



Appeal Decision

by I Stevens BA (Hons) MCD MBA MRTPI

an Inspector appointed by the Welsh Ministers

Decision date: 11/04/2024

Appeal reference: CAS-02806-Y0L4J8

Site address: Bedwen, Stryd-y-Neuadd, Llanon, SY23 5HW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr E J Morgan against the decision of Ceredigion County Council.
 - The application Ref A220682, dated 23 September 2022, was refused by notice dated 15 March 2023.
 - The development proposed is demolition of Bedwen and residential development.
 - A hearing was held on 20 February 2024.
 - A site visit was made on 20 February 2024.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of Bedwen and residential development at Bedwen, Stryd-y-Neuadd, Llanon, SY23 5HW, in accordance with the terms of the application, Ref A220682, dated 23 September 2022, and subject to the conditions set out in the schedule to this decision letter.

Procedural Matters

2. Both the Application Form and Decision Notice referred to the site address as Stryd-yr-Eglwys. However, access to the appeal site is off Stryd-y-Neuadd. For completeness, I have amended the address in the banner and decision, as copied above.
3. During the appeal, the appellant submitted a revised site plan. The amendments relate to ecology and landscaping matters and do not fundamentally alter the layout or nature of the proposed development. The local planning authority (LPA) were aware of the plan. I am satisfied there is no prejudice in this respect and have proceeded to determine the appeal based on the revised plan.
4. The appellant submitted a signed and dated Unilateral Undertaking (UU), under Section 106 of the Town and Country Planning Act 1990, detailing how affordable housing would be secured in the scheme if planning permission were granted. I have had regard to it in coming to my decision.
5. Planning Policy Wales Edition 12 (PPW) was published on 7 February 2024. As it consolidates previously published content it does not raise any new matters that have

any significant bearing on the decision. The appellant and LPA agreed with my interpretation and I have determined the appeal based on the updated version of PPW.

Application for costs

6. An application for costs has been made by Mr E J Morgan against Ceredigion County Council. This application is the subject of a separate Decision.

Main Issues

7. The main issues are:

- Whether the location of proposed development is acceptable having regard to local and national housing policies; and
- The effect of the proposal on the historic environment, with particular regard to:
 - Archaeological remains; and
 - The setting of the Grade II* listed St Ffraed's Church.

Reasons

8. The appeal site comprises a flat and linear parcel of land in Llanon. A detached dwelling, Bedwen, and accompanying garage are located towards the centre of the site, while the northern portion of the site is agricultural. An access track runs along the eastern edge of the site, while highways access is gained from Stryd-y-Neuadd to the south. The site is bounded by a mix of hedgerows and fencing on both sides and adjoins other linear grassed land parcels. Agricultural land lies adjacent to the northern boundary, beyond which is a public footpath and wooded area. The appeal proposal is for 9 dwellings, 2 of which would provide affordable housing, arranged in a linear form and facing an internal estate road which terminates in a turning head towards the northern end of the site.

Housing policies

9. Llanon is defined as a Rural Service Centre (RSC) in the Ceredigion Local Development Plan 2007-2022 (LDP). Policy S01 of the LDP apportions 24% of the plan's approximate 6,544 dwellings to RSCs, in line with Policy S03 which explains that focussing development in the RSCs will improve the sustainability of rural areas.
10. The settlement boundary for Llanon crosses through the appeal site. The area associated with Bedwen falls within the boundary, where Policy S03 permits housing development in accordance with the relevant Settlement Group Statement (SGS) and other plan policies. The northern portion of the site lies outside the settlement boundary, where Policy S04 supports housing development where it is for rural enterprise dwellings or affordable housing only.
11. The Llanon SGS sets out a housing provision of 108 dwellings during the plan period to 2022. This growth is comprised of housing completions, commitments, and allocations. The LPA confirmed that as of 31 March 2023, there have been 118 completions, 10 commitments, and 1 loss through conversion in Llanon since 2007. This results in an oversupply of 19 dwellings against the LDP provision of 108, albeit with the 2022-23 year outside of the plan period. Within this supply, two of the three housing allocations in Llanon have reached completion, while site Ref H1501 (Land rear of Pont Pen-lon; 20 dwelling estimated yield) has no planning permission and no firm indication of it coming forward.
12. It is therefore evident that the LDP housing growth provision for Llanon has been exceeded, even without the delivery of an allocated site. The LDP advises that development will not be permitted once the anticipated provision has been reached in

relation to current commitments, with the only exception being small windfall sites (1 or 2 dwellings), and regardless of whether land remains available through allocations.

13. Notwithstanding the housing supply position in Llanon, the LPA's evidence indicates that the level of housing delivery across Ceredigion remains significantly below that which was required to meet the LDP Strategy. The supply of housing land is an important material consideration and, in this regard, the proposal would make a small but positive contribution.
14. It is also material to note that the LDP plan period reached its end date on 31 March 2022. The Welsh Government, in its letter to local authorities dated 24 September 2020, confirmed that all plans adopted prior to January 2016, when the provisions of the Planning (Wales) Act 2015 came into effect, will remain the LDPs for determining planning applications until replaced by a further LDP.
15. Although the Ceredigion LDP remains the development plan for the area, it does not envisage growth beyond 2022. Such matters are to be considered under the replacement LDP ('LDP2'), which commenced preparation in 2017 and reached consultation on its Preferred Strategy in 2019. However, work was paused in October 2021 for a temporary but unspecified length of time to allow consideration of the effects of increased phosphates flows arising from development wastewater, on the catchment area of the river Teifi Special Area of Conservation (SAC). As the SAC covers a large area of Ceredigion, the LPA has decided not to recommence LDP2 until further work with Natural Resources Wales has identified mitigation measures and nutrient management.
16. Given the uncertainty around progressing LDP2, the implications of emerging housing evidence have yet to be considered in detail. Progress on a regional Strategic Development Plan (SDP) is also at an early stage, with no certainty around its timescales. While the ability to progress with this work may not presently be entirely within the LPA's control, it remains the case that the LDP's housing strategy and policies are time expired.
17. The LPA is considering a policy advice note to guide future housing schemes in centres where the LDP housing provisions have been exceeded. However, there are no firm indications on the details of any note, or timetable for publication. I note the conflict as far as part of the site falls outside of the settlement boundary. However, as the existing boundaries relate to the LDP growth strategy, they are also time sensitive and carry less weight. There is an expectation that they will be reviewed as part of LDP2. In any event, most of the site falls within the existing boundary. Notwithstanding the Policy S03 approach to capping housing permissions, PPW recognises that windfall sites can make a useful contribution to the delivery of housing. Llanon has been identified as a sustainable settlement in the LDP and the appeal site is centrally located, only a short walk from the nearest bus stop and facilities along the A487.
18. Bringing these matters together, given that Llanon has exceeded its housing provision for the LDP plan period, and the appeal site lies partly outside the Llanon settlement boundary, the proposal would conflict with LDP Policies S01, S03 and S04. Planning applications must be determined in accordance with the adopted plan unless material considerations indicate otherwise. In this instance, the LDP housing strategy and policies are time expired and there is no clear progress on LDP2, which remains at an early stage of preparation. Both Future Wales and PPW highlight that LDPs must be kept up to date to ensure they and Future Wales work together effectively.
19. There remains an under delivery of housing across Ceredigion's service centres. The proposal would provide 2 3-bed affordable dwellings in line with LDP Policy S05, where a local need has been confirmed and where delivery of AH is a national priority and

material planning consideration as highlighted in Policy 7 of Future Wales and PPW, respectively. The site is partly on previously developed land, which PPW advises should wherever possible be used in preference to greenfield sites. The proposal would form a modest extension to the settlement, being partly located within the boundary in a sustainable location. The appeal site also falls outside of the river Teifi SAC and would not be affected by the issues delaying progress of LDP2. Collectively, these factors carry considerable weight in favour of the proposal. I shall return to these factors in the balancing exercise at the end.

Archaeological remains

20. The appeal site is one of several long and narrow field parcels in the surrounding area. Collectively, the fields are referred to as Morfa Esgob, where its historic significance is derived from the open field system consisting of strip fields, or 'slangs,' which represented medieval agricultural practices. They include a larger sequence of field strips around Llansantffraed, to the west of the appeal site, which are in a Conservation Area (CA).
21. Outside of the CA, the field system is a non-designated heritage asset. A proportionate assessment as to the impact of development on its current designation must therefore be undertaken. The appellant's archaeological Desk Based Assessment (DBA) concluded that the proposed development would have a potentially severe impact on the setting and significance of the wider Morfa Esgob strip field system as it would restrict views of some of the last readable vestiges surviving to the north of the landscape. Whilst noting the rarity and historic significance of Morfa Esgob, where the evidential and historical value of the fields can be seen in their wider composition and retention, it is also evident that changes to the strip fields, including amalgamation as agricultural practices and ownerships changed, have compromised its integrity in places.
22. This is apparent within the appeal site, which according to the 1841 Tithe Map comprised of several narrow field strips. The DBA found the greatest effect of development would be on strip field 18, because it is one of the last surviving intact slangs in Morfa Esgob. However, the appellant advised that this field lies adjacent to, but outside of, the appeal site. The DBA noted that strip field 19 is not intact within the appeal site, while fields 20 and 21 have amalgamated. The DBA found that the proposal would have a low direct impact on fields 19 and 20, recognising that the construction of Bedwen has altered their historic form.
23. I acknowledge that past development within and around the field system highlights the importance of preserving any surviving remnant in its entirety. The DBA recognises the significance attached to Morfa Esgob as a whole. The proposal would have an effect on the wider system through additional built form, particularly on the northern portion of agricultural land. Nevertheless, the loss of a portion of a strip field, which has been altered through amalgamation and partial residential development, has impacted its significance in relation to the wider remaining field patterns. Notwithstanding the DBA's findings on this issue, I am mindful that strip fields 19-21 within the appeal site have been altered through past development and changing practices. The relative uniqueness of the north-south orientation of the strip fields along Stryd-y-Neuadd, compared with the east-west orientation of most other fields around Llansantffraed, does not obviate this issue.
24. Overall, the DBA concludes there will be a low direct impact on fields 19 and 20 due to the loss of historic hedgerow boundaries and the loss of a strip field from the medieval field system. It is recommended that landscape recording and a watching brief is undertaken during the removal of any hedgerow boundaries, to understand the historic development of the strip field system. Such measures could be secured through planning

conditions, as suggested in the DBA. The proposal would also reinforce the site hedgerow boundaries through additional planting.

25. The LPA considered designating a wider area of Morfa Esgob within the CA. A 1993 report from the LPA defined the CA boundary as 'those slangs considered to be of greatest visual significance in the coastal landscape'. Whilst I recognise that visual significance is but one aspect of an asset's significance, the report adds that a policy approach designed to protect the slangs should therefore concentrate upon those of greatest importance, and where designation of slangs outside of Llansantffraed will largely be symbolic. More recently, the LDP SGS notes that Llansantffraed is 'a prime example of medieval slangs and should be protected and enhanced, thus development should be resisted.'
26. The report also considered the asset to be of local historical significance, unlikely to warrant or attain national recognition. I appreciate this is one professional opinion, from some time ago, and the LPA are considering a review of its CA designations and boundaries. Cadw are also considering whether to designate the field system as a scheduled ancient monument. However, there are no indications as to whether or when any decisions might be made on these matters, including any effects for the appeal site, and therefore such matters carry very limited weight in my assessment of matters.
27. I recognise there is value and significance to the non-designated historic asset. The proposal would have an adverse effect on the strip field system through the additional built form, particularly at the undeveloped northern end of the site. However, any adverse effects must consider the impact a proposal may have on the significance of the asset. The field system has changed over time, while the LPA has afforded additional protection to the fields around Llansantffraed through the CA designation. The significance of the appeal site to the wider field system is impacted by previous alterations to its form, significantly limiting its contribution to the historic character of Morfa Esgob. On the evidence before me, I consider the harm in relation to the historic field system to be low, with no significant negative effects to its appearance or setting. The proposal would therefore comply with LDP Policy DM19 and satisfy policy advice in paragraph 6.1.26 of PPW and paragraph 4.7 of Technical Advice Note 24: the historic environment (TAN 24) (May 2017).

The setting of St Ffraed's Church

28. Although not referred to in the LPA's refusal reasons, consultation responses from Cadw and other parties raised concerns with the effect of the proposal on the setting of the Grade II* listed St Ffraed's Church.
29. The church is listed as a fine medieval tower and unusual internal design c1840 in the preaching house tradition. It lies to the northwest of the appeal site at the end of Stryd-yr-Eglwys, with residential development and open fields in between. To the north, east and west of the church, its wider setting comprises open agricultural land, with the Wales Coastal Path running adjacent to the churchyard along its eastern boundary. The footpath and churchyard provide pleasant vantage points in which to appreciate the church's significance, which is derived from its architectural and historic interest. A tree belt runs adjacent to the southern edge of the churchyard, following the route of Afon Perris.
30. While the church has a tangible historic association with the wider settlement, I consider the structure has greater visual connection with Llansantffraed, where the immediate setting embraces the historic built form of that area, including part of the CA.

31. I agree with the DBA findings that the proposed development would have a visual impact on St Ffraed's Church, as there is a line of sight from the northern extent of the appeal site. However, owing to the modest height of the church tower and flat surrounding area, it is a partial view of the structure, which is impacted by the intervening distance, built form, and tree belt. At the time of my site visit in early February, the trees still filtered views of the appeal site, despite having lost leaf coverage. The tree belt is also prominent in views of the church from the A487 on the northern approach into Llanon, screening the appeal site and much built form within the village. The church is experienced more fully in views from this direction, and from the Wales Coastal Footpath and adjacent surrounds of Llansantffraed. While I appreciate that the trees lie outside of the appeal site and the appellant's control, they are a long-established natural feature as evidenced in the historical plans and images accompanying the DBA.
32. I disagree with the DBA's findings on the extent to which development would block views from Stryd-y-Neuadd and Stryd-yr-Eglwys. From Stryd-y-Neuadd, views of the church are largely obscured by intervening built form to the west. From Stryd-yr-Eglwys, the church lies to the northwest whereas the proposed development would be to the east, limiting its visual intrusion. The presence of dwellings fronting onto Stryd-yr-Eglwys also partially screens views of the church, which comes into visual range further north along the street, away from the appeal site. Notwithstanding the historical significance of the church, it is not prominent in views from the appeal site or adjacent highways. I accept that the church setting has been somewhat altered by surrounding development in recent years. However, given the previous residential use of part of the site and its scale relative to the wider field patterns, it would not significantly alter the historic landscape form.
33. From the churchyard the tree belt, dense foliage, and row of dwellings on the opposite side of Afon Perris reduce intervisibility with the appeal site. Whilst the northern part of the site is seen in glimpses, the full effect of additional development would be reduced by the intervening distance, the site's proximity to other nearby properties, and the wider backdrop of built form in Llanon to the south and east. From the church, the proposal would form a small component of the overall views, while the two-storey dwellings would not materially impact the wider setting of the church. Furthermore, the planting of trees along part of the site's western boundary would also lessen the visual impact. Such a measure would broadly accord with the landscaping recommendation in the DAB.
34. The cul-de-sac at James Close is a suburban form of development in closer visual range of the church. However, this has not been a decisive factor in my decision, given my findings on the church setting and key views, along with the effects of the proposal at a greater distance.
35. I therefore conclude that whilst the proposed development would not make a positive contribution to the setting of St Ffraed's Church, at worst it would have a neutral effect due to the intervening distance and features. Accordingly, it would satisfy LDP Policy DM19 and the broad thrust of advice in PPW and TAN 24. In reaching my conclusion, I have had special regard to the desirability of preserving the setting of the church, including the features of special architectural or historic interest which it possesses.

Other Matters

36. I have considered the concerns of residents regarding local infrastructure and service capacity to accommodate the proposed development. The Council is satisfied that the local highway network is capable of accommodating development, along with the proposed parking arrangements within the site. The impacts on other services have not been cited as a reason for refusal and I have seen no empirical evidence that leads me to different conclusions from the Council.

37. The appellant has referred to an appeal decision in New Quay (Ref. 3274021) as setting a precedent for development outside of settlement boundaries. I also understand that outline planning permission was granted at the appeal site in 2015 (LPA Ref. A100928), under the LDP and against officer recommendation. Given my findings on the main issues, these matters have not been determinative in my decision, notwithstanding the long-held principle that each planning decision is considered on its own merits.

Planning Balance

38. The proposal would be contrary to LDP Policies S01, S03 and S04 as Llanon has exceeded its housing provision and part of the proposal lies outside the settlement boundary where national policy exceptions apply. However, the LDP housing policies are time expired and carry less than full weight in the determination of this appeal. National planning policy attaches great importance to having an up-to-date development plan in place. Work on the Council's LDP2 has been delayed, with no certainty on progress. The need for housing does not stop at the end date of an LDP. I attach considerable weight to the benefits of the proposal in contributing materially to the significant shortfall in the supply of housing land currently experienced in the County, and to the provision of additional affordable homes in Llanon.
39. Allowing the proposal would not undermine the plan-making process, given the scale of development, its relationship to Llanon's built form, and its sustainable location. Given my findings on the issue above, and having regard to all other evidence before me, the proposal would satisfy the broad thrust of national policy, which recognises the useful contribution of windfall sites to the delivery of housing, particularly within settlements.
40. Turning to the heritage issues, the additional built form would have an adverse effect on the Morfa Esgob strip field system. I recognise there is archaeological value attached to the site, albeit as a non-designated heritage asset. However, the evidence does not persuade me that its significance in the wider context of Morfa Esgob is enough to withhold granting planning permission. The identified harm would be low and through the proposed mitigation measures, there would be no significant negative effects. The proposal would have a neutral effect on the setting of the Grade II* listed St Ffraed's Church due to the intervening distances and features. In both instances, I find no conflict with LDP Policy DM19 or advice in PPW and TAN 24. I therefore consider the benefits arising from housing delivery in this location outweigh the conflict with LDP policies.

Conditions and Obligations

41. I have considered the conditions recommended by the Authority in the light of advice in Welsh Government Circular 016/2014 'The Use of Planning Conditions for Development Management' ('the Circular'). I have included the suggested reptile mitigation and biosecurity risk assessment conditions as both are necessary in the absence of further surveys and to address construction works, respectively. While I note the latest layout plan provides for bat boxes on each dwelling, the recommended bat conservation plan condition would be more comprehensive in setting out timing and construction measures. A separate condition controlling external lighting is not necessary, given that the bat conservation condition addresses measures to be specified. Consequently, it is not necessary to include a separate condition complying with the Preliminary Ecological Assessment. Additionally, with the latest site plan details, a separate condition is not necessary to enhance biodiversity within the site.
42. Given that highways and external surface materials details have been provided on the submitted plans, conditions 3, 6, 7 and 9 are no longer necessary. The narrower footpaths on the short sections of highway frontage, at 1.8 rather than 2m, is a minor conflict with highways advice and is not a significant shortcoming of the scheme. I have

included the recommended conditions from the DBA, so that an understanding of the site's history can be retained for future reference. Finally, in recognition that trees and hedgerows are important components of the scheme landscaping, their establishment should be managed and maintained during the first few years of development. Accordingly, I have included a condition to this effect based on the Circular.

43. The submitted UU would oblige the appellant to secure two of the proposed dwellings as affordable housing for local need. The LPA agreed with the provisions contained within the UU which demonstrate how prospective occupants would be found based on the local authority eligibility criteria, and how the dwellings would remain affordable in perpetuity. Having considered the tests set out in Welsh Office Circular 13/97 Planning Obligations, I am satisfied that the obligation is reasonable, necessary, and related to the proposed development. I have therefore given the document considerable weight.

Conclusion

44. For the reasons given above, and having regard to all other matters raised, I conclude that the appeal should be allowed.
45. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well-Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives.

I Stevens

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development shall begin not later than five years from the date of this decision.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out in accordance with the following approved plans and documents:

- Drawing No 1 – Affordable dwellings on Plot 3 & 4 – ground floor plan, first floor plan, roof plan & elevations. Date 24 August 2022.
- Drawing No 2 – Open market dwelling plots 1 & 9 – ground floor plan, first floor plan, roof plan & elevations. Date 16 February 2022.
- Drawing No 3 - Open market dwelling plot 2, 5 & 6 – ground floor plan, first floor plan, roof plan & elevations. Date 24 August 2022.
- Drawing No 4 - Open market dwelling plot 7 & 8 – ground floor plan, first floor plan, roof plan & elevations. Date 24 August 2022.
- Drawing No 5 – Existing block plan, proposed block plan & location plan. Date 16 February 2022 submitted 9 February 2024.

Reason: To ensure the development is carried out in accordance with the approved documents, plans and drawings submitted with the application.

- 3) No development shall commence until a Bat Conservation Plan has been submitted to and approved in writing by the Local Planning Authority. The Conservation Plan shall include, but not necessarily be limited to:

- Build upon the principles outlined in the ecological report (reference Sutton, M and Swann, V. (2022). Bat Survey Report for Bat Activity Survey: Proposed Development on land at Bedwen, Llanon, Ceredigion. Wyndrush Ecology. (Unpublished)
- Submission of further details (including plans) of all bat roost retention, compensation and enhancement measures including identified roost access points (retained or proposed).
- Details of timing, phasing and duration of construction activities and conservation measures.
- Timetable for implementation of the Bat Mitigation measures to demonstrate that works are aligned with the proposed phasing of the development.
- Persons responsible for implementing the works.
- Post-construction monitoring (for a period of 3 years) timetable and record dissemination to Local Records Centre (<https://www.cofnod.org.uk/LinkInfo?ID=7>).
- Further details concerning external lighting scheme together with plans illustrating projected bat emergence points and dispersal corridors between bat roost access points and features planned to be functionally used by bats for foraging/dispersal purposes. It is advised that proposals accord with the Bats and artificial lighting in the UK Guidance Note 08/18 published in partnership with the Institute of Lighting Professionals and the Bat Conservation Trust, 2018.

Reason: To avoid adverse effects on European protected species in line with Technical Advice Note 5: nature conservation and planning (2009).

- 4) Prior to any clearance work, a Reptile Mitigation Method Statement, stipulating a work method to minimise risk to reptiles, must be submitted to and be approved in writing by the Local Planning Authority. This should include stipulations that:

- Grassland and ruderal vegetation areas will be directionally strimmed in two stages to allow any reptiles present to move out of the working area naturally. These areas will

be strimmed initially to a height of 150mm. The direction of strimming will be selected to encourage the movement of any reptiles present into habitats which will not be affected.

- After a resting period of 2-7 days the vegetation can be removed. All vegetation will be removed from the area to prevent potential areas of refuge being created for reptiles to shelter in.
- Whilst strimming is taking place, scrub, and trees to be removed will have the roots left intact. Debris piles which also provide potential hibernacula will be left in-situ.
- Suitable refugia, for example roots left in place, logs, or rubble piles, will be dismantled carefully by hand, or excavated (roots).

Reason: To avoid adverse effects on European protected species in line with Technical Advice Note 5: nature conservation and planning (2009).

- 5) No development shall take place until a Biosecurity Risk Assessment has been submitted to and approved in writing by the Local Planning Authority. The Assessment shall include:

- (i) appropriate measures to control any invasive non-native species (INNS) on site; and
- (ii) measures or actions that aim to prevent INNS being introduced to the site for the duration of the construction phase of the scheme.

Reason: To avoid the spread of invasive species and protect local biodiversity in line with Policy DM15 of the Ceredigion Local Development Plan.

- 6) No development shall take place until the applicant, or their agents or successors in title, has secured agreement for a Level 2 Landscape Survey in line with Historic England's 'Understanding the Archaeology of Landscape: Guide to Good Recording Practice' (Second Edition) which shall be submitted by the appellant and approved by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

Reason: To identify and record any features of archaeological interest discovered during site works and to mitigate the impact of the works on the archaeological resource, in accordance with Policy DM19 of the Ceredigion Local Development Plan.

- 7) No development or site clearance shall commence until the local planning authority have been informed in writing of the name of a professionally qualified archaeologist who is to be present during the undertaking of any hedgerow boundary removal in the development area so that a watching brief can be conducted. No work shall commence until the local planning authority has confirmed in writing that the proposed archaeologist is suitable. A copy of the watching brief report shall be submitted to the local planning authority within two months of the archaeological fieldwork being completed.

Reason: To identify and record any features of archaeological interest discovered during site works and to mitigate the impact of the works on the archaeological resource, in accordance with Policy DM19 of the Ceredigion Local Development Plan.

- 8) All planting, seeding, or turfing comprised in the approved details of landscaping, shown on Drawing No 5 – Existing block plan, proposed block plan & location plan. Date 16 February 2022 submitted 9 February 2024, shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously

damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of high-quality design and maintaining and enhancing biodiversity, in accordance with Future Wales Policy 9 and Policies DM06 and DM15 of the Ceredigion Local Development Plan.

- 9) No development shall take place until a scheme to enable the provision of gigabit capable broadband infrastructure from the site boundary to the dwellings hereby permitted has been submitted to and agreed in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme.

Reason: To support the roll-out of digital communications infrastructure across Wales in accordance with Policy 13 of Future Wales.