any problems this settlement may be experiencing. Some areas within the settlement are liable to flooding. Object to development within the floodplain. Surface water discharges within this area must not exceed 'Greenfield runoff' rates so as not to increase flood risk downstream.'
- 2.2. Update the consultation response to the settlement statement to take account of the representations received to the Deposit consultation stage.

Appendix 6

Minutes of Area Settlement Panel 1st December 2003 (Extract) and Full Council 22nd December 2003

Notes of a Meeting of the UDP Area Settlement Panel (North) held on Thursday 27 November

PRESENT: Councillor D Ll Evans (Chairman), Councillors E E ap Gwynn, B L Davies, Ll G Edwards, P W Eklund, G Ellis, E J K Evans, R G Harris, H G Evans, E J Griffiths, W P James, A Ll Jones, H T Jones, J D R Jones MBE, R P Quant MBE, S M Morris, R E Thomas and A Williams.

9.00 am - 4.40 pm

1 Disclosure of Personal Interests

The Monitoring Officer drew the Panel's attention to the requirements of the Local Code of Conduct with regard to disclosures of personal interest and circulated the written advice distributed at the previous Area Panel Meetings in 2001. She advised that, in accordance with the Local Code of Conduct, it was the personal responsibility of each Member to disclose any personal interest in parcels of land being discussed at today's meeting or any other matter falling within the Local Code and referred to the following provision in Paragraph 20 of the Local Code of Conduct that "Members must exercise personal responsibility in deciding whether they have a personal interest such that they should disclose it. They may seek advice from the Authority's Monitoring Officer and must have regard to any advice from the relevant Standards Committee in doing so".

The following Members disclosed personal interests under the paragraphs of the Local Code of Conduct as indicated in respect of the parcels of land as listed and left the Council Chamber during the consideration of that parcel of land:

Name of Member	Local Code Paragraph	Parcel of Land
E E ap Gwynn	11(b) 11(a)	All UWA land Vale of Rheidol Railway Land
B L Davies	11(a)/13(a)	All UWA land
Ll G Edwards	12(b) 11(a) 11(a)	Memorial Hall, Penparcau Fire Station Tynyfron, Penparcau
P W Eklund	12(b)	Land at Glanyrafon
H G Evans	11(a)	Land at Devil's Bridge
E J Griffiths	11(a)	Mill Street Car Park
P James	11(a)/13(a)	Land at Abermagwr and Penrhyncoch (140/A and 140/E1)
W P James	11(a) 13(a) 12(b) 11(a)	House and land at Llandre All UWA land Rhydypennau Hall Shop in Bridge Street, Aberystwyth

A Ll Jones	11(a)	House and business at Llanfarian
	12(b)	Llanfarian Village Hall
	12(c)	Llanfarian C P School
R E Thomas	12(b)	Bronglais Hospital

2 Report of the Director of Environmental Services and Housing

The Assistant Director of Environmental Services (Town and Country Planning Services) introduced the Report prepared for consideration by the Panel. He reminded the Panel of the details of the process to date for the preparation of the UDP.

Draft policies had been developed with cabinet; settlement matters had been considered with ward members. A draft plan had been produced for consultation & agreed by Council. Consultation reponses had been considered by cabinet (policy matters) and area settlement panels. A deposit version for further consultation was produced and agreed by Council. Responses to policy matters in the deposit version of the udp had been considered by cabinet. The purpose of this area settlement panel was to consider site specific responses.

He stated that it would be the Deposit Version that would be considered by the Inspector at the Public Inquiry. Where possible however the authority should seek to identify potential changes which could overcome objections raised. The changes & any further public response to them would be put before the Inspector. The aim of this stage was therefore to identify informal changes that would resolve as many objections as possible prior to the Inquiry, making it more likely that later stages in the process could be speeded up, become more efficient and less costly. He stated that it was important however, when considering changes, to be aware that counter objections could be made to the changes and therefore make the process less efficient and more costly. In most settlements no proposed changes were recommended.

Any proposed changes would be subject to further public consultation early in the new year.

The recommendations of the area settlement panels, together with appropriate changes to the settlement statements and maps, would then be reported to Council in December. Once agreed the proposed changes would be made available for consultation and those responses would be reported to the Inquiry along with the representations currently being considered.

The Principal Planner (Forward Planning) then explained to the Panel the information contained in Appendices A – E, namely

Appendix A summarises the representations in text form, together with a proposed Local Authority response. Depending upon the nature of the representations made, the response sets out the settlement strategy in the UDP and how the settlement relates to it. The approach to site selection is then set out, with an assessment of whether sites currently in the boundary best fulfil the site selection criteria or not.

Appendix B, illustrates the representations made to the Council on relevant settlement maps.

Appendix C, illustrates suggested proposed changes to settlement maps (A4 size maps) and other text in Volume 2a of the plan, including the settlement statements, which have been amended.

Appendix D, illustrates suggested proposed changes to settlement maps (A3 size maps) and other text, such as the settlement statements, which have been amended.

Appendix E, is a copy of the paper on housing issues presented to Cabinet when discussing policy representations. This is included to avoid duplicating discussions about housing figures and other issues.

The Chairman then invited the Officers to introduce the settlements in turn. The agreed proposed changes for reporting to Council are listed below for the settlements as discussed at the meeting:

Dôl y Bont Amendments

Amend infrastructure section to note – 'While the Environment Agency is not aware of foul drainage problems within this area it would be prudent to consult with the sewerage undertaker for further information in relation to any problems this settlement may be experiencing. Some areas within the settlement are liable to flooding. Object to development within the floodplain. Surface water discharges within this area must not exceed 'Greenfield runoff' rates so as not to increase flood risk downstream.'

Update the consultation response to the settlement statement to take account of the representations received to the Deposit consultation stage.

Minutes of a **Special Meeting** of **CEREDIGION COUNTY COUNCIL** held at the Council Chamber, Neuadd Cyngor Ceredigion, Penmorfa, Aberaeron on **Monday 22 December 2003**

PRESENT:- Councillor S.M. Thomas (Chairman); Councillors T.J. Adams-Lewis, E.E. ap Gwynn, W.G. Bennett, E.W. Davies, J.E. Davies, J.T.O. Davies, W.R. Edwards, P.W. Eklund, D.J. Evans, D.Ll. Evans, E.J.K. Evans, H.G. Evans, T.E. Evans, E.J. Griffiths, S.G. Hopley, D.M. James, W.P. James, Dr. J.G Jenkins, A.Ll. Jones, L.Ll. Jones, T.J. Jones, T.H. Lewis, C. Llwyd, S.M. Morris, R.P. Quant MBE, S.H. Richards, T.A. Thomas, J.I. Williams and A. Wilson.

(10.00 a.m. - 1.50 p.m.)

352 Apologies

Councillors B L Davies, Ll G Edwards, G Ellis, P James, R G Harries, H T Jones, J D R Jones MBE, E O Rees, Ll M Roberts-Young, J D Thomas, R E Thomas, A Williams and E C Williams apologised for their inability to attend the Meeting.

353 **Disclosure of Personal Interest**

The Chairman asked the Monitoring Officer for advice on disclosures of interest after explaining that the meeting would deal firstly with the general policy document and then the recommendations relating to the site specific matters.

Reference was made by the Officer to an earlier Counsel's opinion which had been referred to previously following the April 2002 Council meeting.

On the basis that the policy document dealt with 'broad brush' policy of the Council and that would not deal with any site specific issues and would not refer or affect the inclusion of exclusion of land then any interest would be considered to be too remote and therefore they did not have a disqualifying interest.

Turning to the area panels recommendations to Council and discussion relating to site specific issues then members must disclose an interest in line with the provisions of the Local Code and reference was made to the previous written note given to all Members.

However the Monitoring Officer emphasised their personal responsibility to disclose their interest and that Officers would not know or be aware of all their interests and Members were referred to the requirements of paragraph 20 of the Local Code that they 'must exercise personal responsibility in deciding whether they have a personal interest such that they should disclose it. They may seek from the Authority's Monitoring Officer and must have regard to any advice from the relevant Standards Committee in doing so'.

The following Members disclosed personal interests under the paragraphs of the Local Code of Conduct as indicated and left the Council Chamber when those reports of the Area Panels or policy matters were debated and voted upon.

Name Of Member	Local Code Paragraph	Parcel of Land / Policy Matter
E E ap Gwynn	11(b) 11(a)	All UWA land Vale of Rheidol Railway land
J T O Davies	11(a)	Land at Betws Bledrws
W R Edwards	13(f)	65D Llangwyryfon
P W Eklund	12(b)	Land at Glanyrafon,

		Aberystwyth
D J Evans	11(a)	007/A Betws Bledrws
D Ll Evans	11(a) 11(a)	Land at Tregaron Land at Ferwig. Policy T#R3.5
E J K Evans	11(a)	Economic Development land at 152/E1 and 152/B Groesffordd, Llandysul
H G Evans	11(a)	Land at Devil's Bridge
T E Evans	11(a)	Land at Llangoedmor
E J Griffiths	11(a)	Mill Street car park, Aberystwyth
S G Hopley	11(a)	Shop at New Quay Land at Llwyncelyn
D M James	14(a) 11(a) 14(b) 11(a) 11(a)	135/A or H Llanrhystud 134/F Llansantffraid 105/B Tanerdy 125/A/G Llanfihangel Ystrad Aberaeron Hospital and proposed Health Centre
W P James	11(a) 13(a) 12(b) 11(a)	House and land at Llandre All UWA land Rhydypennau Hall Shop in Bridge Street, Aberystwyth
A Ll Jones	11(a) 12(b) 12(c)	House and business at Llanfarian Llanfarian Village Hall Llanfarian C P School
C Llwyd	11(a)	Land at Talgarreg
S M Morris	11(a)	Land at Cardigan and Llechryd Policy TR2.2
S H Richards	11(a)	Land at Cellan (A) Land at Pont Creuddyn
S M Thomas	11(a)	Land adjoining house at Ciliau Aeron
T A Thomas	11(a)	Land at Penrhyncoch
J I Williams	12(b)	Site 151/K Lampeter

354 Unitary Development Plan Preparation

Consideration was given to the Report of the Director of Environmental Services and Housing on the action taken to date to consider making proposed changes to the Deposit Version of the UDP following the consideration of responses to policies and site specific matters during the consultation process. The Assistant Director of Environmental Services and Housing (Town and Country Planning) reminded Council of the action taken to date since Cabinet agreed a timetable at its meeting held on 9 September 2003 and it was noted that Cabinet had considered representations made in respect of the policies contained in the Deposit Version of the UDP on 9/23 October (Part 1, Housing, Employment and Shopping Chapters), 4 November (Environment Chapter), 18 November (Environment (contd.) and Tourism Chapters), 25 November (Community, Education and Recreation Chapter and Transport Chapter) 10 December (Amendments to policies H2.2, H1.4 and CER1.1 that could be applicable when considering local affordable housing in rural areas) and 16 December 2003 (all policies). Area Settlement Panels had also met on five occasions to consider site-specific representations, namely on 26 November (Mid East except Tregaron), 27 November (North), 1 December (South and Mid West) and 10 December (Tregaron). The proposed changes agreed at all these meeting and being recommended for reporting to the Inspector at the Public Inquiry were included in the papers circulated with the Report and had been highlighted for ease of reference. An addendum of corrections was also circulated at the Meeting. Council was therefore invited to agree these proposed changes as recommended by Cabinet and the Area Panels. It was explained that these changes would be the subject of further consultation and that counter objections could be received. It was stated that it was still aimed to hold the Public Inquiry in June or July 2004

As requested by Cabinet, papers containing information on the following were circulated at the Meeting. The Monitoring Officer advised that Council may wish to adjourn for some half an hour to digest the contents of the papers but it was agreed to request the Officers to present the papers without an adjournment. The following was reported upon by the Officers:

Planning Policy relating to Local Needs Housing including an extract from Planning Policy
Wales, an extract from research undertaken for the National Assembly on 'Second and
holiday homes and the land use planning system' and details of policies being formulated or
implemented in Local Authorities and National Park Authorities in England and Wales.

There followed a discussion on this matter and it was noted that

- there was no separate guidance to National Park Authorities
- several Authorities were at different stages of preparing their UDPs
- all had policies relating to affordable housing and/or affordable housing to meet local needs, similar to policies H2.2 and, in some cases, H1.4 in the Council's UDP. Only the Lake District National Park Authority had an adopted policy relating to 'locals only' housing and overall housing need had to be met in the Development Plans of surrounding local authorities.

It was agreed that the vote on the adoption of the proposed changes to the policy chapters be made by way of a recorded vote.

The Council then discussed each policy chapter in turn and clarification given on certain matters raised by several Members, including:

- the wording of ENVL1.4 level of protection of agricultural land
- the protection of the characteristics of the built environment of coastal villages
- the production of a design guide
- ENVB1.16 and 1.17 potential light pollution
- ENVB1.20 Bilingual signs the wording was stronger than that contained in the Guidance
- Use of uPVC on Listed Buildings contained in separate advice/supplementary guidance
- ENVP2.1 Flooding. It was noted that the advice of the Environment Agency on flood risk areas was a guide to be used by the Local Planning Authority in a responsible manner when dealing with planning applications
- Utilities the need to press Dwr Cymru to proceed with their investment programme

• E3.3 - Re-use, conversion or extension of agricultural and/or other rural buildings. There was a need for case officers to use their professional judgement when dealing with each application to interpret the need for the applicant to exhaust possible business re-use.

- TR3.1 Change agreed as proposed in Addendum.
- Housing Chapter. In reply to comments from Councillor W P James, the Assistant Director of Environmental Services and Housing (Town and Country Planning) outlined the type of Housing Needs Assessment which had been commissioned and the circumstances in which a Community Impact Assessment would be required as described in the appropriate Appendix. In general Councillor James stated that he welcomed the changes made to the Housing Policies and CER1.1, as referred to at the start of the Meeting, but stated that it was still his Group's view that a housing needs assessment should be carried out prior to a Housing Chapter being formulated. Councillor D Ll Evans, the Leader of the Council, again stated that the level of homes required over the Plan period had been agreed in accordance with the professional advice given by the Officers which itself was based on a number of factors including sound projections. The Cabinet, he stated, were confident that the Policies being presented today, which included the proposed changes agreed during the past few weeks, would enable the Council to provide the best possible opportunities for local people, especially young people to gain access to affordable housing within the current planning legislation.
- H1.4 —clarification provided on the word 'ribboning' in this policy.
- T3.1 Priority Highway Improvement Schemes. Members proposed a change to the Reasons for Policy to reflect the need to emphasise the county-wide economic importance of the B4343/A4120 Tregaron to Ponterwyd route and to promote through the UDP the upgrading of this route.

The voting on the adoption of the proposed changes were as follows:

FOR: Councillors W G Bennett, J E Davies, W R Edwards, D Ll Evans, E J K Evans, T E Evans, E J Griffiths, S G Hopley, R P Quant, S H Richards, S M Thomas, J I Williams and A Wilson (13) AGAINST: Councillors E E ap Gwynn and W P James (2) ABSTENTIONS: Councillors E W Davies and H G Evans (2).

Resolution (i) below reflects this decision to agree the proposed changes to the policy chapters, subject to one further amendment.

Consideration was then given to the Reports of the Area Settlement Panels and the papers outlining the proposed changes. Members raised concerns on certain matters relating to Llanfarian, Site 149a/A Cardigan and Llanrhystud and resolution (iii) below reflects the decisions made on this matter.

It was RESOLVED:

- (i) to approve the proposed changes to the policy chapters of the Deposit Version of the Unitary Development Plan as detailed in the Report of the Director of Environmental Services and Housing and in the addendum to the Report, subject to the changes agreed to Policy T3.1 (Reasons) at Full Council, for further consultation and for presenting to the Inspector;
- (ii) to approve the minutes of the Area Panels, as being a correct record, as follows:
 - (a) Mid East (excluding Tregaron) 26 November 2003
 - (b) North 27 November 2003, subject to:
 - Noting that Councillor T A Thomas had apologised for his inability to attend the meeting
 - Including the sentence "To extend the boundary to include land on the north side of the Llancynfelyn Road" in the Tre'rddol and not the Tre Taliesin amendments and deleting the sentence "Update the Consultation Response Section of the settlement Statement" from the Tre Taliesin Amendments

- Revert to officer recommendation to Area Settlement Panel on settlement boundary for Llanfarian, i.e., no change from Deposit Version of UDP.
- (c) South 1 December 2003, subject to:
 - noting that Councillor T E Evans had disclosed a personal interest under Paragraph 11(a) of the Local Code of Conduct in respect of land at Llangoedmor and
 - that the dispensation granted to Councillor S M Morris referred to one piece of land only in Cardigan
 - No change to Deposit Version of Cardigan settlement boundary at Site 149/A.
- (d) Mid West 1 December 2003, subject to:
 - noting that Councillor C Llwyd had disclosed a personal interest under Paragraph 11(a) of the Local Code of Conduct in respect of land at Talgarreg
 - Inclusion of part of site 135/G as recommended by officers as a result of further discussions
- (e) Tregaron 10 December 2003, subject to correcting the date in the title to read December.
- (iii) to approve the proposed changes to the settlement statements in the four areas as follows:

 Mid East

 North

 South
- (iv) to thank all the Officers involved for their work in presenting the information to Cabinet, Area panels and Council especially officers in the Forward Planning section and the Reprographics Unit.

Confirmed at the Meeting to the Council held on 26 February 2004

Mid West

CHAIRMAN:	
DATE.	

Appendix 7

List of Maps relating to Dol-y-Bont

Settlement Overview Map

Map 1 Identifies all sites as they appear in the Proposed Changes

document along with an indication of sites to which

representations were received at either the Deposit stage or to the

Proposed Changes document.

Copies of these maps are available to view on the Inquiry website or at the Inquiry library at the Council offices in Penmorfa. Alternatively maps may be obtained upon request from the Policy and Forward Planning Team, please contact Mrs Catrin Cond. Copies of these maps will also be available during any Inquiry sessions where this settlement is to be discussed. Please see the Inquiry Programme for scheduled dates.