



**Joint Local Development Plan
Anglesey & Gwynedd (2011 - 2026)**

Deposit Plan (2015)

Written Statement

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1 Executive summary

Introduction

- 1.1 The Isle of Anglesey County Council and Gwynedd Council (the Councils) are required, by law, to prepare local development plans. The Councils have decided to work together to prepare the Anglesey and Gwynedd Joint Local Development Plan (the Plan). This Plan sets out the land use planning policy framework over a 15 years period (2011 – 2026). It covers the Anglesey and the Gwynedd Local Planning Authority areas (the Plan area) – see map 1 in Chapter 2.
- 1.2 Once the Plan is adopted it will provide the starting point for when the Isle of Anglesey County Council and Gwynedd Council (the Councils) consider planning applications. The Plan sets out how the Councils will provide for homes, jobs, the environment, and infrastructure. As a snapshot, the Plan sets out:
- How the Councils will support centres, villages and clusters (of housing) by distributing development across the Plan area;
 - How the Councils will seek to promote development that incorporate sustainable development principles;
 - How the Councils will alleviate and adapt to the effects of climate change;
 - How the Councils will promote economic growth, employment and enterprise;
 - How the Councils will promote the Plan area’s tourism potential;
 - How the Councils will ensure our town centres are kept vibrant;
 - How much land the Councils consider is needed to meet the needs for employment development i.e. new businesses and the expansion of existing businesses, including the requirements associated with constructing Wylfa Newydd;
 - How many homes the Councils consider are needed to meet the needs of the Plan area, over the Plan period 2011 – 2026;
 - How many affordable homes the Councils consider can be delivered by applying the affordable housing policies included in the Plan;
 - How the Councils will deal with making provision for Gypsy and Traveller accommodation;
 - How the Councils will protect and enhance the natural and historic environments that make the Plan area so special.
- 1.3 The Plan has undergone previous rounds of public engagement and consultation and throughout the process it has been adjusted based on comments and background evidence and assessments which have been prepared to ensure that the Plan is ‘sound’.

The Plan preparation process

- 1.4 The next figure sets out the Plan preparation process:

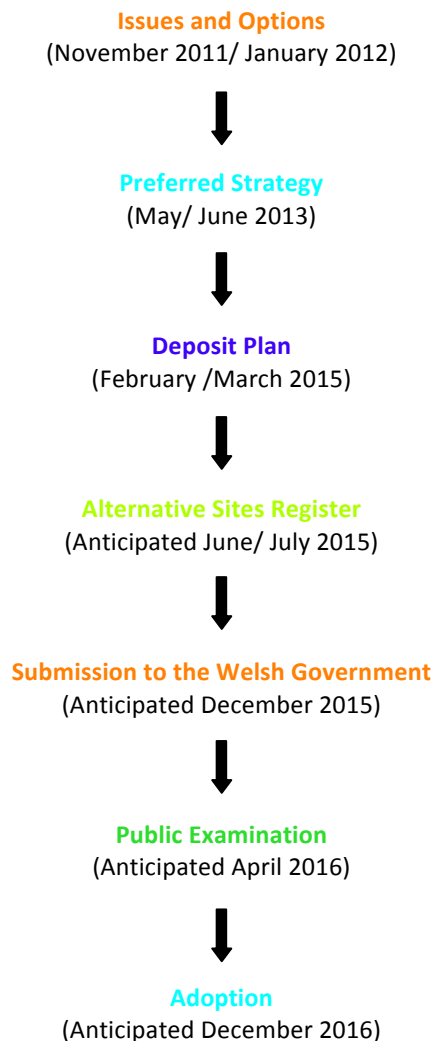


Figure 1: Plan preparation process

What's happening now?

- 1.5 The Councils are seeking your views on the soundness of the **Deposit Plan**. This is a full draft of the Joint Local Development Plan.
- 1.6 The Deposit Plan is made up of two documents, which together will provide the framework for managing development and addressing the main planning issues in the Plan area to 2026. This consultation is on:
 - i. **Written Statement** - the main document of the Deposit Plan, identifying how much and what type of development will occur in different towns, villages and clusters, as well as providing strategic and detailed planning policies that will be used to make decisions on planning applications.
 - ii. **Proposals Maps Documents** - allocates specific sites for development (e.g. housing, retail, or employment) or protection (e.g. open space) that will help to deliver the policies in the Written Statement. All sites are shown on General Proposals Map or on Inset Maps. An online **Constraints Map** shows the geographic location and extent of designated areas created by legislation or processes outside the development plan process (e.g. Areas of Outstanding Natural Beauty).

- 1.7 Following this consultation and consideration of the comments, the Plan will be finalised and will be submitted to the Welsh Government for a public Examination by an independent Planning Inspector. Providing the Planning Inspector finds that the Plan is 'sound' the Councils can adopt it and it will be used to help determine planning applications.

How to comment

- 1.8 This executive summary is intended to give you an overview of the policies that are included in the Plan. **However, in order for your comments to be accepted you must relate them to the full Plan document.**

- 1.9 At this stage it is really important that comments:

- i. are set out clearly;
- ii. are supported by evidence;
- iii. state why the Deposit Plan isn't 'sound'.

- 1.10 Please ensure that your comments are submitted through either the online consultation portal or on a Deposit Plan comment form by 5pm on 31st March 2015.

- 1.11 You must complete a separate representation form for each separate representation.

- 1.12 **Any comments submitted in a different format or received after the consultation period will not be considered.**

- 1.13 You can make comments either online, by email or post. The quickest way to send comments is to use our online consultation portal.

- 1.14 If you think a change should be made to the Plan you should make it clear specifically what this change should be, having regard to the issues of soundness. You should support your comments by evidence showing why the Plan should be changed. It will be helpful if you also say as precisely as possible how you think the Plan should be changed.

- 1.15 You may suggest alternative sites or boundaries to be considered ('site allocation representation'). These would need to fit in with the proposed strategy in the Plan **and be tested by you using the Sustainability Appraisal Framework.**

- 1.16 The Councils will consider all of the comments submitted through the online consultation portal or the Deposit Plan comments form. Your comments will be passed to the Inspector to consider at Examination to allow them to make a decision as to whether the Plan is 'sound'.

What is 'soundness'?

- 1.17 The Examination ensures that the Plan is based on sound information and thinking and that the views of those with concerns about the Plan have been considered. There are 10 criteria for assessing soundness which fall into three categories: procedural, consistency, coherence and effectiveness). They are:

Procedural Tests

P1: it has been prepared in accordance with the Delivery Agreement including the Community Involvement Strategy

P2: the plan and its policies have been subjected to sustainability appraisal including strategic environmental assessment

Consistency Tests

C1: it is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas

C2: it has regard to national policy

C3: it has regard to the Wales Spatial Plan

C4: it has regard to the relevant community strategy/ies

Coherence & Effectiveness Tests

CE1: the plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities

CE2: the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base

CE3: there are clear mechanisms for implementation and monitoring

CE4: it is reasonably flexible to enable it to deal with changing circumstances

Where to view the Plan and make comments:

1.18 Here's a list of places where you can view the Plan:

- i. Come along to a Plan Consultation event to find out more and fill in a comment form;
- ii. Visit www.gwynedd.gov.uk/ldp or www.anglesey.gov.uk/ldp to view the Plan and use the online consultation portal to make comments or fill out a form;
- iii. Visit your local public library in Gwynedd or Anglesey; Siop Gwynedd (Caernarfon, Dolgellau, Pwllheli); Joint Planning Policy Unit (1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor LL57 1DT); Isle of Anglesey County Council Offices, Planning Department, Llangefni to view the Plan and pick up a comment form.

1.19 Hard copies of the Plan can be provided on request for a fee (to cover printing and postage costs) and CDs are available free of charge.

The Written Statement

1.20 The Written Statement sets out the main issues in the Plan area that the land use planning system can influence. **For example**, it identifies that new homes are required to meet the requirements of a growing local population; affordable housing is needed for those that cannot afford to purchase or rent a home on the open market; residents require good access to services and facilities; there is a need to support and encourage the growth of businesses in towns and villages as well as in the countryside in response to opportunities linked to constructing Wylfa Newydd as well as other sectors that can thrive in the Plan area; there is a need to facilitate development that will contribute to maintaining and strengthening the Welsh language and culture; and, it is important to protect the Plan area's high quality landscape.

1.21 It also sets out a Vision for how the Plan area will look by 2026 and includes concise place statements outlining how the larger Centres will have changed as well as the supporting Centres and villages in the Plan area. From the Vision, the Plan sets out a series of Strategic Objectives under 5 Themes, which help provide a direction to the series of Strategic and Detailed Policies. These Policies will be used to guide new development and determine planning applications. The policies are set out in Chapter 7 of the Written Statement.

The Proposals Map Document

- 1.22 The second part of the Plan is the Proposals Map Document, which is set out over two volumes. One covers the Isle of Anglesey, whilst the second covers the Gwynedd Local Planning Authority area. This document shows (allocated or safeguarded) sites that we are proposing or safeguarding for future development and sites that should be protected from development. Inset Maps are used to provide more detail at a settlement level. No housing allocations are proposed in the Local/ Rural/ Coastal Villages and Clusters, but an Inset Map has been prepared for each one to show the proposed development limit, using a development boundary or by highlighting the core of each Cluster, as well as any other relevant designation.
- 1.23 Every site that is allocated for housing has been assessed against a Site Assessment Methodology to identify whether the site might be suitable for development or whether there are any constraints to development (such as flood risk). The Methodology includes a series of questions covering topics such as flood risk, landscape character, infrastructure capacity and biodiversity considerations. The Methodology is aligned with the Sustainability Appraisal Framework and the Welsh Language Impact Assessment of the Plan. These site assessments have meant that the most sustainable sites in a settlement have been identified for allocation. Copies of the assessments and Methodologies are available to view on the Councils’ websites.
- 1.24 The Inset Maps also identify the development boundaries and other designations, such as employment sites, town centres, primary shopping areas, that might be relevant in considering new proposals in the Sub-regional Centre, Urban Service Centres, Local Service Centres, Service Villages, Local/ Rural/ Coastal Villages and Clusters.
- 1.25 Other designations are shown on-line on the **Constraints Maps**. Constraints Maps show the geographical location and extent of constraints to development that are created by legislation or process outside the development plan. For example, it identifies the Areas of Outstanding Natural Beauty, Sites of Special Scientific Interest and areas at risk of flooding. The Constraints Maps collate information that already exists in documents and /or other websites and it can be readily updated.

The Spatial Strategy

- 1.26 The Spatial Strategy sets out a **Settlement Hierarchy**, which lists those towns, villages and clusters where most new development will take place. Policies also allow for limited development to occur in the countryside. The Settlement Hierarchy is shown in the following table:

Table 1: The Settlement Hierarchy

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION
Sub-Regional Centre	Bangor	The city has a sub-regional role and a role for the Plan area and a more local role. It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.
Urban Service Centre	Amlwch, Blaenau Ffestiniog, Caernarfon, Holyhead, Llangefni,	These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Holyhead, Llangefni and Caernarfon also have a function for their counties.

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CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION
	Porthmadog and Pwllheli	
Local Service Centre	Abersoch, Barmouth, Bethesda, Beaumaris, Benllech, Bodedern, Cemaes, Criccieth, Gaerwen, Llanberis, Llanfairpwll, Llanrug, Menai Bridge, Nefyn, Penrhyndeudraeth, Penygroes, Pentraeth, Rhosneigr, Tywyn, Valley.	These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.
Service Villages	Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Gwalchmai, Llannerch-y-medd, Newbrough, Rachub, Tremadog, Y Ffôr.	They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.
Local/Rural/Coastal Villages	Too numerous to list here – see list at beginning of Appendix 3 to the Plan.	There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.
Clusters	Too numerous to list here – see list at beginning of this Appendix 3 to the Plan	Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.
Countryside	Covers all areas outside of the development boundaries of the settlements and built form of clusters listed above.	There is generally a more restrained approach to development in the Countryside, although some forms of development will still be supported. This includes: the conversion of buildings for economic development, tourism, community or residential use; replacement dwellings; affordable housing for local people adjacent to development boundaries; agricultural and rural-based activities; essential infrastructure; energy developments and proposals for sport, recreation, community facilities and tourism facilities.

1.27 A policy on **housing development** identifies the requirement to facilitate the provision of 7,184 new homes by 2026. A 10% slippage allowance has been added to deal with unforeseen circumstances. Of the overall housing requirement (including the 10% slippage allowance) about 50% have either been built since 2011 or already have planning permission (April 2014), which means that an additional 3,907 new homes would need to be provided through the Plan. This will largely be met through the allocation of sites for housing, windfall sites and existing building stock in those settlements identified in the above Settlement Hierarchy (excluding Local/Rural/Coastal Villages and Clusters). In addition, an allowance has been included to recognise that small-scale residential development will take place in the Local/Rural/Coastal Villages, Clusters and Countryside by using windfall sites and existing building stock.

1.28 It is proposed to distribute the housing requirement as set out in the table below:

Table 2: Broad housing distribution

Type of Settlements	Number of Settlements	Percentage of the Growth	Number of Units
Sub-regional Centre & Urban Service Centres	8	Up to 55%	4,346
Local Service Centres	20	At least 20%	1,580
Villages	87	No more than 25%	1,502
Clusters	112		224
Open Countryside	-		250

1.29 Section 7.4 of the Plan sets out what this will mean for the Isle of Anglesey County Council and the Gwynedd Local Planning Authority area, separately.

1.30 A policy on **employment land** sets out a need to safeguard and allocate at least 800ha of employment land on industrial or business parks to meet the future needs of businesses.

1.31 In relation to **retail development** it is proposed that the majority of new development will take place in the defined town centres at following settlements: Bangor, Caernarfon, Porthmadog, Pwllheli, Abersoch, Barmouth, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn, Holyhead, Llangefni, Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley.

Managing growth and development policies

1.32 The Managing Growth and Development Policies section (Chapter 7) of the Plan includes a number of strategic and detailed planning policies that are important to the whole of the Plan area. A snapshot of these policies is set out in the following table:

Table 3: Snapshot of development management policies

Safe, healthy, distinctive and vibrant communities
Safeguarding and enhancing the Welsh language – by creating the right circumstances that will contribute to maintaining and creating Welsh speaking communities, e.g. facilitating a mixture of housing (tenure and type),

employment opportunities, community services and facilities.
Providing infrastructure and facilities - by supporting proposals that enhance the quality and range of services and facilities. New development must include any necessary infrastructure and facilities (such as schools or road improvements). Developer contributions will be sought to meet the need for new infrastructure or facilities.
Supporting community services and facilities - by protecting existing facilities (such as village pubs and shops). The loss of facilities will only be permitted in certain circumstances (e.g. as part of a wider proposal to improve service provision, it is surplus to requirements). Proposals for new or improved community services and facilities will be supported.
Providing public open space for leisure and recreation - by maintaining and enhancing the quality, quantity and accessibility of open spaces. Standards are set out that will ensure new development is serviced by an appropriate quantity and quality of open space. The loss of existing open space will only be permitted in certain circumstances (e.g. it is surplus to requirements).
Enhancing sustainable transport - by minimising congestion, improving safety and making greater use of walking, cycling and public transport networks. This includes guidance for the provision of car parking on developments.
Sustainable living
Sustainable development principles – by ensuring that new development is consistent with the principles of sustainable development and national planning policy and guidance.
Integrating high quality design - by safeguarding and respecting the diverse character and appearance of the area through the design, layout, construction and use of new development. In addition, proposals will seek to reduce carbon emissions and incorporate local character through their design.
Managing environmental hazards - by ensuring that new development is directed to areas of lowest flood risk, as well as limiting surface water run-off and incorporating sustainable drainage systems. The types of development acceptable in areas near the coast will be limited.
Supporting the energy sector - by supporting development (e.g. nuclear, biomass, solar power and wind development) where any significant adverse impacts (e.g. noise, air quality, traffic and visual impact) have been avoided.
Making the most efficient use of land - by encouraging higher density development where the site has good access to services and facilities and public transport connections. Lower densities would be justified in some locations (e.g. where it maintains the character of the area).
Economy and regeneration
Supporting the transformation of the Plan area's economy - by protecting a network of existing employment sites, allocations or premises; by providing an element of flexibility to satisfy a requirement for a specific location that can't be accommodated on a safeguarded or allocated industrial estate or business park. Development that provides jobs will be supported on appropriate sites within Centres and Villages.
Encouraging growth and diversification of the rural economy - by supporting employment development in rural areas where it is of an appropriate scale that respects the character of the surrounding landscape. Development will be directed to existing employment sites, involve the re-use of existing buildings, form part of a farm diversification scheme, or have a need to be in a specific location.
Developing and diversifying the visitor economy - by supporting developments (tourist attractions, facilities and accommodation) that strengthen and broaden the tourism offer across the Plan area. Proposals in the countryside should be of an appropriate scale.
Supporting the vitality and viability of centres - by directing retail and other town centre uses to sites within defined Town Centres. Elsewhere shops will be protected where they are important to the day-to-day needs of local communities, unless material planning considerations indicate otherwise.
Supply and quality of housing
Creating a mix of housing - by ensuring that new residential developments provide the size and type of housing that is needed in an area, including for the elderly (e.g. through the provision of specialist accommodation), households requiring a home for the first time and households requiring a home in an area described as 'hot spots' in terms of the housing market.
Providing affordable housing - by requiring housing development over specific thresholds in terms of numbers

of housing units to include a proportion of affordable housing. The minimum proportion of housing that would need to be affordable varies from 15% to 25% depending on the viability of development in a particular area. Only new affordable housing will be supported in Clusters. 100% new affordable housing is supported where it meets an identified need and is located on the edge of a Centre or a Village, unless, in exceptional circumstances, it can be demonstrated that a minimum number of open market housing is required to improve the site's viability.

Safeguarding the existing housing stock – by promoting alternative forms of accommodation that will satisfy the requirements of transient residents, e.g. large volumes of construction workers, students.

Providing for the needs of Gypsies and Travellers - by safeguarding existing sites and working to identify land to meet the need for 10 new permanent pitches for Gypsies and Travellers in the Gwynedd Local Planning Authority area and 11 new permanent pitches in Anglesey in locations where there is reasonable access to shops, services and facilities by public transport, on foot or by cycle. In addition the Councils will also be identifying land to meet the need for pitches that will allow Gypsies and Travellers to stop in the Plan area for a short period of time as they travel through the area.

Natural and built environment

Promoting a high quality landscape - by sensitively integrating new development into the existing landscape (e.g. protect important open spaces, hedgerows and trees). Important landscape areas, such as the Areas of Outstanding Natural Beauty, various Special Landscape Areas, are recognised and proposals should respect and enhance the character of these areas in accordance with relevant legislation and national and local planning policy.

Valuing our heritage - by putting heritage assets (such as Listed Buildings) to an appropriate, viable and sustainable use. In addition, the views, settings, character and appearance of the heritage assets (e.g. Conservation Areas, Listed Buildings, Registered Historic Parks and Gardens, and World Heritage Sites) will be conserved by applying relevant legislation, and local and national planning policy.

Enhancing biodiversity and geodiversity - by protecting designated sites (e.g. Sites of Special Scientific Interest and local Wildlife Sites) by applying relevant legislation, and local and national planning policy.

Supporting a network of waste management facilities - by safeguarding existing sites and facilitating new ones as appropriate.

Safeguarding mineral assets - by safeguarding important mineral deposits from other forms of non-minerals development to ensure that they are not needlessly sterilised.

Monitoring

- 1.33 Legislation requires local planning authorities to keep matters that may affect the planning and development of land and buildings under review. A monitoring framework is included that will be used to undertake the required annual monitoring of the Plan's progress. A full review is required 4 years after adoption, unless the annual monitoring work reveals factors, such as a significant change in external conditions, a significant change in development pressure, significant change that undermines the local economy.

Introduction

- 2.1 The Planning and Compulsory Purchase Act 2004 makes it a requirement for local planning authorities in Wales to prepare a Local Development Plan (LDP) for their areas. The Isle of Anglesey County Council and Gwynedd Council have decided to prepare a single Plan (the Plan) for Anglesey and Gwynedd Planning Authority areas.
- 2.2 When the Plan is adopted, it will replace the Development Plans shown in the table below. It will also replace the Anglesey Unitary Development Plan (that was stopped in 2005), and Interim Planning Policies, which currently are material planning considerations for determining planning applications by the Isle of Anglesey County Council.

Table 4: List of Development Plans that will be replaced after adopting the Plan

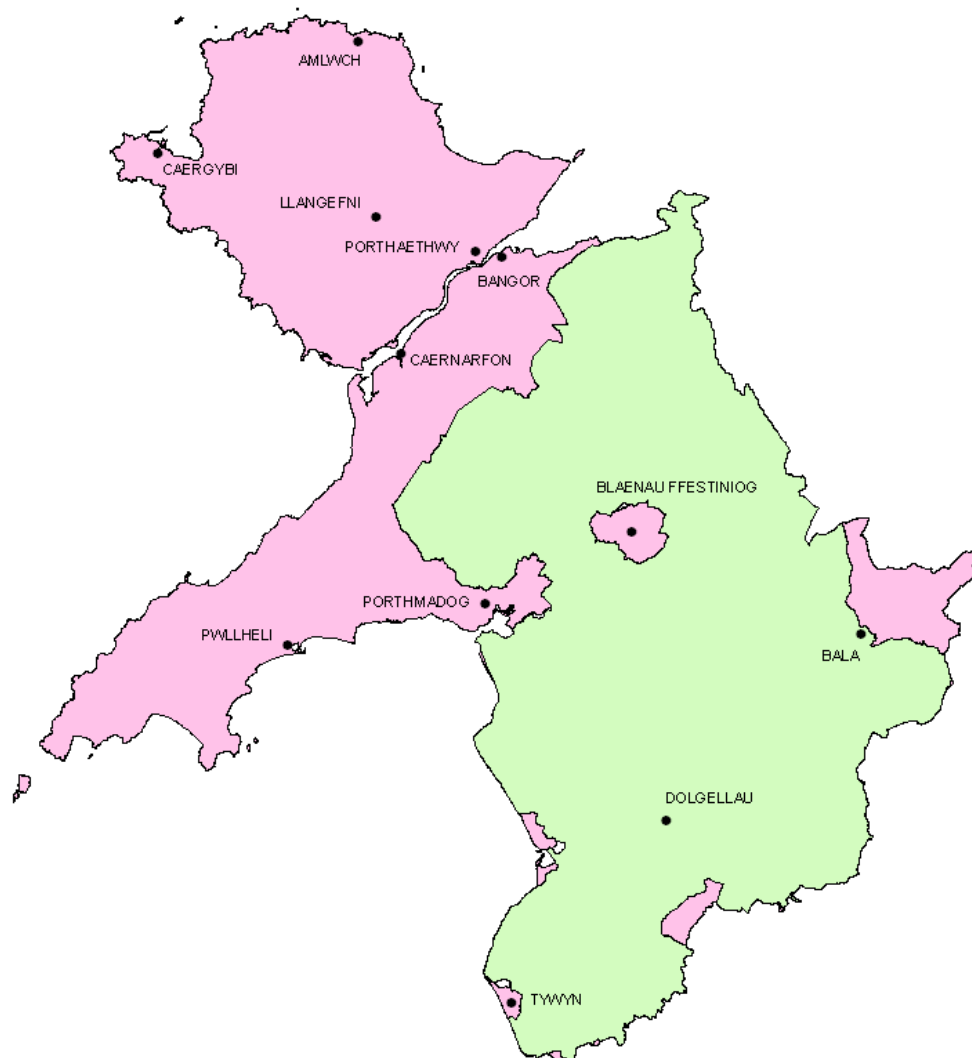
<u>Isle of Anglesey Planning Authority Area</u>	<u>Gwynedd Planning Authority Area</u>
<ul style="list-style-type: none"> • Gwynedd Structure Plan (1993) • Anglesey Local Plan (1996) 	<ul style="list-style-type: none"> • Gwynedd Unitary Development Plan (2009)

- 2.3 Once the Plan is adopted, the majority of decisions on planning applications in the two Planning Authority areas will be based on the contents of the Plan.

The benefit of joint working

- 2.4 The Plan will deal with Anglesey and Gwynedd but parts of Gwynedd within the Snowdonia National Park will not be included. Map 1 shows the Plan area. It is neither a sub-regional nor a formal administrative area but whilst every area has its own special character, both Councils believe that there is a strong cross-boundary relationship between them in terms of function, economy, infrastructure and policy. This means that collaboration on a development plan makes planning and economic sense.
- 2.5 Working together will enable both Councils to tackle complex issues together and it may provide a stronger voice for them when discussing issues with their partners. A review of information available has shown important cross-boundary issues which provide a robust base for preparing a Plan for the area in question. These are:
- Jobs - The demand for and supply of jobs create strong travelling patterns between Anglesey and north Gwynedd.
 - Jobs – decommissioning work at Trawsfynydd (over 650 workers) and the electricity generation and decommissioning work at Wylfa (over 600 workers) completed during the Plan period – projects that employ workers from across the Plan area.

Map 1: Plan Area



Nodiant / Notation

- Ardal y CDLI ar y Cyd / Joint LDP Area
- Parc Cenedlaethol Eryri / Snowdonia National Park

- Wales Spatial Plan (2008) – identifies 6 Zones, which were developed by the Area Groups following extensive collaboration and research. Each Zone approached the issue in different ways, which reflects their agreed regional priorities. The Plan area lies within 2 of the 6 Zones and further information can be seen in Chapter 3 of the Deposit Plan.

- Anglesey Energy Island Programme - a collaborative approach between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing, which will be a means of influencing major infrastructure projects bringing economic and social benefits to the Island and north west Wales.
- Road and Railway networks - Important elements of the road and railway networks cross the administrative boundaries of both areas.
- Cross- boundary Housing Market Areas which have common influences.
- Shopping – Bangor’s influence as a sub-regional shopping centre.
- Infrastructure – the capacity of the road network, energy transmission network, the sewerage treatment network and works and water supply.
- Landscape – the relationship across the Menai Strait.

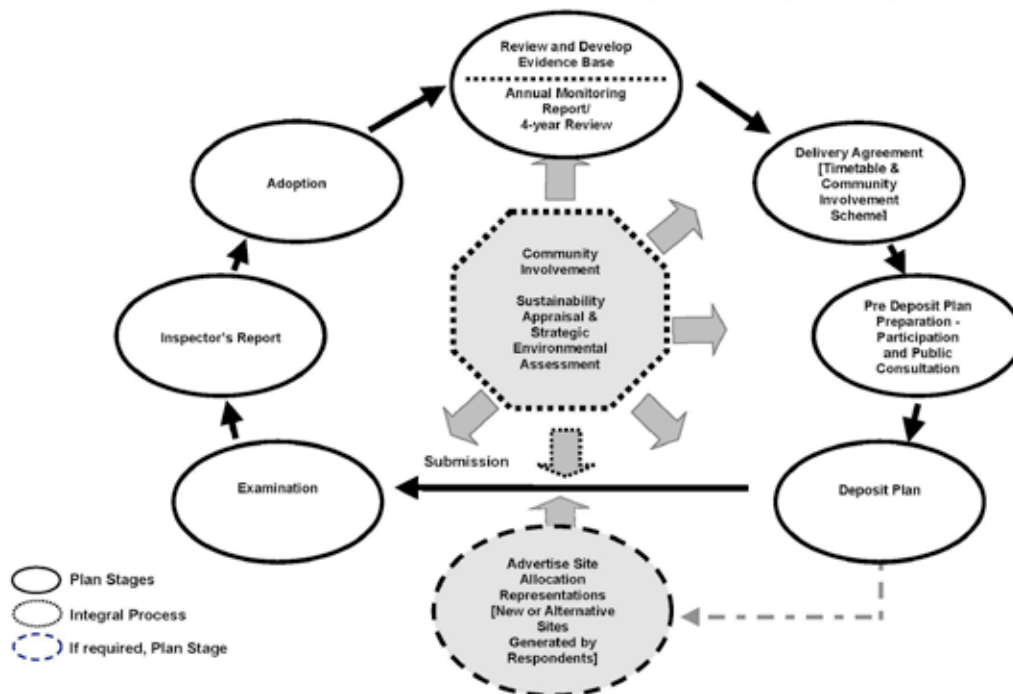
What is the purpose of the Plan?

- 2.6 It will state what the strategy and aims for development and land use will be in the area covered by the Anglesey and Gwynedd Planning Authorities and it will include policies used to implement these strategies and aims over a period of 15 years (2011 to 2026). The Plan will have a significant influence on development of the whole area and individual communities. It will provide guidance regarding the location of new houses, employment opportunities, leisure and community facilities and where these will be provided in the area. The Plan will be used to determine which developments will receive permission in the future by the Councils and where.
- 2.7 It is a requirement for the Plan to be ‘sound’, i.e. showing good judgment and that it can be trusted. The matters that are important to the area must be examined, based on evidence regarding the economy, the society and the environment and fair consideration must be given to practical alternative options. The Plan will be measured against the Tests of Soundness. These deal with the contents of the Plan as well as its preparation process. The Tests are reproduced in Appendix 1.

The process of preparing the Plan

- 2.8 The process of preparing the Plan is shown in Figure 2.
- 2.9 The Plan has been assessed against the Tests of Soundness. These deal with the content of the Plan’s policy, along with the processes for producing it.

Figure 2 Local Development Plan Preparation Process Diagram



2.10 The Plan has developed over the last 3 years. A summary is provided below of the 13 key stages in the process.

2.11 **Delivery Agreement** – This establishes the timetable for preparing the Plan as well as a public participation plan showing who, how and when for public participation and consultation. The first one was approved in December 2011. It has by now been updated (December 2014) to reflect the latest situation regarding preparing the Plan.

2.12 **Evidence** – reviewing and developing the evidence base (a continuous process) which includes information and social, economic and environmental trends, to give a comprehensive and sound foundation for developing the strategy, policies and designations. The Plan is also informed by formal and internal assessment processes, as described below:

- i. The Sustainability Appraisal and Strategic Environmental Assessment (SEA) process – these are required by the Planning and Compulsory Purchase Act 2004 and the SEA Regulations to ensure that the Plan's strategy and policies reflect sustainability principles. The Sustainability Appraisal Report is published alongside the Plan for public consultation;
- ii. The Habitat Regulations Assessment (HRA), which is a process required to determine the likely significant effects of the Plan on European sites of nature conservation importance. The HRA Report is published alongside the Plan;
- iii. Welsh Language Impact Assessment – a process designed to ensure that the Plan reflects the need to contribute to the goal of maintaining and strengthening the Welsh

- language in the Plan area. The Welsh Language Impact Assessment report is published alongside the Plan;
- iv. Health Impact Assessment – a process that uses a methodology used internally in assessing the health implications of plans and strategies. The Health Impact Assessment report is published alongside the Plan;
 - v. Equalities Impact Assessment - a process that uses a methodology used internally in assessing the equality implications of plans and strategies. The Equalities Impact Assessment report is published alongside the Plan.
- 2.13 **Pre-deposit Participation and Consultation on the Preferred Strategy Document** – this stage entailed identifying and assessing the main matters and strategic options (2011 – 2012). It was followed by a period of preparing the Preferred Strategy (2012 – 2013) and then submitting that document for public consultation (May 2013).
- 2.14 **Preparing the Deposit Plan and public consultation** – the comments on the Preferred Strategy were considered, and the evidence reviewed in order to prepare the Deposit Plan. This Deposit Plan shows the strategic vision, objectives and policies in detail, to guide the development of land and buildings up to 2026. It will be available for inspection and comment during February and March 2015. After the public consultation, the Councils will advertise and ask for comments on the **Alternative Sites Register**, namely sites submitted by developers/landowners and so on during the public consultation process on the Deposit Plan.
- 2.15 **Submitting the Plan and Examination in Public** – The Council will consider comments received during the public consultation stages and report on the consultation as a whole. The report will summarise the main matters raised. An independent Planning Inspector will then choose which matters need to be considered during the **Examination in Public**. The purpose of this will be to assist the Inspector to reach a conclusion regarding the soundness of the Plan, using the established tests of soundness. It is anticipated the Examination in Public will happen in April 2016.
- 2.16 **The Inspector’s Report** – The report will say whether the Plan is sound or not and may give information about the mandatory amendments and the reasons for them. It is foreseen this report will be published in autumn 2016.
- 2.17 **The Plan Adopted and Implemented by the Councils** – This will have to happen within 8 weeks of receiving the Inspector’s Report. It is foreseen the Plan will be adopted in December 2016. Then it will replace the development plans of both Councils, the Anglesey Unitary Development Plan that was stopped and the Interim Policies.
- 2.18 **Monitoring** – The strategy, objectives and policies of the Plan will be monitored annually. The conclusions of the monitoring work will be shown in an annual report, sent to the Government of Wales and published and available in recognised public locations.
- 2.19 **Full review** – The Plan will be reviewed in full every 4 years unless the annual Monitoring Report states differently.

What is in the Deposit Plan?

2.20 The rest of the Deposit Plan is as follows:

Chapter 3 Policy Context (national, regional and local)

It is an important element of the Plan process that the Plan considers, but does not repeat, the policy context provided by a range of local, regional and national plans, strategies and programmes. This part gives a brief summary of the key local, regional and national policy documents that have influenced the work of preparing the Plan. Topic Paper 2 gives more information. It notes some new forces or drivers of change that, together with the Spatial Profile, have influenced the Vision, Objectives and Strategy.

Chapter 4 Spatial Profile

The Spatial Profile notes key social, economic and environmental matters in the Plan area, noting matters that are common to Anglesey and Gwynedd, or matters unique to either Anglesey or Gwynedd. The matters were noted and revised through the pre-deposit consultation/engagement process, and the combined encompassing exercise of the Sustainability Appraisal/Strategic Environmental Assessment. It ends by giving the main characteristics of the Plan's vision, objectives and strategy.

Chapter 5 Vision and Objectives

The Plan provides a land use framework that is of assistance in achieving the Single Integrated Plan and Strategic Plans for both Councils. After considering the visions at the root of these Plans and the matters requiring attention, the Deposit Plan gives the general vision for the Plan area. A series of 18 strategic objectives was developed for developing the Plan's policy. The objectives are involved with key themes:

- Distinctive, vibrant, healthy and safe communities
- Living sustainably, including alleviating the effects of climate change and adapting to them
- Economy and regeneration
- Housing
- The natural and built environment

Chapter 6 The Strategy

A strategy describing what is intended for development. It is a basis for a series of strategic policies that in turn are a basis for detailed policies (where required). It combines the Plan's settlement hierarchy and explains the role of the Service Centres, Service Villages, Villages and Clusters. The spatial implications of the Strategy are to be seen in a Key Diagram. The Strategy describes the level of housing, employment and retail growth, and how these interact with each other, providing the ingredients required to create communities that are more balanced in terms of age and more vibrant, that will in turn be a way of supporting and strengthening the Welsh language and culture.

Chapter 7 Managing Growth and Development

This part notes the Strategic and Detailed Policies. They aim to ensure that new development in the Plan area contributes towards achieving the Plan's Vision, Objectives and Strategy.

Chapter 8 Monitoring and Implementation

This part of the Development Plan provides a link with Topic Paper 1 on the Register of Candidate Sites, which outlines the essential infrastructure and planning requirements for providing all the housing and employment sites allocated, in an effective and timely way. After adopting the Plan, the Council will be required to prepare an Annual Monitoring Report noting, if it happens that some policies are not being implemented, what the reasons are for that and suggesting suitable changes to the Plan to cope with the situation. This chapter includes the key targets and information about how the Plan is monitored.

2.21 The Plan also includes:

Appendices

The appendices contain information ancillary to the main body of the Deposit Plan, and they are referred to throughout the main document where appropriate.

Proposals Map

The Proposals Map shows the geographical location and extent of the development policies and specific sites that are allocated or designated in the Deposit Plan.

Constraints Map

The Constraints Map shows the geographic location and extent of the restrictions on development created by legislation or processes outside the development plan process.

- 2.22 The evidence base forming the basis for the Plan is in a number of documents. Topic Papers and Background Documents are listed in Appendix 2: Schedule of Key Documents and additional information is provided in Topic Paper 2 Relevant Plans and Strategies, the Sustainability Appraisal Report and the Habitat Regulations Assessment Screening Report.

How can you participate in the public consultation on the Deposit Plan?

- 2.23 You can submit observations on the Deposit Plan during the 6 weeks public consultation period. Details about the public consultation period can be seen in the statutory notice on the Councils' websites and in the public places where this document can be viewed.
- 2.24 Separate consultations will be held on the Sustainability Appraisal (SA) and the Habitats Regulation Assessment note alongside this consultation. Separate submissions should be submitted as explained in the documents themselves.

Submitting on-line observations

- 2.25 Follow the instructions on the Council's website to see the on-line version of this document to make your observations. This is the Councils' preferred method in order to make the process of assessing these observations as effective and efficient as possible.
- 2.26 Observations can also be submitted using the appropriate form and sending it to the following address: planningpolicy@gwynedd.gov.uk

If you don't have access to a computer

- 2.27 You may submit your observations in writing. **You must use the appropriate observations form and send it to the address below.** You must ensure that any observations clearly states to which part / paragraph of the Plan you are referring and that it includes your contact details – your name, address, telephone number and any e-mail details, so that we will be able to contact you should we have any questions. You can see copies of the Plan at local public libraries in Gwynedd and Anglesey, Siop Gwynedd (Caernarfon, Dolgellau and Pwllheli), Council Offices in Bangor and Llangefni, where you can also receive assistance to see the information kept on the Plan website.

- 2.28 Should a document be required in a different language, in large print or in a different format then do not hesitate to contact us as soon as possible.

How can you contact us?

- 2.29 The contact details of the Joint Planning Policy Unit is as follows:

By e-mail: polisicynllunio@gwynedd.gov.uk

By writing to: Gwynedd and Anglesey Joint Planning Policy Unit, 1st Floor Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd LL57 1DT

Over the phone: 01766 771000 and ask for the Joint Planning Policy Unit

Our website address: www.gwynedd.gov.uk or www.anglesey.gov.uk

The policy context (national, regional and local)

- 3.1 There are several plans, strategies and national, sub-regional and local policy statements which provide a framework for development in the Plan area. The Planning and Compulsory Purchase Act makes it a requirement for local development plans to be prepared and that they address these documents. This part of the Deposit Plan summarises the planning policy framework that is relevant to the Plan area. A detailed schedule of the plans, programmes and strategies that provide the context is provided in Topic Paper 2 Related Strategies and Plans and in the Sustainability Appraisal Report and the Screening Report related to the Habitat Regulations Assessment, which are published as supporting documents alongside the Deposit Plan.

National

Planning Policy Wales (July 2014)

- 3.2 Planning Policy Wales is the Welsh Government's policy document and it describes the land use context for using land sustainably. The document supports every strategy published by the Welsh Government and it is supported by a variety of Technical Advice Notes. It recognises that planning and the way land is used contributes to economic development, to maintaining Wales' natural assets and to health, well-being and the quality of life of individuals and communities. In essence it describes how the land use planning system fulfils the Welsh Government's objectives.
- 3.3 If national policy is sufficient, no local policies are included. If national guidance require local interpretation, this is provided in the Plan.

Minerals Planning Policy Wales (2000)

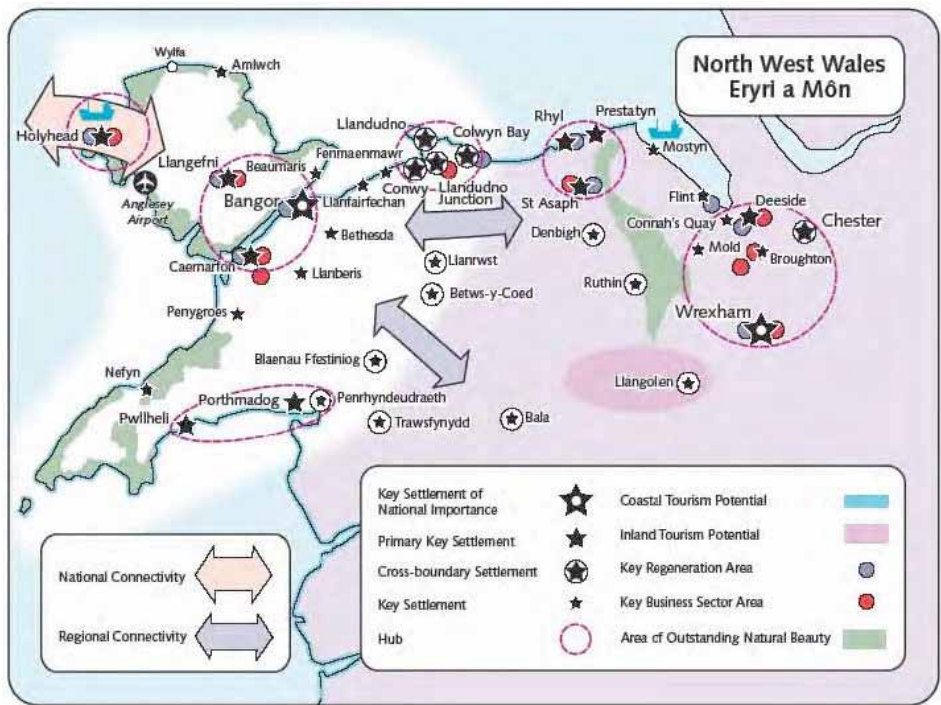
- 3.4 Minerals Planning Policy Wales is Welsh Government's document that provides land use planning policy for minerals extraction and associated development in Wales. This includes all minerals and substances in the ground and underneath it, which is mined over ground or underground. It is supported by Technical Advice Notes, which deal with Minerals.

Wales Spatial Plan: People, Places, Futures: 2008 Update

- 3.5 The Wales Spatial Plan introduced a strategic framework for directing development and policy interventions in Wales in the future. Anglesey and North Gwynedd is part of the North-West Wales Area: Eryri a Môn: Its vision for this zone is:

"A high-quality natural and physical environment supporting a cultural and knowledge-based economy that will help the area to maintain and enhance its distinctive character, retain and attract back young people and sustain the Welsh language.

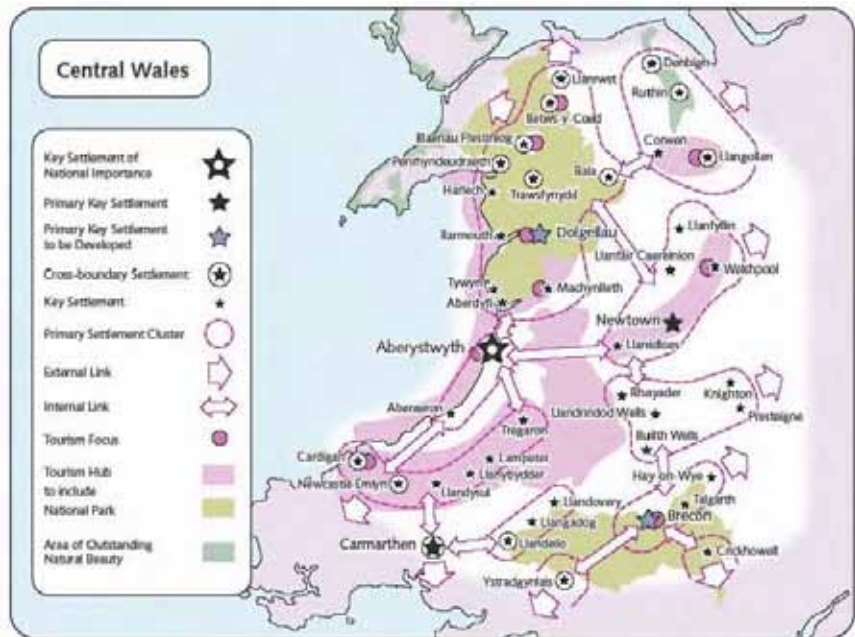
Map 2 : Wales Spatial Plan – North West Wales Eryri a Môn



3.6 South Gwynedd is part of the Mid-Wales area. Its vision for this zone is:

“High-quality living and working in smaller-scale settlements set within a superb environment, providing dynamic models of rural sustainable development, moving all sectors to higher value-added activities”

Map 3: Welsh Spatial Plan – Central Wales



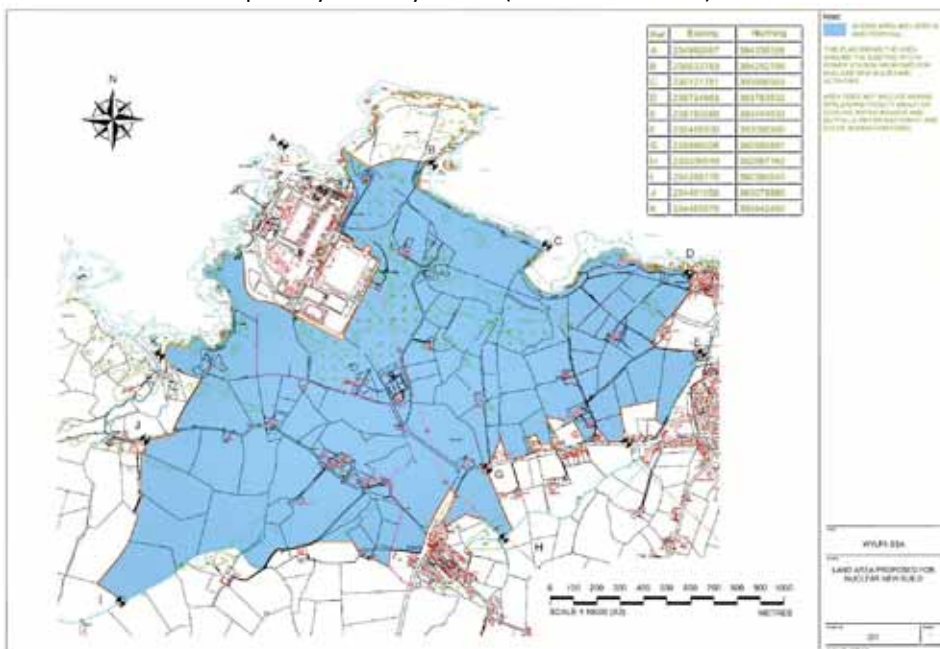
National Policy Statements

3.7 A site near the Wylfa nuclear power station in the north of the island of Anglesey has been identified by the UK Government in the National Policy Statement as a possible site for a new nuclear power station. Constructing the new nuclear power station is a Nationally Significant Infrastructure Project under the Planning Act 2008. Because of its importance to the UK, the development of this site will be the subject of a different approval process to the one that a local planning authority usually goes through. Under the new procedure, an application for a Development Consent Order will be submitted to the National Infrastructure Department within the Planning Inspectorate, and they will decide whether the application should be approved or not. In contrast to the procedure in England, it will be the local authority that determines applications for developments associated with the main site. Associated developments may include:

- Facilitating work on the main site
- Road improvements on or from the existing route
- Logistical infrastructure and park and travel
- Accommodation for construction workers

3.8 In July 2011, six National Policy Statements were approved for Energy. The National Policy Statement provides the national policy that is used to assess proposals for major energy projects and decisions on them are made by the National Infrastructure Department. National Policy Statement EN1, EN-3, EN-5 and EN-6 are those which are likely to be related to the Plan area because of the likely development of major infrastructure projects with land use implications, e.g. construction of a new nuclear power station at Wylfa; improvements to the National Grid electricity transmission network. Volume II of National Policy Statement EN-6 identifies the boundary of the site for the new nuclear power station on Anglesey.

Map 4: Wylfa Newydd Site (extract from EN-6)



- 3.9 Although the main objective of National Policy Statement is to provide guidance to the Planning Inspectorate to make decisions on relevant major projects, the process of preparing the Plan must address these fully and interpret them when preparing any relevant policies.
- 3.10 Table 5 provides a summary of the main regional and local plans and policies. It is not an exhaustive list – as mentioned previously Topic Paper 2, the Sustainability Report and the Habitat Regulations Assessment Screening Report provide a comprehensive schedule.

Table 5: the policy context		Principle messages for the Plan	
Plan, policy or programme	Summary		
Regional			
North Wales Transport Plan (TAITH)	<p>The plan aims to deliver safe, sustainable and efficient transport networks to support the economic and social activities of various communities and businesses in North Wales, giving consideration to its strategic European role.</p> <p>It is intended to deliver this vision by:</p> <ul style="list-style-type: none"> • Optimising accessibility to employment, education, health and services for all the various communities in north Wales • Improving the quality and provision of passenger transport across North Wales and into and out of the Region • Facilitating the efficient movement of goods to support the Region's industry and trade and its Regional Gateway functions • Providing, promoting and improving modes of transport and a sustainable infrastructure in order to minimise the negative impacts of transport on the local and global environment • Improving the safety of all modes of transport • Improving the efficiency and use of the transport network • Upgrading and maintaining the transport infrastructure, providing significant new infrastructure as required 	<p>The Plan should promote transport modes that are environmentally friendly and develop a core transport network that is well integrated and safe, effective, clean and fair.</p> <p>Providing effective public transport is important given the growth in the Plan Area. The availability of public transport will be at the forefront when creating a strategy for the Plan especially in terms of sustainability, accessibility, reducing dependency on cars and in assisting to respond to climate change.</p> <p>The LDP should ensure that new developments are guided to areas with effective and sustainable transport links.</p>	
Mid Wales Transport Plan (TRACC)	<p>The Plan aims to plan for, and provide in partnership, an integrated transport system in the</p>	<p>The Plan should promote transport modes that are environmentally friendly and develop a core</p>	

Table 5: the policy context		
Plan, policy or programme	Summary	Principle messages for the Plan
	<p>TraCC Region that facilitates economic development, ensures access for all to services and opportunities, maintains and improves community and respects the environment. The Priorities of the TraCC Regional Transport Plan are as follows:</p> <ul style="list-style-type: none"> • Reduce demand for travelling. • Reduce impact of migration on the local and global environment. • Improve security of property and personal safety of all transport users. • Improve travel accessibility to services, jobs and facilities in all sectors of society. • Improve quality and integration of the public transport system, including the social transport function. • Provide, promote and improve sustainable modes of transport. • Maintain and improve the existing highway and transport infrastructure. • Ensure that travel and accessibility issues are integrated appropriately in decisions relating to land use. • Improve the effectiveness, dependency and co-ordination of movements in mid Wales and between mid-Wales and other regions in England and Wales. • Provide a co-ordinated and integrated travel and transport network through effective partnership working. 	<p>transport network that is well integrated and safe, effective, clean and fair.</p> <p>Providing effective public transport is important given the growth in the Plan Area. The availability of public transport will be at the forefront when creating a strategy for the Plan especially in terms of sustainability, accessibility, reducing dependency on cars and in assisting to respond to climate change.</p> <p>The Plan should ensure that new developments are guided to areas with effective and sustainable transport links.</p>

Table 5: the policy context		
Plan, policy or programme	Summary	Principle messages for the Plan
North Wales Regional Waste Plan	<p>The Regional Members Group (with membership from the seven Local Authorities and Snowdonia National Park) agreed on the first Regional Waste Plan for North Wales. The first review was held in July 2009. The plan will provide planning guidance on land use for managing waste and recovering resources in a sustainable way in the region. For example, guidance on allocating sites within the Plan or in determining planning applications for waste facilities.</p> <p>The Plan’s vision is to provide a land use planning framework for managing waste and reclaiming resources in a sustainable way in North Wales, with the following objectives:</p> <ul style="list-style-type: none"> • Objective A: reduce detrimental impacts on the environment and human health. • Objective B: reduce social and economic detrimental impacts and maximise social and economic opportunities. • Objective C: meet the needs of communities and businesses. • Objective D: adhere to legislative requirements, targets, principles and policies determined by European and national policy framework. 	<p>Waste treatment is a very important matter especially so in light of the decision to reduce the use of landfill and the opportunities available for reusing, recycling and composting waste.</p> <p>Planning Policy Wales, Technical Advice Notes, Circulars and the overarching national waste strategy (including the waste sector plans) should be taken into account by local planning authorities in Wales in the preparation of development plans.</p> <p>It will be important to be proactive when addressing the need to identify sites and types of facilities to provide a sustainable network of waste management facilities in the Plan Area.</p>
North West Wales Housing Market Study (baseline report 2008)	<p>The North West Wales Local Housing Market Assessment provided a baseline for identifying and monitoring the need and the demand for housing in Conwy, Denbighshire, Gwynedd, Anglesey and</p>	<p>It will be important that the Plan includes policies that facilitates affordable housing provision reflecting the conclusions of this assessment and any subsequent housing needs assessment</p>

Table 5: the policy context

Plan, policy or programme	Summary	Principle messages for the Plan
	<p>the Snowdonia National Park.</p> <p>A baseline report was published which outlines the need for affordable housing. 17 housing market areas were identified across North West Wales and a profile has been prepared for each one.</p>	<p>undertaken by the councils .</p>
A Study of the Accommodation Needs of Gypsies and Travellers in North West Wales and Flintshire (2013)	<p>The counties of north west Wales, the Snowdonia National Park and Flintshire collaborated with Bangor University to identify the need for accommodation for Gypsies and Travellers. It demonstrated a need for permanent and temporary accommodation in the Study area.</p>	<p>The Plan will be required to identify a site or sites within the Plan area to meet the needs of Gypsies and Travellers.</p>

Local

Plan, policy or programme	Summary	Principle messages for the Plan
A single Integrated Plan for Anglesey and Gwynedd Strengthening Communities in Gwynedd and Anglesey (2014)	<p>The purpose of the Integrated Plan is to promote economic, social and environmental welfare in Gwynedd and Anglesey. Three key outcomes have been identified in order to satisfy the vision to strengthen communities in Gwynedd and Anglesey, which are:</p> <ul style="list-style-type: none"> • Prosperous communities • Healthy communities • Safe communities 	<p>The Plan should incorporate the principles of sustainable development in terms of social, economic and environmental characteristics as outlined in the Integrated Plan.</p>
Gwynedd Council's Strategic Plan 2013 - 17	<p>The Strategic Plan is Gwynedd Council's principal plan. Its purpose is to set the vision and priorities</p>	<p>The Joint Plan should play an important role in facilitating development required to realise the</p>

Table 5: the policy context		
Plan, policy or programme	Summary	Principle messages for the Plan
	<p>for the Council for 2013 – 17 and to describe what the Council will do to achieve them. The Strategic Plan has identified 21 priorities across six thematic areas. These are:</p> <ul style="list-style-type: none"> • Children and Young People • Care, health and well-being • The economy • The environment • Strong communities • Culture and the Council's business arrangements 	<p>plans and projects set in place to tackle the priorities in Gwynedd's Strategic Plan.</p>
Isle of Anglesey County Council's Corporate Plan 2013 -17	<p>The Corporate Plan is the Isle of Anglesey County Council's principal plan. Its purpose is to set the vision and priorities for the Council for 2013 – 17 and to describe what the Council will do to achieve them. It identifies three priorities, which are:</p> <ul style="list-style-type: none"> • Supporting the most vulnerable • Developing the economy • Raise standards and modernise the schools 	<p>The Plan should play an important role in facilitating development required to realise the plans and projects set in place to tackle the priorities in Anglesey's Corporate Plan.</p>
Anglesey Economic Regeneration Strategy (2004 – 2015)	<p>The Plan provides a framework to encourage economic growth for the 10 year period in question. The strategy seeks to ensure the following in order to realise the vision:</p> <ul style="list-style-type: none"> • A thriving and successful economy with quality work opportunities created by innovative employers with effective support services and a skilled and flexible workforce; 	<p>The Plan should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets.</p> <p>The Plan should improve access to employment opportunities especially in communities of deprivation.</p>

Table 5: the policy context		
Plan, policy or programme	Summary	Principle messages for the Plan
	<ul style="list-style-type: none"> An image that can compete with the rest of the world, fully utilising the unique culture, heritage and environmental assets of the Island to develop it into the Mother Island for its people, investors and visitors; Lively and sustainable communities within a varied rural economy; Quality sites with a competitive business environment serviced by a modern infrastructure of links and transport; Towns that thrive and flourish as drivers of economic growth; Having taken advantage of its strategic location as the main gateway to Ireland and the route through Europe to North West England and beyond; Having taken advantage of its proximity to the resources of the University of Wales, Bangor 	<p>The Plan should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Plan should encourage the economic vitality of town centres as well as the countryside.</p>
Anglesey Energy Island Programme/ Nuclear New Build Supplementary Planning Guidance	<p>Anglesey's Energy Island Programme is a joint attempt between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey in the vanguard in terms of energy research and development, generating and servicing and which will be a means of influencing these major infrastructure projects coming to the area, or affecting the area.</p> <p>The Isle of Anglesey County Council look at the development of major projects as key to</p>	<p>The Plan should incorporate the principles included in the Programme and facilitate low carbon development across the Plan area (including energy saving methods and carbon footprint reduction)</p>

Table 5: the policy context	Plan, policy or programme		Principle messages for the Plan
	Summary		
	<p>transforming the Island's future economy and providing a high and sustainable quality of life for Anglesey's residents. At the moment the two most prominent projects are Wylfa Newydd and the North Wales Connection Project. The Council is investing a lot of resources to ensure that the Island can take full advantage of the inward investment by the private sector.</p> <p>The aim of the Supplementary Planning Guidance is to enable the Isle of Anglesey County Council in the interim period to play its full role in the planning consenting processes for the New Nuclear Build, be it as a consultee for the Development Consent Order, or in its consideration of Town & Country Planning Act applications for associated developments.</p>		
<p>Gwynedd Economic Regeneration Strategy (2007-13)</p>	<p>This Plan aims to develop and support sustainable communities that are healthy, vibrant and viable with the confidence to venture and the desire and ability to contribute their own solutions to the challenges and to take advantage of new opportunities.</p> <p>It is anticipated that the vision can be realised and the challenges achieved by means of a number of various activities in different fields, including:</p> <ul style="list-style-type: none"> • physical and visual upgrade; • develop a modern, outward and welcoming image for the County • develop work opportunities, business, 	<p>The Plan should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy's aims, objectives and targets.</p> <p>The Plan should improve access to employment opportunities especially in communities of deprivation.</p> <p>The Plan should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Plan should encourage the economic vitality of</p>	

Table 5: the policy context		
Plan, policy or programme	Summary	Principle messages for the Plan
	<p>enterprise and innovation;</p> <ul style="list-style-type: none"> • establish a creative culture and enterprising approach in all aspects of life; • develop capacity and skills through education, Lifelong learning and training; • add value to the economy by developing indigenous quality produce and efficient local supply chains; • affordable living units and housing; • health, well-being and community safety; • culture, the arts, entertainment and sports; • provision of roads, paths, transport and traffic; • clean energy, recycling and a quality environment; • build sustainable community capacity and resources; • look at improving the demographic balance and providing suitable facilities and services for people of all ages. 	<p>town centres as well as the countryside.</p>
Meirionnydd Employment Plan 2010	<p>This Plan aims to identify the employment situation in Meirionnydd including the potential workforce numbers and the jobs available, the structure of the economy and prosperity within the area – along with noting a possible work programme in response.</p> <p>The aim of the Plan is to close the opportunity gap by drawing appropriately on the strengths and</p>	<p>The Plan should facilitate sustainable economic regeneration in the area giving full consideration to the Strategy’s aims, objectives and targets.</p> <p>The Plan should improve access to employment opportunities especially in communities of deprivation.</p> <p>The Plan should allocate sites for varied economic</p>

3 Policy context (national, regional and local)

Table 5: the policy context Plan, policy or programme	Summary	Principle messages for the Plan
	resources of Meirionnydd to ensure an innovative, vibrant and sustainable economy with a variety of high quality work opportunities.	<p>uses along with the infrastructure for employment.</p> <p>The Plan should support suitable economic activity and improve employment forecasts and opportunities giving consideration to those sectors that are in greatest need of support.</p> <p>The Plan should encourage the economic vitality of town centres as well as the countryside.</p>

A spatial profile

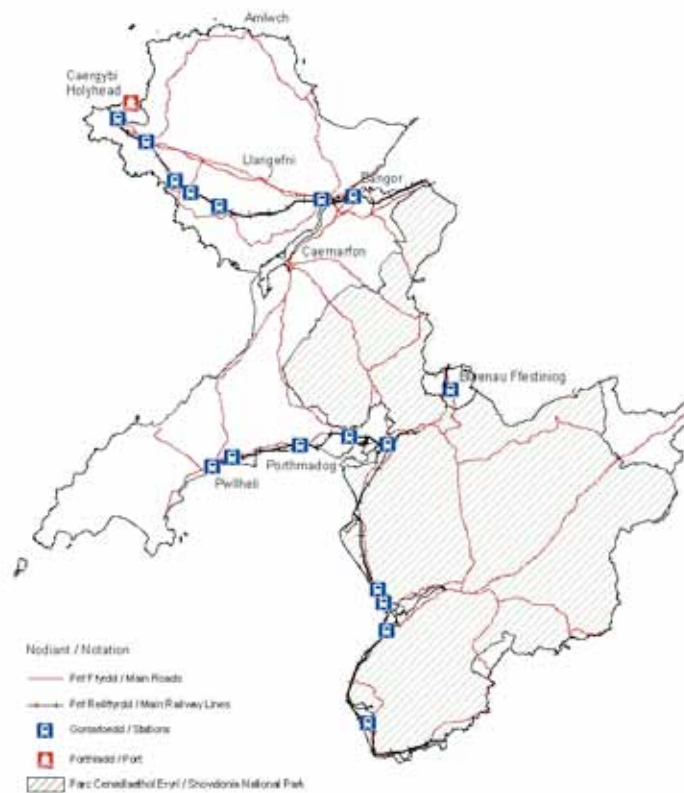
- 4.1 The Plan area includes the Unitary Authority of Anglesey and the Gwynedd Local Planning Authority. It shares its boundary with the Snowdonia National Park (but this Plan does not cover the Snowdonia National Park Authority area), Conwy County Borough Council and the Councils of Denbighshire, Powys and Ceredigion – see Map 5: spatial context. It is an area of approximately 3,260km² in size. According to the 2011 Census, which is the most recent source of information about population and household totals for different Councils, Anglesey had a population of 69,700 and there were 121,900 across the whole of Gwynedd. It was recorded that there were 30,600 households in Anglesey and 52,450 households in Gwynedd. A statistical profile of the Plan area is included in Appendix 3: Statistical Profile.

Map 5: spatial context



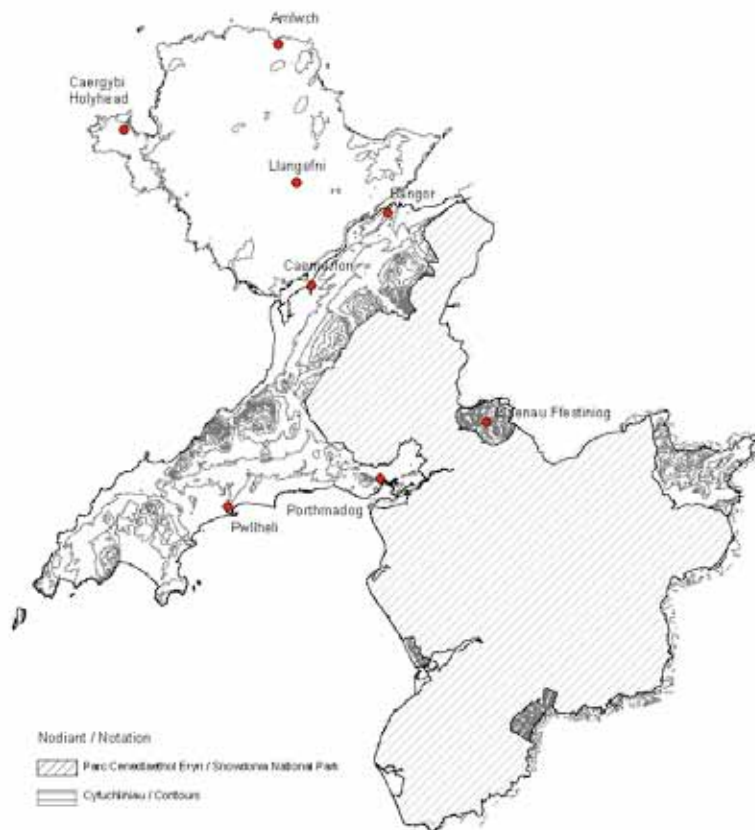
- 4.2 The A55, which is part of the Trans European Road Network (TERN), and the North Wales coastal railway line connects parts of the area with the remainder of North Wales and beyond which means that goods and people can move quickly in and out of the area. The port of Holyhead provides a ferry service with Ireland and is the main road and rail link between Ireland and North Wales, the midlands and the North of England for the transfer of people and cargo. Although improvements have been made to parts of the road network to South Wales, the journey is not so easy. There are plans to improve additional sections across Gwynedd, e.g. the A487, which will improve links with the A55 as well as routes down to mid Wales – see Map 5: the transport network.

Map 6: the main transport routes



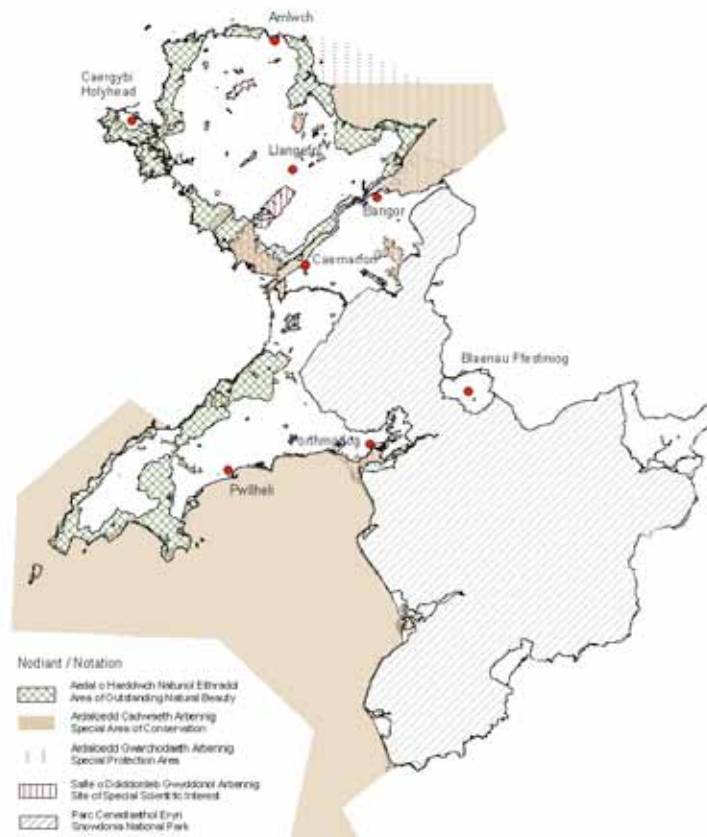
- 4.3 Geographically, the area consists mainly of mountains and coasts and it includes extremely special environmental assets that have been acknowledged and designated nationally and internationally. Mountainous areas are the most distinct landscapes found in Gwynedd; the land in Anglesey is lowland – see Map 7: Topography of the Area and Map 8: National and International Environmental Designations. Human influence on the landscape can be traced back to prehistoric times and this can be seen in the large number of conspicuous features, i.e. Listed Buildings, Registered Ancient Monuments, Historic Parks and Conservation Areas. As a consequence of all the environmental resources, the area attracts a large number of tourists / visitors which arrive by means of the highways, railways, the port of Holyhead and various marinas; they make an important contribution to the local economy.

Map 7: the area's topography



- 4.4 Agriculture is the main land use with villages and small towns found inland and most of the larger towns are along the coast. Generally, the largest employers and the largest range of services, transport and telecommunications are located within these larger towns. However, these communities very often display complete contrasts with very deprived areas located in close proximity to the most prosperous.
- 4.5 Outside the more developed coastal areas, the area is mainly rural with several remote areas, especially in Meirionnydd and Llŷn. The issues that need to be addressed in these areas are very different, with the striking and amazing natural environment concealing the deprivation and low wages and negative impact of their peripheral locations.
- 4.6 The area also includes several communities that have suffered long-term or more recent decline after local industries such as quarrying and manufacturing came to an end. The needs of these communities once again are completely different to other parts of the area and to North Wales, as the impact of the large-scale loss of employment over an extended period of time has had a detrimental effect in several ways on the people and the places.

Map 8: national and international environmental designations



Main issues to be tackled

- 4.7 The key issues to be tackled in the Plan have been identified by considering the key trends brought to the fore through the strategies, plans and programmes referred to in Chapter 3 and included in the relevant Topic Paper; the Sustainability Appraisal Report; the baseline information about social, economic and environmental issues and the results of the public engagement periods prior to developing the Preferred Strategy and the consultation about the Preferred Strategy. More information about these issues can be found in Topic Papers, Background Papers, and the Sustainability Appraisal Report which are published alongside the Deposit Plan and listed in Appendix 2.
- 4.8 Table 6 provides a schedule of key issues that the Plan will aim to tackle. The key issues have not been listed in order of merit or importance.

Table 6: Schedule of the key matters (KI)

POPULATION, DEMOGRAPHY AND HOUSING

KI	1.	A population which is ageing more and more as a consequence of the fact that some parts of the area are popular retirement destinations
KI	2.	Impact of holiday / second homes on communities and the housing market

KI	3.	Need to provide for students
KI	4.	Need to provide for construction workers associated with major infrastructure projects
KI	5.	Losing young residents who are economically active
KI	6.	Insufficient supply of housing and to respond to the need for a better range of housing in terms of location, type, size and affordability for local people
KI	7.	Respond to the accommodation needs of Gypsies and Travellers
KI	8.	Many current houses are considered to be too old and of poor design in terms of their performance and sustainability to satisfy modern needs
KI	9.	Capacity of settlements to deal with additional housing
KI	10.	Rationalising and centralising education and health facilities

WELL-BEING

KI	11.	Promote opportunities for people to live healthy lives and have reasonable access to health care, especially within an ageing population
KI	12.	Areas with high levels of various types of deprivation
KI	13.	Need to maintain or improve residents' feeling safe within or outside their homes
KI	14.	Access to facilities and community services, leisure facilities and formal and informal entertainment along with access to the countryside

THE ECONOMY, EMPLOYMENT AND SKILLS

KI	15.	Low productivity (Gross Value Added, per capita) of the local economy
KI	16.	Satisfy the demand for land and buildings for employment in sustainable locations to satisfy the need that has been identified across the area (urban and rural)
KI	17.	Respond to business development needs and employment needs of existing / new employers
KI	18.	Access to education and appropriate training skills
KI	19.	Infrastructure requirements (e.g. telecommunications / ITC, water, transport connections, foul water and surface water disposal), associated with existing and new developments, including the infrastructure for the anticipated / proposed new energy developments

- | |
|---|
| <p>KI 20. Decline in the prosperity and vitality of town centres as places offering shopping, leisure, employment and housing opportunities</p> |
| <p>KI 21. Respond to the needs of the farming industry and other rural industries, including diversification in farming and the use of redundant farm buildings</p> |
| <p>KI 22. The need to improve and manage the 'all year' tourist provision in the area in a sustainable way whilst at the same time promoting the heritage, the Welsh language and Welsh culture of the area</p> |
| <p>KI 23. Need to safeguard the mineral resources of the area and take full advantage of secondary aggregates whilst assessing the supply levels</p> |

THE ENVIRONMENT

- | |
|--|
| <p>KI 24. Need to mitigate the effects of climate change, e.g. reduce greenhouse gas emissions, promote generating renewable energy and low carbon</p> |
| <p>KI 25. Adapt to the effects of climate change that are forecasted for the years to come, e.g. more floods, increase in sea levels, coastal erosion, storms, periods of hot weather and drier periods.</p> |
| <p>KI 26. Reduce the need in the first place for energy and other resources for developments</p> |
| <p>KI 27. Need to produce less waste in the first place and facilitate re-using and recycling waste along with disposal of residual waste</p> |
| <p>KI 28. Need to protect and whenever possible, improve the natural environment, habitats and species of the area</p> |
| <p>KI 29. Make the best use of the comparatively low levels of brownfield sites in the area along with vacant buildings or those which are underused</p> |

TRANSPORT AND ACCESSIBILITY

- | |
|---|
| <p>KI 30. The impression that parts of the Plan area are remote</p> |
| <p>KI 31. Areas with poor telecommunications and ITC connections</p> |
| <p>KI 32. Services and facilities accessibility problems, in particular in rural areas because of a lack of choice in terms of modes of transport</p> |

UNIQUE FEATURES

- | |
|---|
| <p>KI 33. Fewer residents recorded as Welsh speakers in 2011 and fewer areas where more than 70% of the population can speak Welsh.</p> |
|---|

- | | |
|----|---|
| KI | 34. Maintain the positive features that contribute towards creating a unique character in various parts of the area. |
| KI | 35. Need to protect and improve places, landscapes and buildings of historic, cultural and archaeological importance and their settings |

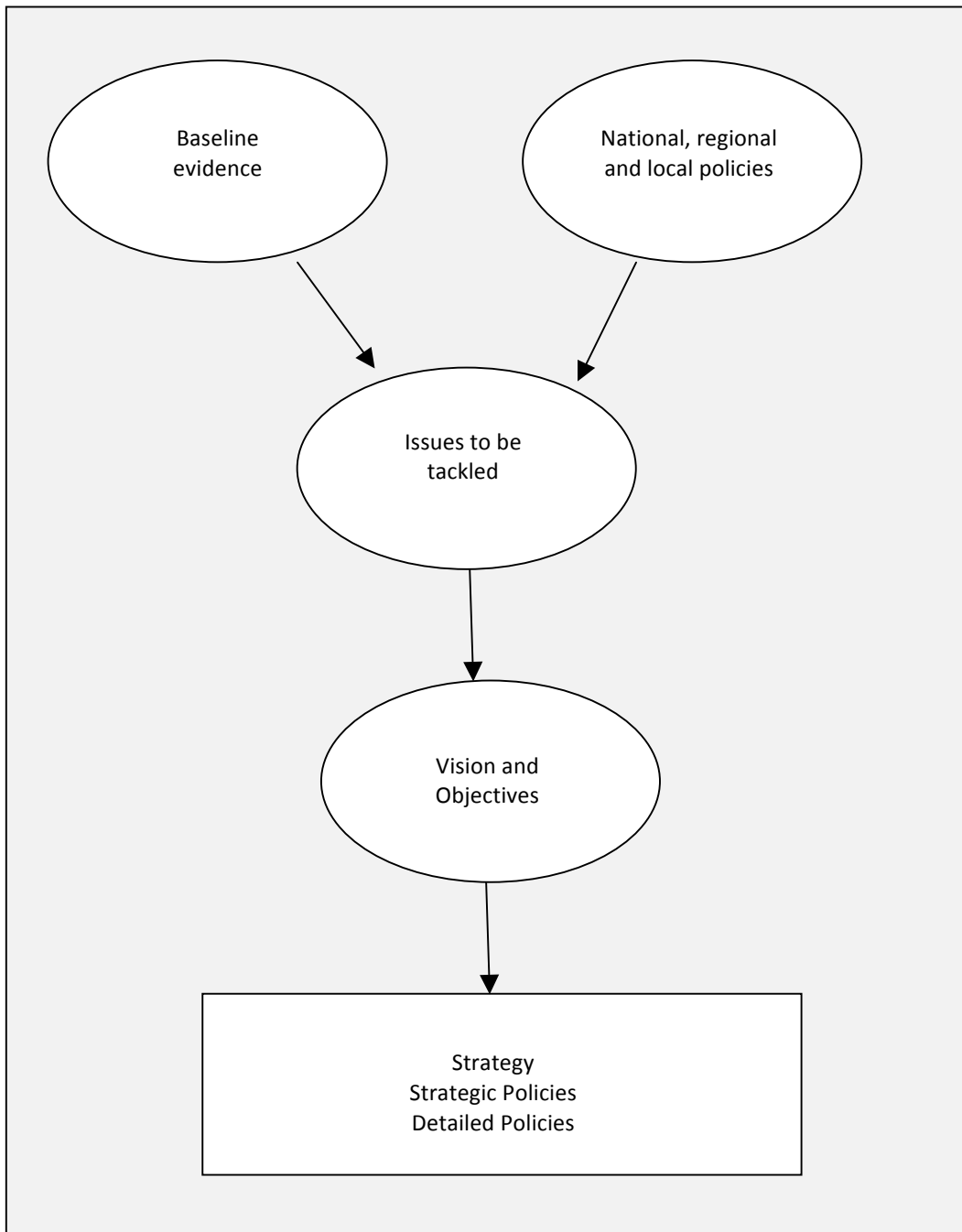
LOCATION

- | | |
|----|---|
| KI | 36. The close relationship and the interactions between communities in the Gwynedd Local Planning Authority area and the Snowdonia National Park. |
| KI | 37. The jobs and key services provided in towns in adjoining areas |
| KI | 38. Transport corridor between Ireland and the UK / International Port |

Vision and strategic objectives

5.1 The Plan’s vision and strategic objectives were developed on the basis of national, regional and local policies, plans and programmes; the baseline evidence which includes the sustainability appraisal and the response to public consultation. They provide the basis for Strategic and Detailed Policies set out in Chapter 7 of the Plan.

Figure 3: basis for strategic and detailed policies



Vision

5.2 The Single Integrated Plan for Anglesey and Gwynedd is the key local strategy for the Plan area. Its vision is:

“Strengthen communities in Gwynedd and Anglesey”

5.3 In order to realise the vision, the Anglesey and Gwynedd Partnership aims to put plans and projects in place that will promote prosperous, healthy and safe communities.

5.4 In Anglesey, the Anglesey Energy Island Programme has identified the following vision in the New Nuclear Build at Wylfa Supplementary Planning Guidance (2014) in order to set the Council’s aspirations for Wylfa Newydd, which is essential to transform the Island’s economy in the future and provide a long term and sustainable quality of life for Anglesey’s residents:

“The New Nuclear Station at Wylfa is a positive driver for the transformation of the economy and communities on Anglesey, providing sustainable employment opportunities, improving the quality of life for the existing and future generations and enhancing local identity and distinctiveness.”

5.5 A number of the aims set out in the Single Integrated Plan for Anglesey and Gwynedd and in the vision linked to Wylfa Newydd depend on development and use of land and buildings. Therefore, the Plan has a fundamental role in realising these local aspirations. As a result Plan’s vision for the Plan area by 2026 reflects and develops the Single Integrated Plan and the vision linked to Wylfa Newydd, which is driven by the Anglesey Energy Island Programme.

5.6 This is the Vision for the Plan area:

By 2026, Anglesey and Gwynedd will be recognized for their vibrant and lively communities that celebrate their unique culture, heritage and environment and for being places where people choose to live, work and visit.

This means that the Joint Local Development Plan area will be one:

which adapts and responds positively to the challenges of climate change

where the Welsh language is an integral part of communities

- **which boasts an appropriately skilled workforce**
- **where its residents and businesses are able to grasp new transformational economic opportunities in order to thrive and prosper**
- **which promotes economic activity amongst young people**
- **which has a varied, well connected, sustainable and broad economic base that makes the best use of local strengths and opportunities, and where the benefits deriving from the varied economic base are kept local**
- **which is recognized as a leading location for a variety of renewable and low carbon energy sectors and knowledge based industries, which will have contributed to transforming the local economy**

- where the housing needs of local communities in the area are better addressed in terms of supply, type, quality, energy efficiency, location and affordability
- that is home to vibrant networks of inclusive communities where residents enjoy good health and well-being
- where the unique character of its built and cultural heritage, its countryside and landscape, and its environment is valued, protected and enhanced
- a place where the transport infrastructure, particularly Holyhead port and the A487 and A5025 have been developed in order to support and grow businesses locally

The city of Bangor will have retained and strengthened its role as a sub-regional centre, which is home to a variety of residential development, a University and College, business and industrial developments, and heritage, cultural, leisure and commercial opportunities, ensuring that deprivation is reduced. Its retail performance will have improved in order to support its role as a sub-regional shopping centre. It will be taking advantage of its accessibility via the North Wales railway line and the A55

Holyhead will be re-energized to be a confident town, having taken advantage of the port and railway link, its coastal location and comparative proximity to the present Wylfa nuclear power station and the proposed new nuclear power station. It will be a focus for major development leading to a stronger economic base, sufficient and improved choice of housing units, a vibrant town centre and a reduction in the multiple deprivation levels currently seen within the town.

Caernarfon will have improved its function as a place to live and work, ensuring that deprivation is reduced. The town will continue to play a role as an administrative and legal centre. It will be a key tourist destination, building on its coastal location, its wealth of built environment and environmental assets and its railway connection to Snowdonia and Porthmadog. The town will have safeguarded and strengthened its role as a centre for creative arts and a Welsh stronghold

Pwllheli will have developed its role as the main centre for housing, commerce and employment in western Gwynedd. It will have made full use of its location on the coast and proximity to Llŷn AONB. It will be an international destination for sailing and water activities and people will have used the opportunities to develop outdoor activity skills. The town will be more resilient to threats from climate change due to provision of appropriate infrastructure.

Despite the environmental challenges, Porthmadog will continue to be a key centre serving a rural hinterland by offering employment opportunities and a range of services. The town centre will continue to be vibrant and the town will have taken advantage of its multi railway connections. Porthmadog will continue to be an important destination for visitors, using its heritage and environmental assets, including the harbour area and its proximity to the Snowdonia National Park.

Llangefni will have retained and strengthened its role as a town providing homes, jobs and community facilities to its own population and a wider rural population and continue to play a role as an administrative centre. Investment in the town centre will mean there is a better shopping environment. Investment in Bryn Cefni and its expansion and in Grŵp Llandrillo-Menai will have increased the range and variety of jobs available.

Amlwch will have improved its role as a key centre in the North of the Island for housing, commerce and employment opportunities to support the nearby new nuclear power station at Wylfa. Investment in its town centre will mean that it will have an improved shopping environment. Investment in the Copper Kingdom heritage between Amlwch and Parys Mountain will have improved its role as a visitor destination.

Blaenau Ffestiniog will be a good place to live, work in and visit. It will be well known for culture and art, strong community feeling and stunning landscape. The town's businesses will be maintained and supported. It will be a quality centre for visitors, using its unique characteristics, including its proximity to the Snowdonia National Park, local outdoor activity opportunities and the rich slate heritage.

The rural areas around the Sub-regional Centre and the Urban Service Centres will be a network of flourishing, sustainable communities. The Local Service Centres will have good links with the Urban Service Centres or the Sub-regional Centre. They will provide a range of local services and facilities for the rural communities around them. They will have received an appropriate level of additional housing units and employment opportunities to assist in maintaining community services and facilities.

Villages and clusters will be within convenient reach of the Sub-regional Centre, Urban Service Centres or the Local Service Centres. There will be more affordable housing and housing to meet the needs of the local communities, and rural economic development to strengthen and diversify the rural economy, whilst respecting the natural environment.

The Strategic Objectives

- 5.7 The Plan will realise its vision through a series of strategic objectives that provide the context for Strategic Policies and Detailed Policies, which are either overarching ones, relevant to specific land uses or are relevant to specific areas.
- 5.8 These are the Plan's strategic objectives:

Theme 1: Support and create safe, healthy, distinctive and vibrant communities

- SO1 Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life.
- SO2 Ensure that the appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development.
- SO3 Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/ training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars.
- SO4 Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors:

Key outputs:

- The Plan's strategy and policies will have contributed to creating more communities with over 70% of Welsh speakers;
- No community infrastructure will have been lost unless evidence has shown it was not critical to the community;
- Development will be located in order to provide opportunities for people to undertake the full journey to work or part of it on foot, by bicycle or on buses and trains;
- New roads or essential improvements to roads on the present road network will have been provided.

Theme 2: Sustainable Living

SO5 Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside.

SO6 Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:

- ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible;
- reduce the need for energy and other resources in developments;
- promote renewable and low carbon energy production within the area;
- make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available;
- manage, protect and enhance the quality and quantity of the water environment and reduce water consumption.

SO7 Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security (persons and property) and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places.

SO8 Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with their role in the settlement hierarchy:

Key outputs:

- the local contribution to climate change will have been reduced, due to energy efficiency and greater use of renewable energy;
- new developments that are vulnerable to harm will not be located in areas at risk from flooding;
- development will have made the best use of previously developed land, suitable vacant buildings or buildings not being fully utilized.

Theme 3: Support growth and regeneration that will transform the local economy under the umbrella of Anglesey Energy Island Programme and other strategies and plans, building on those elements of its unique economic profile that are identified as being of regional and national significance

SO9 Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs.

SO10 Secure opportunities to improve the workforce's skills and education.

SO11 Diversify the Plan area's rural economy, building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests.

SO12 Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have either maintained or rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors.

SO13 Manage the area as an alternative and sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year:

Key outputs:

- plots of land on the prime employment sites will have been protected from alternative land uses;
- there will be more work opportunities locally in higher wage sectors;
- employment and economic activity rates will have increased and unemployment reduced and will be closer to the national average;
- vacancies in town centres will be lower than they were in 2011;
- plans to modernize and reduce unused spaces in schools and the modernization of other education establishments will have led to better and wider opportunities for education and to develop skills locally;
- there will be infrastructure and vibrant and attractive destinations for visitors and local people and a higher standard of accommodation for visitors.

Theme 4: To give everyone access to a home appropriate to their needs

SO14 To ensure that a sufficient and appropriate range of housing sites are available in sustainable locations in accordance with the settlement hierarchy.

SO15 To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population:

Key outputs:

- there will be a consistent minimum 5 year supply of land for housing;
- housing growth will be distributed across the Plan area in accordance with the spatial distribution;
- the supply of affordable housing units will have increased;
- the demand for sites for Gypsies and Travellers will have been addressed.

Theme 5: Protect and enhance the natural and built environment

SO16 Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment.

SO17 Encourage waste management based on the hierarchy of reduce, re-use, recovery and safe disposal.

SO18 Meet the needs of minerals locally and regionally in a sustainable manner:

Key outputs:

- developments given permission in Conservation Areas will have maintained or improved their historic character;
- no Scheduled Ancient Monument will have been lost due to development;
- no development given planning permission will have resulted in a loss of a site of international or national nature conservation value.
- Development permitted within or adjacent current or future World Heritage Sites will have maintained or improved their historical character.

Table 7: Link between the objectives, policies and monitoring indicators

Objectives	Policies	Monitoring indicators
Theme 1: Support and create safe, healthy, distinctive and vibrant communities		
SO1	PS1, PS2, ISA1, ISA2, PS5, PCYFF1, PS8, PS9, PS10, CYF1, CYF3, CYF4, CYF5, CYF6, CYF7, PS11, TWR1, TWR2, TWR3, TWR4, TWR5, PS12, MAN4, MAN5, MAN6, PS13, PS14, PS15, TAI1, TAI2, TAI3, TAI4, TAI5, TAI6, TAI9, TAI10, TAI14, TAI15, TAI16, TAI17, TAI18, TAI19	D1, D2
SO2	PS2, ISA1, ISA2, ISA3, ISA4, ISA5, PS3, TRA2	D3, D8, D9, D10, D11
SO3	PS4, TRA1, TRA3, TRA4	D4, D5, D6, D7,
SO4	PS4, PS9	D8, D10
Theme 2: Sustainable living		
SO5	PS5, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5	D15, D16
SO6	PS5, PS6, PCYFF1, PCYFF2, PCYFF4, PCYFF5, ARNA1, ADN1, ADN2	D12, D13, D14
SO7	PS5, PCYFF1, PCYFF2, PCYFF3	D15
SO8	PS1, PS2, PS4, PS15, TRA4	D16
Theme 3: Support growth and regeneration that will transform the local economy under the umbrella of Anglesey Energy Island Programme and other strategies and plans, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and regeneration)		
SO9	PS8, PS9, PS10, CYF1, CYF2, CYF3, CYF4, CYF6, CYF7	D17, D18
SO10	PS2, ISA3	D10
SO11	PS3, PS8, PS9, CYF3, CYF6, CYF7, PS11, TWR1, PS12	D22, D23, D24
SO12	PS12, MAN1, MAN2, MAN3, MAN7	D19, D20
SO13	PS11, TWR1, TWR2, TWR3, TWR4, TWR5	D22, D23
Theme 4: To give everyone access to a home appropriate to their needs (supply and quality of housing)		
SO14	PS13, PS15, TAI14, TAI15, TAI16, TAI17, TAI18, TAI19	D25, D26
SO15	PS13, PS14, PS15, TAI1, TAI2, TAI3, TAI4, TAI5, TAI6, TAI7, TAI8, TAI9, TAI10, TAI11, TAI12, TAI13,	D27, D28, D29, D30, D31, D32, D33, D34
Theme 5: Protect and enhance the natural and built environment (natural and built environment)		
SO16	PS16, AMG1, AMG2, AMG3, AMG4, AMG5, PS17, AT1, AT2, AT3, AT4	D35, D36, D37, D38, D39
SO17	PS18, GWA1, GWA2, GWA3	D42
SO18	PS19, MWYN1, MWYN2, MWYN3, MWYN4, MWYN5, MWYN6, MWYN7, MWYN8, MWYN9, MWYN10	D40, D41

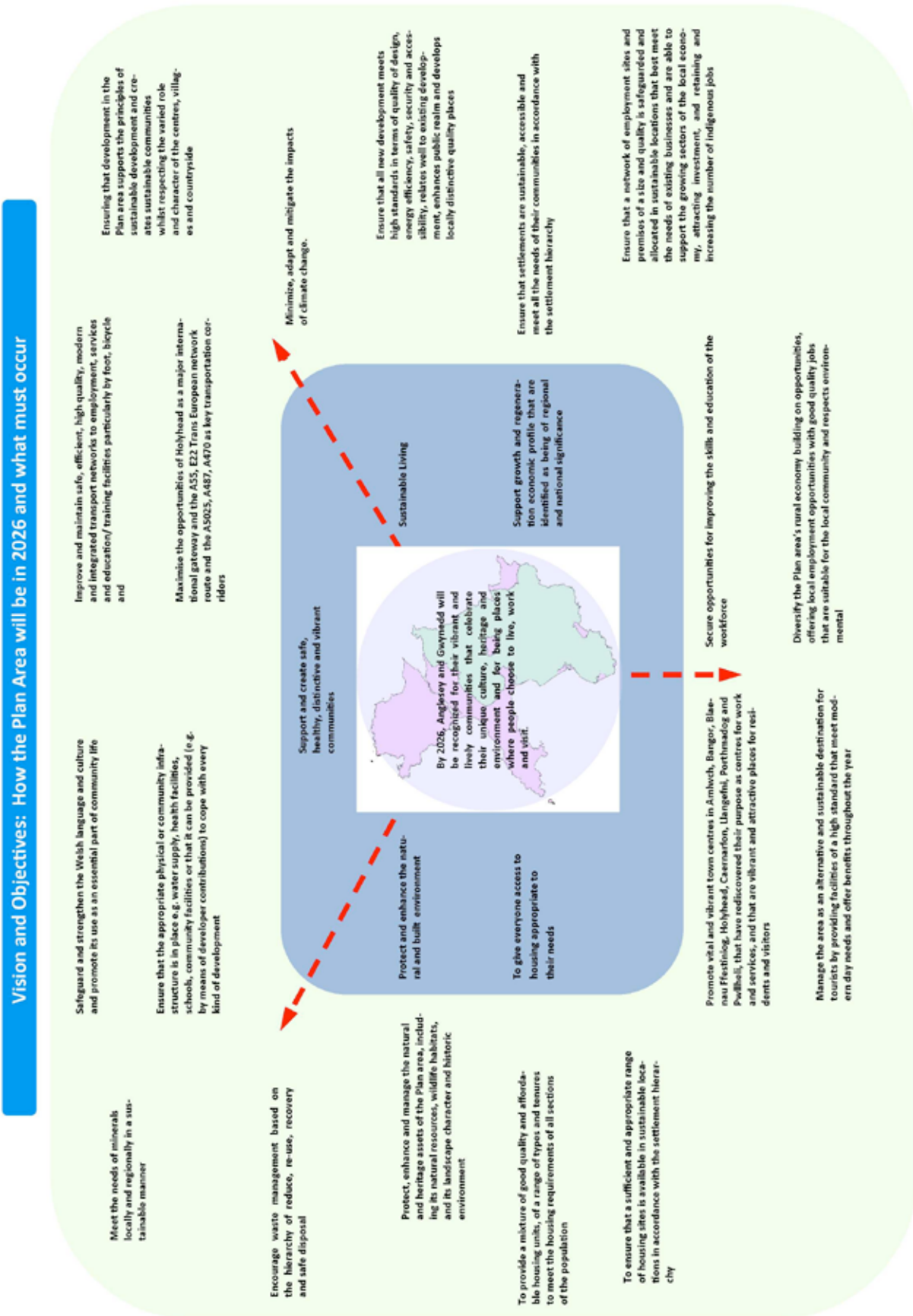
Overview

- 6.1 This chapter sets out the overall Strategy to deliver the Plan’s vision and objectives. Figure 4 describes the main element of the Vision and what must occur (the themes and the objectives) to bring about this change.
- 6.2 The vision, themes and objectives have been developed into a land use planning strategy to guide the future development of the Plan area up to 2026. It sets out the broad intention for managing change, provides a framework for more strategic and detailed policies and indicates the level of provision to be made for housing, employment and other major land uses, the broad locations that such development will be directed to and the areas subject to general protection from development.
- 6.3 The Strategy takes the main elements of the Vision and Objectives and sets out principal land uses that will deliver them. In line with the Single Integrated Plan for Anglesey and Gwynedd, the broad Strategy is to strengthen communities in the Plan area. The Strategy contains the elements described in Table 8.

Table 8 - Main Elements of the Strategy

Sustainable communities	Economic growth and regeneration	Quality housing	Natural and built environment
<ul style="list-style-type: none"> • match physical and social infrastructure to sustainable development and economic growth needs; • sustainable movement through consideration of land use and promotion of active and sustainable travel; • safeguarding land for future infrastructure provision, including routes. 	<ul style="list-style-type: none"> • facilitate the delivery of jobs to support the Plan area’s population & wider economy; • existing employment land retained from inappropriate development; • facilitate an increase in employment land availability; • encourage existing and new businesses to invest; • facilitate a growing year-round tourism and cultural activity sector. 	<ul style="list-style-type: none"> • an effective supply of land for housing; • choice of housing type, size and tenure meets the requirements of a range of different households within local communities, including the provision of an appropriate level of affordable housing based on defined local needs; • encourage, where appropriate, brownfield development and use of existing buildings, including long term vacant housing is a priority. 	<ul style="list-style-type: none"> • safeguarding habitats, species, landscapes, townscapes, archaeology, historic buildings and monuments, allowing development that doesn’t adversely impact or preferably enhances these assets; • safeguarding mineral deposits.

Figure 4: How the Plan area will be in 2026 and what must occur



6.4 Several cross cutting themes have informed the Plan, influencing and underpinning the choices and direction of the policies, proposals and development sites. Table 9 describes the cross cutting themes.

Table 9 - Cross Cutting Themes

Welsh language and culture	Climate change and sustainable development	Creating quality places
<ul style="list-style-type: none"> • promote prosperous and sustainable communities that support local services including the provision of additional housing and related development proportionate to local requirement; • support an advanced, thriving and diverse local economy. 	<ul style="list-style-type: none"> • ensure high resource efficiency and low/zero carbon energy generation technologies are incorporated within development; • embrace sustainable quality design and construction in new development; • avoid, mitigate or adapt to the causes of climate change 	<ul style="list-style-type: none"> • promote high quality new development; • protect and enhance important cultural, historic and landscape features; • safeguard, promote and expand green networks and habitats; • integrate new development into existing community infrastructure.

6.5 Overall the Strategy responds to the clear evidenced need to make provision for new homes and jobs as well as the protection of the area’s unique social, cultural and environmental character. It accommodates land uses that are required for a time-limited period, facilitating alternative policy compliant legacy uses in the long term. It sets a level of growth considered to represent the most robust, balanced and appropriate approach taking into account all relevant factors, including work undertaken by independent housing and economic forecasts.

The Spatial Strategy

6.6 The spatial element of the Vision broadly describes how the Plan area will look by 2026. It sets out what the vision means on the ground. The Spatial Strategy says where development should or should not go. The aim is to get the right type of development in the right place which meets the requirements of the communities.

6.7 Previous chapters in the Plan have described the rurality of the Plan area. It has a dispersed settlement pattern of towns, villages and other groups of buildings and high levels of private car usage, therefore the need to reduce carbon and greenhouse gas emissions is challenging. Evidence points to five broad categories of settlements within the Plan area as reflected in the spatial element of the Plan’s Vision. These are:

- i. Sub regional Centre
- ii. Urban Service Centres
- iii. Local Service Centres
- iv. Villages
- v. Clusters

6.8 The selection and categorisation of settlements is based on data and its analysis as set out in Topic Paper 5: Developing the settlement strategy (May 2013). In the Paper, settlements are ranked according to a number of factors and the interplay between them. The factors include population, numbers of retail, employment, community and service facilities they contain and their access to public transport and the functional links between them. Facilities are weighted to reflect the fact that some facilities are more valuable than others in terms of the sustainability benefits they provide.

6.9 The Strategy defines what role the Sub regional Centre, Urban Service Centres, Local Service Centres, Villages, Clusters and countryside will play in achieving the Plan's Vision. The amount, type (particularly in housing terms) and distribution of new development will be determined largely by the roles set out in this Strategy. The strengthening of existing roles and evolution of new ones will take time and will be cemented through the strategies of the Councils and other partners and particularly through market forces.

6.10 In order to respond to the area's opportunities and challenges and to achieve the Plan's overall Vision and Objectives the following spatial strategy has been adopted for distributing development across the Plan area. It ensures that development is directed to locations that are sustainable in terms of their size, function, character, facilities, transport linkages, social and environmental capacity. It supports the use of policies that encourage the level of development most appropriate to each settlement.

The Strategy will aim to disperse development proportionately around the Plan area whilst focusing on those locations that provide the best opportunities for achieving sustainable development.

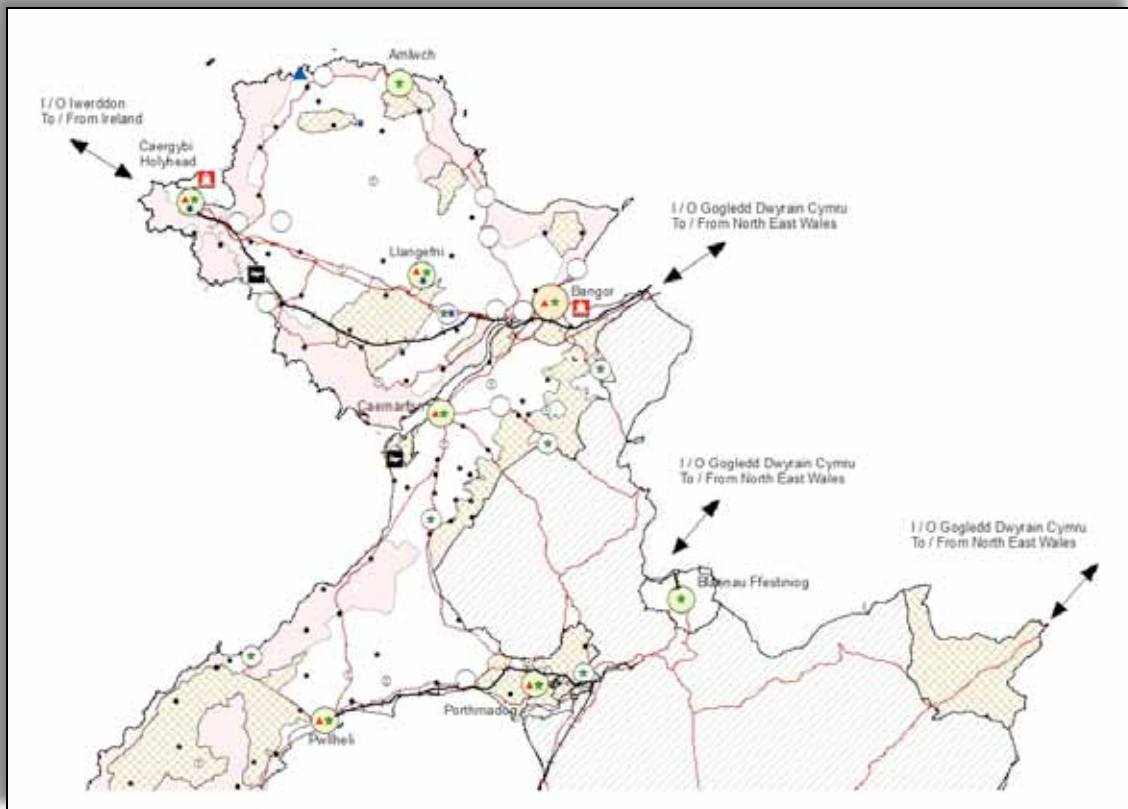
The Strategy proposes:

- **an emphasis on developing the Sub regional Centre and the Urban and Local Service Centres shown on Diagrammatic Map 9 and 10, where environmental, social and infrastructure constraints allow;**
- **an appropriate amount of development in Villages, with a focus on Service Villages shown on Diagrammatic Map 9 and 10, which have a better access to services and public transport;**
- **some development in Clusters, identified because of their functional links with Villages or Centres, and in the countryside**

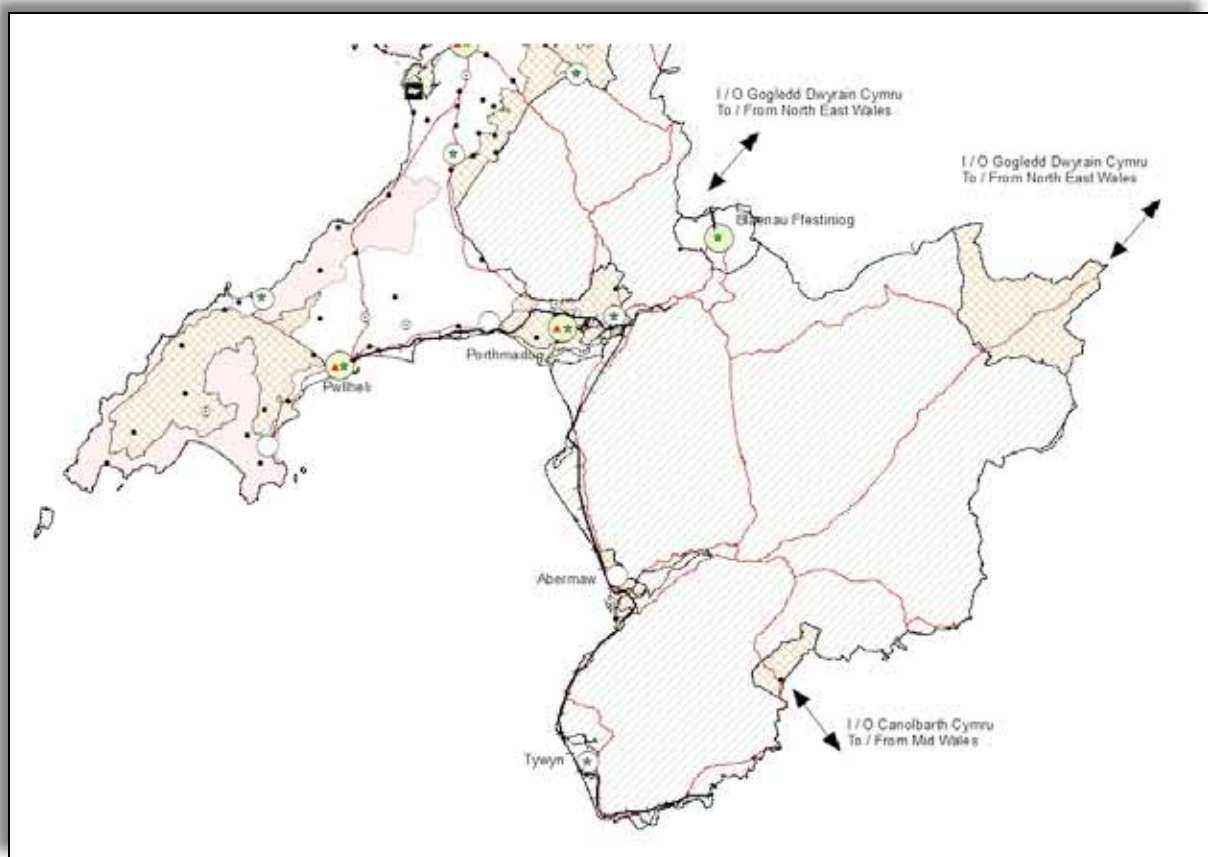
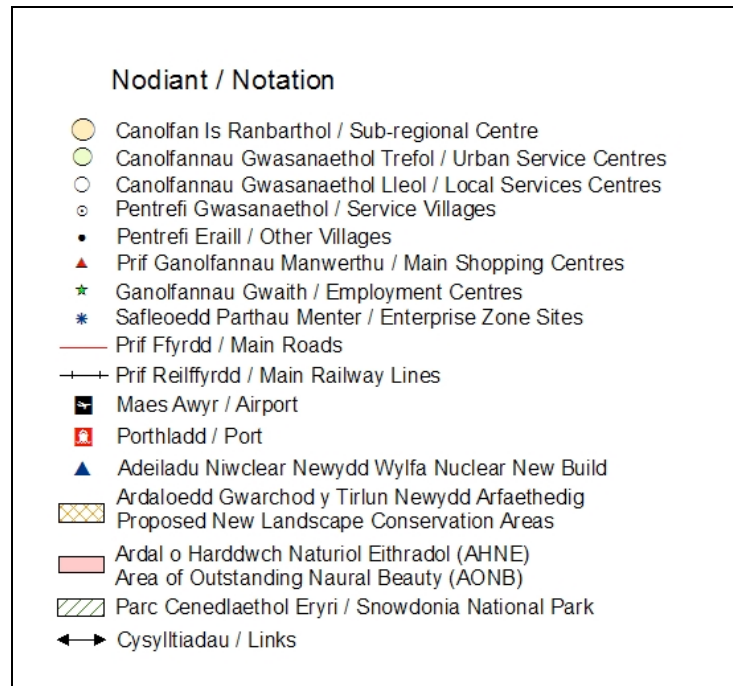
6.11 It seeks to establish a strong network of settlements that make the Plan area more self-sufficient in terms of access to jobs, affordable homes, and services such as education and training, shops, and leisure. The priority will be to meet needs as locally as possible and to retain as much benefits as possible from investment locally, recognising that the magnitude of investment in Wylfa Newydd has the potential to benefit areas beyond the Plan area. The Plan balances the importance of sustaining rural economies with the need to protect the countryside. A full list of settlements, where they sit in the settlement hierarchy and the implications is included in Appendix 4.

Nodiant / Notation

- Canolfan Is Ranbarthol / Sub-regional Centre
- Canolfannau Gwasanaethol Trefol / Urban Service Centres
- Canolfannau Gwasanaethol Lleol / Local Services Centres
- ⊙ Pentrefi Gwasanaethol / Service Villages
- Pentrefi Eraill / Other Villages
- ▲ Prif Ganolfannau Manwerthu / Main Shopping Centres
- ★ Ganolfannau Gwaith / Employment Centres
- ◆ Safleoedd Parthau Menter / Enterprise Zone Sites
- Prif Ffyrdd / Main Roads
- + Prif Reilffyrdd / Main Railway Lines
- ✈ Maes Awyr / Airport
- ▣ Porthladd / Port
- ▲ Adeiladu Niwclear Newydd Wylfa Nuclear New Build
- ▨ Ardal oedd Gwarchod y Tirlun Newydd Arfaethedig Proposed New Landscape Conservation Areas
- ▭ Ardal o Harddwch Naturiol Eithradol (AHNE) Area of Outstanding Natural Beauty (AONB)
- ▨ Parc Cenedlaethol Eryri / Snowdonia National Park
- ↔ Cysylltiadau / Links



Map 9: Diagrammatic (Part 1)



Map 10: Diagrammatic (Part 2)

- 6.12 This approach should maximise the use of existing infrastructure, promote improvements where required, promote efficient use of land and buildings and make travel more sustainable.
- 6.13 Where possible, priority has been given to the re-use of suitable previously developed land (i.e. brownfield land) and existing buildings by identifying them as sources for future development during the Plan period. The Urban Capacity Study of the Centres, shown on Diagrammatic Map 9 and 10 and listed in Appendix 4, has informed this element of the Plan. The opportunities highlighted on a settlement by settlement basis are set out in Topic Paper 6: Urban Capacity Study published alongside the Deposit Plan. There are policies in the Plan that facilitate the development of brownfield land and existing buildings, where appropriate.
- 6.14 Overall, the ability to achieve the proposed spatial distribution on a settlement by settlement basis is influenced to a degree by the ability to accommodate development at the chosen locations. The sites chosen for each settlement result from a detailed analysis of the environmental, infrastructure and social capacity of the individual settlements and an assessment of different site options that have come forward. These detailed analyses are set out in Topic Paper 1: Candidate Sites Assessment Update and the Welsh Language Impact Assessment report, produced as background documents alongside the Deposit Plan.
- 6.15 In determining the spatial distribution of new housing sites it was also necessary to take into account the existing supply of development. The existing housing supply consists of land with planning permission and windfall development, as described and quantified in a series of housing policies in Chapter 7 of this Plan. New housing allocations are only identified in the Subregional Centre, Urban and Local Service Centres and Service Villages and only if the existing land bank and windfall sites cannot accommodate their indicative level of growth.
- 6.16 Due to significant physical constraints in Blaenau Ffestiniog and the regeneration initiatives in place to attract new investment opportunities locally, the Strategy proposes a relatively higher use of brownfield land and buildings within the settlement compared to other settlements. This element of the Strategy will be monitored and reviewed, which will include discussion with the Snowdonia National Park Local Planning Authority and Conwy County Borough Council as there are settlements within their administrative areas that may be able to contribute in the long term to providing a solution, if required.
- 6.17 Although Porthmadog is defended against flooding, large parts of the settlement are categorised as being within Zone C1 (see Constraints Map). A core function of the Plan is to ensure that all development is sustainable, having regard to the implications of addressing climate change. Development proposals that would lead to a reduction in floodplain storage capacity or impede flood flows are strongly discouraged. On this basis and the lack of alternative sites beyond the flood risk area, the Plan cannot allocate land for housing in Porthmadog. Nonetheless new housing could be promoted on brownfield/ windfall sites provided that they conform to local planning policy and national planning policy and guidance set out in Planning Policy Wales and TAN 15. Due to this factor the supply of land for housing is less, which means that the Centre cannot accommodate the growth that would be normally directed to it. It has been necessary to identify alternative locations in its catchment area that align with the spatial strategy in its catchment area that would assist in meeting the requirement for housing that should otherwise be provided in the Urban Service Centre. Similar issues in nearby Tremadog means that it cannot contribute to providing the solution.
- 6.18 Criccieth and Penrhyndeudraeth have been chosen after taking into account a range of factors. Both Local Service Centres have good transport links with Porthmadog and each one has a good level of services that provide their residents the opportunity to walk to them to satisfy their everyday requirements, thus reducing the need for journeys to Porthmadog. This approach also accords with aspirations to retain opportunities locally. This leads to Criccieth and Penrhyndeudraeth, in accordance with the spatial strategy, being attributed an increase in the

housing growth opportunities. Chapter 7 of the Plan provides detailed information about levels of housing growth to each settlement.

- 6.19 The Plan is informed by a range of assessments including the combined Sustainability Appraisal and Strategic Environmental Assessment, a Welsh Language Impact Assessment, Habitats Regulation Appraisal, and a Level 1 Strategic Flood Risk Assessment. It is considered that the viability of local provision within these Local Service Centres can be enhanced by being supported by a larger population within walking distance. Given Porthmadog's continued role as an Urban Service Centre there will still be those within Criccieth and Penrhyndeudraeth and surrounding villages that will need to travel to Porthmadog, for example for employment purposes, alternative shopping opportunities or banking. However, their journey will be shorter than a journey to the nearest alternative Urban Service Centres and the choice of Transport modes includes by bus and by train. Gwynedd Council is committed to re-evaluating the options for growth in Criccieth and Penrhyndeudraeth in the Plan's first review.

Settlement boundaries

- 6.20 In order to provide robust guidance to assess and determine planning applications each settlement is defined spatially. The Deposit Plan has defined development boundaries around the Sub-Regional Centre, Urban Service Centres, Local Service Centres, and Villages. Clusters do not have settlement boundaries. Here development will be required to relate well to the existing built form, which will be shown on the Proposals Maps by colouring buildings that form their core. Development boundaries and clusters are drawn in order to:
- i. Prevent unacceptable development in the countryside and provides certainty and clarity as to where the exception policies (on the edge of settlements) can be applied;
 - ii. Avoid the coalescence of settlements or parts of the same settlement, new ribbon development or a fragmented development pattern;
 - iii. Identify areas where development proposals could be approved;
 - iv. Promote the efficient and appropriate use of land
- 6.21 Some development boundaries appear to include 'white land' that hasn't been allocated for any particular use. Other than for sites allocated for housing, the Plan does not indicate any commitments for development where permission has already been granted. 'White land' may be previously developed and therefore provide opportunities for redevelopment or it may be protected by other policies included in the Plan and/ or National Planning policy.
- 6.22 The Strategy protects areas outside the development boundary and the identified Clusters, i.e. the countryside, from development other than those uses that are essential to a rural location and which would not harm its character and appearance. The Plan emphasises national planning policy and legislation that manage development in nationally and internationally protected areas and emphasises the need to maintain Special Landscape Areas and areas of particular biodiversity or cultural local importance

Welsh Language

- 6.23 The Welsh language is part of the social and cultural fabric of Wales. There are, however, significant variations in its use across the Country. The Plan area has the highest proportion of population that speak, read and write Welsh (60% in 2011) compared with the Welsh average (14.6% in 2011). The 2011 Census recorded 65.4% in Gwynedd but between 2001-2011 the numbers were reduced by 1.1%. 57.2% of Anglesey's population can speak Welsh, but there was a reduction of 0.8% between 2001-2011. There was also a small reduction in Gwynedd in the

number of areas where over 70% of the population could speak Welsh – from 41 to 40 Electoral Ward Areas in 2011. There was a reduction from 10 to 8 wards in Anglesey. Further information about the Plan area's language profile is included in Topic Paper 10 and the revised Welsh Language Profiles for each County.

- 6.24 The Gwynedd and Anglesey Single Integrated Plan (2014) identifies the need to ensure that the Welsh language thrives. Gwynedd's Welsh Language Strategy (2013) and Planning Policy Wales recognise that the land use planning system can contribute to sustaining and strengthening the Welsh language in communities. Subsequently, sustaining and strengthening the Welsh language is an objective within the Sustainability Appraisal (SA) framework. An iterative Welsh Language Impact Assessment (WLIA) has informed the SA. The results of the WLIA are recorded in a report of its findings, which is published alongside the Deposit Plan.
- 6.25 It is therefore considered necessary for the Plan to contain a specific policy to address the Welsh language. Additionally the protection and enhancement of the language within the Plan area is promoted through various policies in the Plan. The policies facilitate the type of development that can create the right circumstances to contribute to maintaining and creating Welsh speaking communities, e.g. mixture of housing (tenure and type), employment opportunities, community services and facilities. Supplementary Planning Guidance will be prepared that will expand on relevant Policies in the Plan in order to achieve sustainable communities.

Economic Strategy

- 6.26 The anticipated transformational economic change arising from the unique scale of major infrastructure projects on the Isle of Anglesey and the Island's Enterprise Zone status will be the biggest driver of spatial and social change over the Plan period. It is important that the Plan acts as a facilitator of economic development. This will be achieved through a policy framework that supports the principles of each Authority's Strategic Plans, the Anglesey and Gwynedd Single Integrated Plan, Employment Plans and the Anglesey Energy Island Programme.
- 6.27 Whilst the Plan is being produced when the Plan area is still experiencing the impact of the recession with the resultant low demand for all types of properties and land, there is strong cause for optimism within the Plan area linked to the expected substantial and unprecedented increased employment associated with the construction of Wylfa Newydd and development of other major infrastructure projects. It is anticipated that £2.5 billion will be added to the Anglesey and North Wales economy over the next 15 years. Traditional sectors are also considered important, including tourism, agriculture and the public services, especially education, and care and health services.
- 6.28 Delivery of Wylfa Newydd and other major strategic projects will require significant private sector investment. They will require major investments in infrastructure, bringing major economic, social and environmental opportunities, as well as challenges. The Plan has an important role in facilitating the sustainable development of these projects whilst protecting the unique culture, heritage and natural environment of the area. The Councils in partnership with Welsh Government and business organisations will promote and support sustainable economic development. In order to boost economic activity on Anglesey the Island has been identified as an Enterprise Zone. As indicated in Chapter 3, the assignment of Enterprise Zone status to the island of Anglesey complements the existing Anglesey Energy Island Programme, set up to bring high skilled jobs to the area from major energy investments and establish the island as a world renowned centre of excellence in low carbon energy generation. Nine key sites on the Island have been identified in respect of being subject to focussed support. The Welsh Government has also identified the Snowdonia Enterprise Zone, which, although located in the Snowdonia National Park, could help spread prosperity beyond the Park's administrative boundaries.
- 6.29 The role of the further and higher education sector is central to growing the commercial value of research for example in biological, computer, medical and ocean sciences; renewable and low

carbon energy; life sciences, and food as well as improving people's skills so that they are able to make the most of employment opportunities that may develop locally in the future. Locations near to the Plan area's university and colleges, which include the proposed Menai Science Park near Gaerwen, Anglesey, have potential benefits to the local economy.

- 6.30 Providing the framework that facilitates development that sustains, improves, modernises and diversifies the economy will provide one of the building blocks that can contribute to sustain, strengthen or create Welsh speaking communities
- 6.31 The availability of appropriate land for businesses and industry is crucial to support employment creation. National planning policy requires planning authorities to ensure that there is a range and choice of marketable sites and locations for businesses safeguarded or allocated in development plans.
- 6.32 The Employment Land Review (2012), which is published as a Background Paper alongside the Deposit Plan, and analysis of later information leads to the requirement to safeguard and allocate in the region of 800 ha in the Plan area, plus an additional 144.1 ha in reserve on the Island. The Plan will:
- i. safeguard established business and industry areas in which turnover and vacant plots will accommodate new businesses;
 - ii. allocate new sites to accommodate new businesses or enable existing businesses to expand;
 - iii. provide opportunities for businesses to develop on alternative sites if a specific need is established that can't be accommodated on a safeguarded or allocated site; and
 - iv. provide opportunities for businesses to develop in rural areas.
- 6.33 The majority of safeguarded or allocated sites are located in or close to the Centres identified in the settlement hierarchy, have good transportation links and are close to housing to reduce the need for long car based journeys and encourage walking, cycling and public transport usage. All business and industry sites that are either safeguarded or allocated in the Plan will be reviewed at least every five years to ensure there is an effective land supply in the Plan area.

Retail Strategy

- 6.34 There is a clear network of retail centres within the Plan area, which takes the form of a hierarchy. The network comprises the following centres:

Table 10: Retail Hierarchy

Gwynedd	Sub-regional Retail Centre	Bangor
	Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli
	Local Retail Centre	Abersoch, Barmouth, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn
Anglesey	Urban Retail Centre	Holyhead, Llangefni
	Local Retail Centre	Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley

- 6.35 The Retail Needs Study (2012), which is published as a Background Paper alongside the Deposit Plan, identifies the potential for additional floorspace in particular locations. Town Centre boundaries have been identified for the larger town centres listed in the network of centres as have principal shopping areas. Proposals in these centres would need to be of a scale and nature compatible with the role and function of that centre.
- 6.36 Long term retail requirements for the Plan area are more difficult to predict due to the future economic uncertainties of the retail market in town centres. The supply of retail floorspace will be monitored and if changes are required they will be dealt with in a future review of the Plan.

Housing Strategy

- 6.37 A number of development options were considered in relation to levels of housing growth and the general spatial distribution before publishing the Plan's Preferred Strategy for public consultation (May and June 2013). The Preferred Strategy set out the reasoned justification for proposing an option that was below the Welsh Government's 2008 based principal population and household projections, but slightly higher than the long term past build rates.
- 6.38 The formal consultation process revealed contrasting views about the preferred option (see the Consultation Report published alongside the Deposit Plan). Since the public consultation about the Preferred Strategy, the Welsh Government published its 2011 based population and household projections. Planning Policy Wales (paragraph 9.2.2) states that the Welsh Government's latest population and household projections produced for each local authority area should be the starting point for assessing an area's requirement for housing.
- 6.39 The public consultation findings and the latest 2011 based population and household projections for Anglesey and Gwynedd all indicate contrasting views about the level of housing growth required in the Plan area up to 2026. Therefore, additional work has been undertaken in order to ensure that the level of growth in the Deposit Plan is based on robust and up to date evidence. A record of the factors that have been considered is set out in Topic Paper 4: Describing the Housing & Spatial Growth (2013 & 2014), which in turn refers to a series of other relevant Topic Papers and Background Papers. The Process of selecting a single housing target was also informed by the Sustainability Appraisal and a Welsh Language Impact Assessment.
- 6.40 The basic housing requirement (the target) for the Plan area, i.e. 7,184, is based on assessment of all the evidence and is directly related to the Plan area's growth prospects and the Councils' aspirations. It is considered that linking housing requirements to wider economic prospects improves the robustness and deliverability of the Plan's Strategy. It is anticipated that it will contribute to providing an opportunity and scope to live and work in the Plan area. The level of growth reflects the impacts of the recession as well as the transformational economic prospects expected later on during the Plan period. The Plan will facilitate the development required to complement each Council's strategic plans and programmes. This should mean that the area will start to become a more age-balanced area, more independent and less reliant on outside sources of labour, with scope for reducing levels of out commuting and be on its way to becoming a sustainable and more self-contained set of communities.
- 6.41 To ensure that the housing supply has the flexibility necessary for the continued delivery of new housing, even if unpredictable changes to the effective land supply occur during the Plan period, a 10% slippage allowance has been added to the overall target. Therefore, the overall housing land requirement stands at 7,902 for the Plan area during the Plan period (2011 – 2026). This equates to 3,817 housing units to Anglesey and 4,084 to the Gwynedd Local Planning Authority area.

- 6.42 In line with the spatial strategy, up to 55% of the overall housing land requirement identified for the Plan area is directed to Bangor (the Sub-regional Centre) and the Urban Service Centres combined and at least 20% to the Local Service Centres. These are the largest settlements where there are concentrations of facilities, employment opportunities and transport options. The remainder (no more than 25%) is expected to be delivered in Villages, Clusters and the countryside.
- 6.43 Approximately half of the overall housing land requirement is being met from housing sites that already benefit from planning consent given under the existing development plans or under other material planning considerations. Appendix 5 provides more details about this. The shortfall will be met by windfall sites, existing buildings and new sites that have been selected to provide flexibility and choice. Chapter 7 provides more detail about this.
- 6.44 The economic recession has had, and continues to have, an impact on the house building industry as both house builders and potential buyers face difficulties accessing finances and mortgages. This has resulted in a lower completion rates than seen during the pre-recession period. It is therefore likely that a number of sites identified in this Plan will take longer to deliver and the timing is likely to be linked to the decision to invest in Wylfa Newydd and the success of mechanisms applied in the Enterprise Zone. It is anticipated that around 2,368 housing units could be delivered during 2011 – 2018, with the remaining being delivered in the latter part of the Plan period. The land supply will help ensure that the lack of effective housing land will not become a constraint on economic recovery.
- 6.45 The quantity and the quality of homes can help to meet the varying needs and aspirations of different households in the Plan area and support investment in the economy.

7.1 SAFE, HEALTHY, DISTINCTIVE AND VIBRANT COMMUNITIES

WELSH LANGUAGE AND CULTURE

7.1.1 Context

- National planning policy advises that local planning authorities should consider whether they have communities where the use of the Welsh language is part of the social fabric, and where this is so, it is considered appropriate that this be taken into account in the formulation of land use policies
- Promoting the Welsh language and culture is one of the principles that is central to the Single Integrated Plan

Introduction

- 7.1.2. The Welsh language plays an important role in the social, cultural and economic life of the Plan area's residents and visitors. In 2001, 60% and 69% of Anglesey and Gwynedd's (County) population respectively were Welsh speakers. The use of the language varies in communities. The first tranche of information released from the 2011 Census about the Welsh language reveals lower levels of Welsh speakers in both Counties: 57% and 65% in Anglesey and Gwynedd, respectively.
- 7.1.3. Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Strategic Policy PS1 sets the context for the assessment of the potential impact of proposals upon the language and culture and will also inform the scale and location of new development as proposed within the settlement strategy.

STRATEGIC POLICY PS1: WELSH LANGUAGE AND CULTURE

The Councils will promote and support the use of the Welsh Language in the Plan area. This will be achieved by:

- 1. Using appropriate mechanisms to ensure that suitable measures that mitigate negative impacts are provided or a contribution is made towards them;**
- 2. Refusing proposals that due to its size, scale or its location, would cause significant harm to the character and language balance of a community;**
- 3. Encouraging all signage by public bodies and by commercial and business companies to be bilingual;**
- 4. Encouraging the use of Welsh place names for new developments, house and street names.**

- 7.1.4. The Welsh Language will be promoted through different policies within the Plan. The range of opportunities provided by the strategic and detailed policies, including a variety of different dwelling types, local employment growth and protecting and enhancing the cultural heritage will contribute towards improving the vitality of the Welsh language. Supplementary Planning Guidance will be published to provide further advice on the matter.

INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

7.1.5 Context

- New development often requires significant infrastructure to sustain it
- National policy requires a local approach to developer contributions
- It is important to provide a clear indication of requirements to provide greater developer certainty
- Local planning authorities will need to balance the need for some infrastructure against site viability

Introduction

7.1.6 A planning obligation (Section 106 Agreement) is a binding agreement entered into between a Local Planning Authority and a developer/landowner or the offer of a specific undertaking by a landowner. Such an obligation may require the developer/ landowner to carry out certain works, or to provide, or contribute to the provision of measures to mitigate the negative impacts of their development. CIL Regulation 122 (2) states that:

“A planning obligation may only constitute a reason for granting planning permission for development if the obligation is:

- necessary to make the development acceptable in planning terms;
- directly related to the development; and,
- fairly and reasonably related in scale and kind to the development.”

7.1.7 A new planning charge came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. These Regulations allow local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes transport schemes, flood defences, schools, hospitals and other health and social care facilities, parks, green spaces and leisure centres.

7.1.8 After the 6th April 2015 only 5 contributions from section 106 agreements, since 6th April 2010, can be included within a fund for sharing resources, for example contribution towards play areas from a number of developments within a settlement.

7.1.9 The Community Infrastructure Levy (CIL) is a voluntary mechanism. It was designed to supersede the present section 106 system. However, evidence is required to show that the market is viable to allow for this. The Plan intends to allow contributions through Section 106 Agreements where the Regulations continue to allow this (see paragraph above). The Councils are investigating the possibility of introducing a CIL, by having regard to the impact upon viability of development. The CIL will be subject to a separate process and documents to the Plan. Information will be gathered upon the costs of preparing strategic infrastructure, the different sources to pay for the infrastructure and viability of sites. Discussions will also be held with other developers and stakeholders who have an interest and information about the area.

STRATEGIC POLICY PS2: INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS

The Councils will expect new development to ensure sufficient provision of essential infrastructure (either on-site or to service the site) is either already available or provided in a timely manner to make the proposal acceptable, by means of a planning condition or obligation. It may happen that planning obligations are required for maintenance payments in order to meet the initial costs of running services and facilities and to compensate communities for loss or damage caused by development.

Where the essential infrastructure cannot be provided on site, financial contributions will be requested, within limits allowed by legislation, to get essential investment off site. If the effect of the development is cumulative, the financial contributions may be accumulated, within legislative constraints, in order to alleviate the cumulative effect.

POLICY ISA1: INFRASTRUCTURE PROVISION

Proposals will only be granted where adequate infrastructure capacity exists or where it is delivered in a timely manner. Where proposals generate a directly related need for new or improved infrastructure and this is not provided by a service or infrastructure company, then this must be funded by the proposal. A financial contribution may be sought to secure improvements in infrastructure, facilities, services and related works, where they are necessary to make proposals acceptable. Where appropriate, contributions may be sought for a range of purposes, including:

1. Affordable housing
2. Sports and leisure facilities
3. Education facilities
4. Recreation and open space
5. Transport infrastructure including public transport
6. Healthcare facilities
7. Nature conservation
8. Recycling and waste facilities
9. Renewable and low carbon infrastructure
10. Cultural and community facilities
11. Broadband infrastructure
12. Regeneration
13. Flood risk management measures
14. Service and utilities infrastructure, including water supply, drainage, sewers, gas and electricity
15. Other contribution considered appropriate to the proposal

Proposals for utility services to improve infrastructure provision will be granted subject to detailed planning considerations.

Explanation:

- 7.1.10 New development will often require new or rely on existing infrastructure, services and facilities to make proposals acceptable in land use planning terms. Community benefits, related to proposed development and necessary for the grant of planning permission, can be sought from developers providing they are fairly and reasonably related in scale and kind to

the proposal. It is important that the provision of infrastructure for a development site is located and designed in such a way as to minimise the impact on the natural and built environment. The amenities of local residents should also be protected. Community infrastructure contributions will be secured either through planning obligations as set out in Section 106 of the Town and Country Planning Act 1990, or through levy receipts under the Community Infrastructure Levy Regulations 2010.

- 7.1.11 A planning obligation is a legally binding agreement entered into between a local authority and a developer. Planning obligations are a means by which contributions can be secured to enhance the quality of a development, provide community benefits and infrastructure, and mitigate any negative impacts that may arise as a consequence of development. The type and value of planning obligations sought in connection with a planning permission will be considered on a case by case basis. Where infrastructure provision is not available or is inadequate, the Council will look to the developer to make an appropriate contribution.
- 7.1.12 The tests set out in Circular 13/97 and the Community infrastructure Levy Regulations 2010 will be used to determine when it would be appropriate to seek planning obligations. Supplementary Planning Guidance will be published to provide further advice on the matter.
- 7.1.13 In relation to infrastructure provided by the utility companies, engagement has taken place throughout the Plan preparation process to confirm the appropriateness of land allocations and to ascertain their compatibility with existing and, where known, future public investment strategies. Applicants should consult with infrastructure providers, e.g. and Dŵr Cymru/Welsh Water, Education Authorities, Betsi Cadwaladr University Health Board, and undertake an assessment to determine whether there is capacity and infrastructure for their proposal prior to application.
- 7.1.14 Proposals to provide infrastructure or public services, including water supply, drainage, sewers, gas, electricity and other relevant services will be granted (supported) provided they do not cause significant harm to the local environment, public amenities or public safety.

POLICY ISA2: COMMUNITY FACILITIES

The Plan will help sustain and enhance community facilities by:

1. **Granting the development of new community facilities, provided that:**
 - i. **they are located within or adjoining development boundaries or they are located outside development boundaries but within clusters where the proposal will provide an essential facility to support the local community;**
 - ii. **in the case of new buildings, that the local community's needs cannot be satisfied through the dual use of existing facilities or the conversion of existing buildings;**
 - iii. **where the proposal is for a facility being relocated, it can be demonstrated that the existing site is no longer suitable for that use;**
 - iv. **the proposal is of an appropriate scale and type compared to the size, character and function of the settlement.**
 - v. **the proposal is easily accessible by foot, cycle and public transport**

The provision of new or enhanced multiuse community facilities, including the co-location of healthcare, school, library and leisure facilities in accessible locations will be encouraged.

2. **Resisting the loss or change of use of an existing community facility unless:**
 - i. **a suitable replacement facility can be provided by the developer either on or off site, and within easy and convenient access by means other than the car, or**
 - ii. **it can be demonstrated that the facility is inappropriate or surplus to requirements, or**
 - iii. **in the case of a commercially operated facility:**
 - **there is evidence that the current use has ceased to be financially viable, and**
 - **that it could not reasonably be expected to become financially viable and**
 - **no other suitable community use can be established, and**
 - **there is evidence of genuine attempts to market the facility, which have been unsuccessful.**

Explanation:

7.1.15 Policy ISA2 aims to protect existing community facilities and encourage the development of new facilities where appropriate. Local leisure and community facilities are important to the health, social, educational and cultural needs of the Plan Area, as well as its economic well-being. For the purposes of this policy, community facilities are defined as facilities used by local communities for health, leisure, social and educational purposes and include schools, libraries, leisure centres health care provision, theatres, village halls, cemeteries, places of worship, public houses, and any other facility that fulfils a role of serving the community.

7.1.16 Where a new facility is proposed outside a settlement, it must be demonstrated that the proposed location is the best available and is accessible to the local community. Extensions to existing community facilities which are not within or well-related to a settlement will be granted where it can be demonstrated that the facility is well located to meet the needs of the community it is to serve.

- 7.1.17 The loss of community facilities which provide valuable public services could have a detrimental effect on community identity and sustainability. Safeguarding such facilities will help realise the full potential for community use of existing buildings and encourage re-use of appropriate buildings when they become available. Any replacement facilities must be located to meet the needs of the same local community, and provide the same type of provision as the facility being replaced. In the case of proposals which would result in the change of use or loss of facility a report will need to be submitted with any planning application explaining why the loss or change of use is justifiable, in terms of criteria 2i - iii above.

POLICY ISA3: FURTHER AND HIGHER EDUCATION DEVELOPMENT

Proposals for new facilities or extensions to existing buildings for academic and support purposes or for ancillary social, cultural or leisure activities at a further or higher education site will be granted subject to considerations of scale, location, design, amenity and transportation being acceptable. Priority should be given to re-using existing sites or buildings.

The sequential test should be adopted when determining the location of proposals for further and higher education with priority given to sites which are located:

- 1. Firstly, on existing further or higher education sites; or**
- 2. Secondly, on sites which have a close association with an existing campus.**

Explanation:

- 7.1.18 The University of Wales, Bangor, Coleg Llandrillo Menai and Coleg Meirion – Dwyfor have numerous and extensive educational facilities within the Plan area. They make a valuable contribution to the local economy by providing employment to local people, improving skills locally and through expenditure by students. The Council is committed to improving the standards and availability of further and higher education facilities in the Plan area. New developments and enhancements to existing facilities are considered necessary to support proposed growth.
- 7.1.19 Proposals to re-use previously developed land or buildings on existing further / higher education sites will be favoured over proposals for development on greenfield sites. Whilst the principle of adapting buildings for re-use is supported, not all buildings will be suitable for this. It is expected that the building in question will be suitable for its new use in terms of its form and location.

POLICY ISA4: SAFEGUARDING EXISTING OPEN SPACE

Proposals that will lead to the loss of existing open space including any associated facilities which has significant recreational, amenity or wildlife value will be refused unless they conform to the following criteria:

1. There is an overall surplus of provision in the community;
2. The long term requirement for the facility has ceased;
3. Alternative provision of the same standard can be offered in an area equally accessible to the local community in question;
4. The redevelopment of only a small part of the site would allow the retention and enhancement of the facility as a recreational resource.

Explanation:

7.1.20 The term 'open space' referred to in Policy ISA4 includes the following types as described in TAN16: amenity green space, allotments, public parks and gardens, outdoors sports facilities and play provision for children and young people.

7.1.21 These open spaces play an important part in satisfying the recreational needs of local communities and are an invaluable amenity resource. Therefore, existing open space should not be lost unless it can be clearly demonstrated that there is an over-provision of open space necessary for the community's requirements.

7.1.22 If there is an under provision of open space in the community, the developer will need to provide an acceptable alternative site within the vicinity of the development, or within the same settlement or electoral ward area. Any alternative site should be equivalent to, or better than the existing site, and be easily accessible to the local community by sustainable transport modes.

POLICY ISA5: PROVISION OF OPEN SPACES IN NEW HOUSING DEVELOPMENTS

New housing proposals for 10 or more dwellings, in areas where existing open space cannot meet the needs of the proposed housing development, will be expected to provide suitable provision of open spaces in accordance with the Fields in Trust benchmark standards of 2.4 hectares per 1000 population.

In exceptional circumstances, where it is not possible to provide outdoor playing spaces as an integral part of a new housing development, the developer will be required to:

1. Provide suitable off site provision which is close to and accessible to the development in terms of walking and cycling, or, where this is not feasible/practical;
2. Contribute financially towards new or improved facilities including equipment elsewhere.

Developer contributions will be subject to a legal agreement in line with Policy ISA1.

Explanation:

- 7.1.23 The provision of public open space and outdoor playing spaces (i.e. facilities for outdoor sport or outdoor equipped playgrounds for children of whatever age) are an important part of creating an attractive and appealing neighbourhood where residents and children can have safe and convenient access to outdoor playing areas. This policy aims to ensure that well designed and suitably equipped play areas are normally provided in significant housing developments in future.
- 7.1.24 This policy will only be relaxed where it can be demonstrated that there is adequate suitable open space provision and outdoor playing spaces in accordance Fields in Trust (FIT) benchmark standards within close proximity to the development site. The need to provide an element of affordable housing as part of a proposal will not be sufficient reason for the relaxation of this policy.
- 7.1.25 In order to inform the open space requirements on future proposals, the Fields in Trust (FIT) benchmark standard of a minimum 2.4 hectares per 1000 population should be used. This consists of 1.6ha of outdoor sports facilities (of which 1.2ha are formal playing pitches) and 0.8ha of children's playing space (of which 0.25ha are equipped play spaces). Supplementary Planning Guidance will be published to provide further advice on the matter.

INFORMATION AND COMMUNICATIONS TECHNOLOGY

7.1.26 Context

- The Government aims to secure the environmental and telecommunications infrastructure necessary to achieve sustainable development objectives, while minimising adverse impacts on the environment, health and communities.
- The Government aims to facilitate the development of an advanced broadband telecommunications infrastructure throughout Wales and to promote an integrated approach to the provision and renewal of telecommunications infrastructure;
- Gwynedd Council through the Digital Gwynedd project aims to establish Gwynedd as a totally digital area

STRATEGIC POLICY PS3: INFORMATION AND COMMUNICATIONS TECHNOLOGY

The Councils will grant permission to infrastructure proposals that seek to extend or improve connectivity through existing and emerging communication technologies, i.e. high speed broadband, mobile phone, and development in all parts of the Plan area, subject to appropriate safeguards.

To lessen the visual impact of new overhead lines associated with such developments, especially in sensitive locations, they should be placed underground unless this impacts on other interests.

- 7.1.27 Existing and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will

be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. In the interest of clarity these are:

Table 11: National policy for telecommunications

National Development Management Policies	
The following paragraphs contain statements of national development management policy which should not need to be repeated as local policy in LDPs:	
Paragraph	Policy Issue
12.13.2, 12.13.3	Telecoms mast and site sharing, re-use of existing sites
12.13.2	Siting of telecoms equipment

SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

7.1.28 Context

- The Government supports a transport hierarchy in relation to new proposals that establishes priorities in such a way that, wherever possible, they are accessible in the first instance by walking and cycling, then by public transport and then finally by private motor vehicles
- Development plan strategies and policies need to be consistent and integrated with the strategies and policies contained in Regional Transport Plans (RTPs), Road Traffic Reduction Reports, and Air Quality Management Plans and information in Strategic Noise Maps
- The Plan area is covered by two RTPs (TRACC and TAIH), which provide the relevant framework for the Plan area
- Active Travel Act - This Act became law on 4th November, 2013. It aims to enable more people to walk and cycle and travel by more active methods.

Introduction

7.1.29 Transport has an important role to play in the lives of residents and visitors to the Plan area. The movement of people and goods depend on good sustainable transport links of all types. Sustainable transport will support other policy areas such as tourism, the economy, climate change, infrastructure development as well as impacting on settlement strategies.

STRATEGIC POLICY PS4: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY

Development will be located so as to minimise the need to travel. The Councils will support transport improvements that maximize accessibility for all modes of transport, but particularly by foot, cycle and public transport. This will be achieved by securing convenient access via footways, cycle infrastructure and public transport where appropriate, thereby encouraging the use of these modes of travel for local journeys and reducing the need to travel by private car.

The Council will endeavour to improve accessibility and seek to change travel behaviour. This will be achieved by working with our partners to:

1. Maintain an appropriate public transport service, recognizing alternative ways of maintaining travel opportunities;
2. Maintain and improve stations, infrastructure and services on the main Railway Lines including access to disabled people;
3. Improve and enhance the public footpath and cycleway network to improve safety, accessibility (including disabled people) by these modes of travel;
4. Support schemes that will improve transport including park and ride/ share facilities for areas of employment and new development; freight transfer facilities and other rail-related improvements;
5. Allocating or safeguarding land where appropriate to facilitate the key strategic transport schemes.

The Councils will also require key transport infrastructure elements to be delivered as part of major infrastructure development schemes:

Planning obligations or other appropriate mechanisms for development on all major development sites will be sought to mitigate their impact on the Plan area's transportation system in accordance with Strategic Policy PS2 in addition to promoting an integrated transport system.

POLICY TRA1: TRANSPORT NETWORK DEVELOPMENTS

1. Improvements to Existing Infrastructure

Improvements to the existing transport network will be granted provided they conform to the following criteria:

- i. The choice of route and/or site minimises the impact on the built and natural environment, landscapes and property; and
- ii. Permanent land-take is kept to the minimum that is consistent with good design and high quality landscaping; and
- iii. In the case of cycle ways, park and ride schemes, roads and roadside service areas, the scheme will help to improve road safety; and
- iv. In the case of new roads a full range of practicable solutions to the transport problem has been considered and road enhancement provides the optimum solution; and
- v. In the case of roadside service areas, the scheme must adjoin the strategic road network, focus primarily on serving the needs of motorists, not impede the movement of strategic traffic and in line with Strategic Policy PS12 not undermine retail provision in the Sub-Regional Centre, Urban and Local Service Centres or Villages.

2. Transfer Between Transport Modes

In order to facilitate the transfer between transport modes and help to minimise travel demand and reduce car dependency, the following proposals will be granted:

- i. Improvements to existing rail and bus interchanges, including measures to facilitate access by active travel modes and disabled people with particular access needs;
- ii. Strategically located park and ride facilities, supported by attractive, frequent and reliable bus services;
- iii. Strategically located facilities for overnight lorry parking and freight transfer;
- iv. High quality driver and passenger facilities including but not limited to, seating, information, toilet facilities;
- v. Facilities for park and share in appropriate locations in or near settlements on the strategic highway network;
- vi. Facilities for coach parking, taxis and passenger drop off;
- vii. Facilities for interchange with water-based transport.

3. Transport Assessments

In line with Policy PCYFF1, a Transport Assessment should be provided. Where the Transport Assessment reveals the need for a Transport Implementation Strategy this will need to be secured through a planning obligation.

4. Transport Schemes

Improvements to the strategic transportation network in the plan area will be secured through safeguarding and provision of land. Schemes include:

- i. A487 Caernarfon to Bontnewydd
- ii. Llangefni Link-Road
- iii. A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd and other transport infrastructure improvements associated with new nuclear development at Wylfa Newydd including a Corporate Hub

Explanation:

- 7.1.30 This policy provides a criteria-based approach to evaluation of new transport schemes (accessibility, connectivity, cycle ways, park and ride schemes, ports, rail network, roads, roadside service areas, walking routes). It is important that all development mitigates its transport impact. Larger schemes may be required to prepare Transport Assessments to illustrate how the amount of trips generated will be accommodated and how accessibility to and from the site by all modes of transport will be achieved. For non-residential proposals which are likely to have significant transport implications, the submission of Travel Plans are required, the purpose of which is to promote more sustainable forms of transport in relation to the activities of a particular development e.g. encouraging reductions in car usage and increased use of public transport, cycling and walking.
- 7.1.31 Planning Policy Wales states that Transport Assessments (TA) are an important mechanism for setting out the scale of anticipated impacts a proposed development, or redevelopment, is likely to have. They assist in helping to anticipate the impacts of development so that they can be understood and catered for. The Welsh Government expects that all applications for developments (including changes of use) falling into the following categories will be accompanied by a TA:

Table 12: Scale of development requiring transport assessment

Use Threshold	
Food retail	>1,000m ² gross floor area
Non-food retail	>1,000m ² gross floor area
Cinemas and conference facilities	>1,000m ² gross floor area
Leisure facilities	>1,000m ² gross floor area
Business	>2,500m ² gross floor area
Industry	>5,000m ² gross floor area
Distribution and warehousing	>10,000m ² gross floor area
Hospitals	>2,500m ² gross floor area
Higher and further education	>2,500m ² gross floor area
Schools	All new schools
Stadia	>1,500 seats
Housing	>100 dwellings
Hotels	>1,000m ² gross floor area

- 7.1.32 Planning Policy Wales also states that local planning authorities should consider requiring TAs in locally sensitive areas for proposals that fall outside of the thresholds indicated above. TAs can be required for any proposed development if the local planning authority considers that there is a justification or specific need. Wherever possible both the TA and the Design and Access Statement (where required) should use common evidence and the content of the TA should aim to complement, not duplicate, the Statement. It is expected that TAs will also provide the basis for negotiation on scheme details, including the level of parking, and measures to improve public transport access, walking and cycling. They also provide an important basis for the preparation of Travel Plans.

A487 Caernarfon to Bontnewydd

- 7.1.33 The A487 Caernarfon to Bontnewydd bypass will run from the Goat roundabout (A499/A487 junction) to the Plas Menai roundabout. The length of the highway will be 9.8 km and form a western bypass to Llanwnda, Dinas and Bontnewydd before crossing the existing A487 to pass south of Caernarfon Quarry before crossing the River Seiont, passing south of the Cibyn Industrial Estate to a junction with the A4086. After crossing the B4386 the route will drop to the Plas Menai roundabout.
- 7.1.34 The bypass will have two lanes in one direction, which will provide overtaking opportunities, and a single lane in the opposite direction, which prohibits overtaking.

Llangefni Link Road

- 7.1.35 A new link road would link the existing Lon Bryn Cefni to the Grŵp Llandrillo-Menai site, creating a gateway roundabout to Llangefni on the A5114.
- 7.1.36 Significant benefits from the new link road include improved access to the Enterprise Zone site and further support of the growth and expansion of the Grŵp Llandrillo-Menai campus. The scheme would also improve links with the A55 dual carriageway and overcome traffic constraints in the wider area of Llangefni.

New Menai Strait Crossing

- 7.1.37 The Britannia Bridge is the only single carriageway section of the Trans European Road Network Route E22, which presents significant problems to both regular commuter and holiday traffic.
- 7.1.38 The Welsh Government conducted a public consultation on several options for a new crossing over the Menai Strait between November 2007 and February 2008. The results of the consultation showed that the favoured option was a new multi-span bridge (39%) with a single-span cable bridge being the second favourite (31%).
- 7.1.39 A single-span bridge would be more expensive but would not involve work in the Menai Strait, which is a Special Area of Conservation.
- 7.1.40 The Isle of Anglesey County Council has expressed its support for a new crossing over the Menai Strait.

A5025 Valley to Wylfa Newydd / Amlwch to Wylfa Newydd and other transport infrastructure improvements associated with new nuclear development at Wylfa Newydd including a Corporate Hub

- 7.1.41 The A5025 from Valley to Wylfa Newydd will experience a significant increase in traffic, including an increase in the number of large vehicles using the road. This route has a number of pinch points, and environmental and safety issues. Additionally, the A5/Valley junction requires consideration.
- 7.1.42 The four main locations on the route which require significant improvements are:

- A5/A5205 (Valley);
- A5025 (Llanfachraeth);
- A5025 (Llanfaethlu);
- A5025 (Cefn Coch).

- 7.1.43 Improvements along the route from Amlwch to Wylfa Newydd may also need to be considered.
- 7.1.44 The number of trips along the road network to Wylfa Newydd could be reduced by creating a Corporate Hub. Employees who do not need to attend the site could conduct meetings and training with the Corporate Hub, which could be combined with a Park and Ride facility to allow onward travel to the Wylfa Newydd site.

POLICY TRA2: PARKING STANDARDS

Parking provision for all modes of transport should be in accordance with the Councils' Parking Standards.

In exceptional circumstances, proposals may be granted if it can be demonstrated that parking requirement can be satisfactorily met off-site, either by direct provision or through payment of commuted sums.

The provision of appropriate coach parking facilities to encourage bus and coach visitation the plan area's Service Centres is encouraged.

Explanation:

- 7.1.45 There may be instances where adequate parking cannot be incorporated within a development site, but could be provided nearby. In such instances, consideration will be given to permitting development where a commuted sum is paid to enable upgrading. For example, the upgrading of existing public transport infrastructure.
- 7.1.46 In regards to coach parking facilities, the importance of coach visitors is increasing and the provision of suitable parking is important to attract tourists and shoppers to visit centres that are popular with visitors and Service Centres within the Plan area. Such provision will enable the effective management of coach borne visitors and bring substantial benefits to the local economy.

POLICY TRA3: SAFEGUARDING DISUSED RAILWAY LINES

Proposals that inhibit the potential of re-opening of disused or redundant railway infrastructure for railway use or for alternative transport purposes will be refused.

Explanation:

- 7.1.47 National planning policy requires former transport routes to be safeguarded in recognition of their potential for other future public transport uses.
- 7.1.48 Disused railway lines may be protected from inappropriate development that could prejudice

their future use as part of a sustainable, integrated transportation network.

- 7.1.49 In any proposed development, liaison with neighbouring landowners and local communities will be undertaken.

POLICY TRA4: MANAGING TRANSPORT IMPACTS

Where necessary, safe and convenient provision will be sought in conjunction with proposals for:

- 1. Pedestrians, including people with prams and/or young children;**
- 2. Disabled people with mobility impairments and particular access needs;**
- 3. Cyclists;**
- 4. Powered two-wheelers;**
- 5. Public transport;**
- 6. Vehicular access and traffic management within the site and its vicinity;**
- 7. Car parking and servicing;**
- 8. Coach parking; and**
- 9. Horse-riders.**

Proposals that would cause unacceptable harm to the safe and efficient operation of the highway, public transport and other movement networks including pedestrian and cycle routes, public rights of way and bridle routes, will be refused.

Explanation:

- 7.1.50 The purpose of this policy is to ensure that all new proposals for which planning permission is required:
- i. Properly address the demand for travel and its impacts;
 - ii. Contribute to reducing reliance on the private car, in line with national planning policies and the strategic transport objectives and policies of the plan;
 - iii. Make satisfactory provision for access, parking and circulation, particularly by pedestrians, cyclists, public transport users and disabled people with mobility impairments and particular access needs; and
 - iv. Avoid unacceptable harm to safe and efficient use and operation of the road, public transport and other movement networks and routes.
- 7.1.51 Measures appropriate to a particular proposal will depend on its scale, location and uses. They may include providing for and/or improving, as appropriate:
- i. The needs of disabled people with mobility impairments and particular access needs;
 - ii. The needs of people with prams and/or young children;
 - iii. Safe and convenient pedestrian access to and movement with the development, including pedestrian priority measures, lighting, security, and weather protection;
 - iv. Walking links to existing pedestrian routes and networks, Service Centres and Villages, open space and other community facilities; (e.g. safe routes to school) – for access and recreational purposes – and designed for use by everyone;
 - v. The strategic recreational routes;
 - vi. Cycling links to existing cycle routes and networks, District and Local Centres, and

- community facilities designed for use by everyone;
- vii. Secure cycle parking and changing facilities;
- viii. Management of conflict between modes of access, including vehicles, pedestrians and cyclists;
- ix. Public transport, including bus stops, bus lanes and interchange facilities;
- x. Safe vehicular access to the site that does not unreasonably restrict the flow of traffic on the adjoining highway network;
- xi. Traffic and speed management measures; and
- xii. Car and coach parking and servicing facilities in accordance with the Councils' adopted standards.

7.1.52 In assessing the transport and access aspects of proposals the Council will be more likely to give favourable consideration to proposals, which through their design and layout, give priority to movements by sustainable travel modes and reflect the user hierarchy in the Department for Transport's 'Manual for Streets'. Supplementary Planning Guidance will be published to provide further advice on the matter.

7.2 LIVING SUSTAINABLY

SUSTAINABLE DEVELOPMENT AND CLIMATE CHANGE

7.2.1 Context

- The Welsh Government is committed to promoting sustainable development in Wales, and the planning system has a substantial part to play;
- Legislation requires that local development plans contribute to the work of achieving sustainable development;
- The purpose of the Single Integrated Plan is to promote economic, social and environmental wellbeing in Gwynedd and Anglesey;
- Sustainable communities need to be supported by ensuring the availability of varied employment opportunities and a sufficient number of varied homes that meet the needs of the local population throughout their lives, with sufficient choice of leisure and entertainment opportunities, and where there is only a low level of crime and people feel safe;
- The need to travel and to travel in vehicles using non-sustainable fuel should be reduced.
- Tackling climate change is one of the Government's key objectives and Planning Policy Wales expects local planning authorities to ensure an appropriate location and pattern to development, promote reduction of car use, protect and improve biodiversity and ensure that all new development is resilient to the effects of climate change in order to alleviate and adapt to the effects of climate change;
- Gwynedd Council and the Isle of Anglesey County Council, through their Strategic Plans, are committed to working in ways that counteract climate change;
- Climate change considerations should be incorporated into the development of the area's spatial policies;
- The Plan should ensure that the natural and built environment is resilient to climate change and able to adapt to it;
- It is important to ensure that the location, scale and type of development allowed follows sustainable development principles and achieves environmental, economic and social gains for current and future generations of the Plan area

Introduction

7.2.2 The purpose of the land use planning system is to help achieve sustainable development:

Sustainable development means making sure that people can satisfy their basic needs in the present, while ensuring that future generations can also look forward to the same quality of life.

There are three interconnected 'pillars' of sustainable development, which need to be considered together to deliver development that is truly sustainable:

ECONOMIC
SOCIAL
ENVIRONMENTAL

- 7.2.3 Planning Policy Wales (2014) sets out the principles underpinning the Government's approach to planning policy for sustainable development and reflect those principles that it expects all those involved in the planning system to adhere to. As the Plan is a key tool to achieve this aim an overarching strategic policy to promote sustainable development in all its forms throughout the Plan area is required. Detailed application of the objectives set out in the strategic policy is clarified in a suite of other strategic policies and in a suite of detailed policies, which will also provide more specific relevant requirements to achieve the objectives.
- 7.2.4 The Plan provides guidance as to how the area will contribute to national and European objectives to reduce carbon emissions, which is a principal cause of global warming. We must try to mitigate and reduce the impacts of climate change as well as adapting to the predicted impacts we are likely to see in the future. The Plan will seek to, amongst other things, support carbon management measure, including maximising renewable and low carbon energy development, support transition to a low carbon economy, support energy efficient improvements that require planning consent to existing buildings and avoid inappropriate development in areas at risk from flooding. These policies ensure that climate change is addressed as an overarching theme.

STRATEGIC POLICY PS5: SUSTAINABLE DEVELOPMENT

Proposals will only be permitted where it is demonstrated that they are consistent with the principles of sustainable development. All proposals are required to:

- 1. Accord with national planning policy and guidance in accordance with Policy PCYFF1;**
- 2. Alleviate the causes of climate change and adapting to those impacts that are unavoidable in accordance with Strategic Policy PS6;**
- 3. Give priority to effective use of land and infrastructure, prioritizing wherever possible the reuse of previously developed land and buildings within the development boundaries of Sub Regional Centre, Urban and Local Service Centres, Villages or in the most appropriate places outside them in accordance with Strategic Policy PS15;**
- 4. Promote greater self-containment of Centres and Villages by contributing to balanced communities that are supported by sufficient services; cultural, arts, sporting and entertainment activities; a varied range of employment opportunities; physical and social infrastructure; and a choice of modes of travel;**
- 5. Protect, support and promote the use of the Welsh language in accordance with Strategic Policy PS1;**
- 6. Preserve and enhance the quality of the built and historic environment assets (including their setting), improving the understanding, appreciation of their social and economic contribution and sustainable use of them in accordance with Strategic Policy PS17;**
- 7. Protect and improve the quality of the natural environment, its landscapes and biodiversity assets, including understanding, and appreciating them for the social and economic contribution they make in accordance with Strategic Policy PS16;**
- 8. Reduce the effect on local resources, avoiding pollution and incorporating sustainable building principles in order to contribute to energy conservation and efficiency; using renewable energy; reducing / recycling waste; using materials from sustainable sources; and protecting soil quality;**

9. Reduce the amount of water used and wasted; reducing the effect on water resources and quality; managing flood risk and maximizing use of sustainable drainage schemes; and progressing the objectives of the Western Wales River Basin Water Management Plan.

Proposals should also where appropriate:

10. Meet the needs of the local population throughout their lives in terms of their quality, types of tenure and affordability of housing units in accordance with Strategic Policy PS13;
11. Promote a varied and responsive local economy that encourages investment and that will support our Centres, Villages and rural areas in accordance with Strategic Policy PS10;
12. Support the local economy and businesses by providing opportunities for lifelong learning and skills development in accordance with Strategic Policy PS10;
13. Reduce the need to travel and encourage the opportunities for all users to travel when required as often as possible by means of alternative modes, placing particular emphasis on walking, cycling and using public transport in accordance with Strategic Policy PS4;
14. Promote high standards of design that make a positive contribution to the local area, accessible places, that can respond to future requirements and that reduce crime, antisocial behaviour and the fear of crime in accordance with Policy PCYFF2

STRATEGIC POLICY PS6: ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE

In order to alleviate the effects of climate change proposals will only be permitted where it is demonstrated that they have fully taken account of and responded to the following:

1. The energy hierarchy:
 - i. Reducing energy demand;
 - ii. Energy efficiency;
 - iii. Using low and zero carbon energy technologies energy wherever practical and viable and consistent with the need to engage and involve communities, protect visual amenities, the natural, built and historic environment and the landscape.
2. Reducing greenhouse gas emissions, help to reduce waste and encourage travel other than by car.

In order to adapt to the effects of climate change, proposals will only be permitted where it is demonstrated with appropriate evidence that they have fully taken account of and responded to the following:

3. Implementing sustainable water management measures in line with the objectives in the Western Wales River Basin Management Plan;
4. Locating away from flood risk areas, and aim to reduce the overall risk of flooding within the Plan area and areas outside it, taking account of a 100 years and 75 years of flood risk in terms of the lifetime of residential and non-residential development, respectively, unless it can be clearly demonstrated that there is no risk or that the risk can be managed (in line with Policy PCYFF1);
5. Be able to withstand the effects of climate change as much as possible because of its high standards of sustainable design, location, layout and sustainable building methods (in line with Policy PCYFF2);
6. Safeguarding the best and most versatile agricultural land and promoting allotments, support opportunities for local food production and farming in order to reduce the area's contribution to food miles;
7. Providing additional carbon management measures such as natural shelter and cooling and provide networks of green infrastructure and tree planting to compensate for CO2 emissions (in line with

Policy PCYFF4);

8. Ensuring that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected, and that compensatory environments are provided if necessary;
9. Aim for the highest possible standard in terms of water efficiency and implement other measures to withstand drought, maintain the flow of water and maintain or improve the quality of water, including using sustainable drainage systems (in line with Policy PCYFF 5);
10. Protecting soil in order to ensure that the effects of climate change can be withstood.

POLICY PCYFF1: DEVELOPMENT CRITERIA

A proposal:

1. Must comply with all relevant policies in the Plan;
2. Must comply with national planning policy and guidance.
3. Will be approved within defined development boundaries or the built form of identified clusters listed in the settlement framework set out in Strategic Policy PS15, subject to detailed material planning considerations;
4. Should make the most efficient use of land, including achieving densities of a minimum of 30 housing units per hectare for residential development (unless there are local circumstances that dictate a lower density);
5. Must provide appropriate amenity space to serve existing and future occupants;
6. Should have regard to the generation, treatment and disposal of waste;
7. Includes, where applicable, provision for the appropriate management and eradication of invasive species;

Additionally, planning permission will be refused where the proposed development would have an unacceptable adverse impact on:

8. Prominent public views into, out of, or across any settlement or area of open countryside;
9. Vehicular access to and from the highway network and public transport, cycling and pedestrian infrastructure (in line with Policy TRA4);
10. The highway network as a result of the volume and type of traffic generated from a proposal (in line with Policy TRA4);
11. The health, safety or amenity of occupiers of local residences, other land and property uses or characteristics of the locality due to increased activity, disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution, or other forms of pollution or nuisance;
12. The quality of ground or surface water;
13. The best and most versatile agricultural land
14. Land safeguarded for other uses, or impairs the development and use of adjoining land.

Explanation:

- 7.2.5 Policy PCYFF1 sets out the priority criteria, not covered elsewhere in the Plan which new development will need to meet, in principle, in achieving sustainable and appropriately located development.
- 7.2.6 The Welsh Government's national land use planning policies are set out in Planning Policy Wales and Minerals Planning Policy Wales supplemented by Technical Advice Notes, Circulars and

Practice Guidance Notes. Authorities in Wales must have regard to national policy, including the Wales Spatial Plan, in the preparation of LDPs.

- 7.2.7 A thorough scoping exercise has been undertaken of all national guidance as set out in Topic Paper 2: Policy context.
- 7.2.8 Policy PCYFF1 subjects all planning applications to up-to-date national planning policy and guidance and will avoid unnecessary repetition throughout the Plan, as required by Welsh Government.

POLICY PCYFF2: DESIGN AND PLACE SHAPING

All proposals will be expected to demonstrate high quality design which fully takes into account the natural, historic and built environmental context and contributes to the creation of attractive, sustainable places. Innovative and energy efficient design will be particularly encouraged.

Proposal, including extensions and alterations to existing buildings and structures will only be permitted provided they conform to all of the following criteria, where relevant:

1. It complements and enhances the character and appearance of the site, building or area in terms of siting, appearance, scale, height, massing and elevation treatment;
2. It respects the context of the site and its place within the local landscape, including its impact on important principal gateways into Gwynedd or into Anglesey, its effects on townscape and the local historic and cultural heritage and it takes account of the site topography and prominent skylines or ridges;
3. It utilises materials appropriate to its surroundings and incorporates hard and soft landscaping and screening where appropriate, in line with Policy PCYFF3;
4. Important local features (including buildings, amenity areas, green spaces and green infrastructure, biodiversity and ecological connectivity) are retained and enhanced as far as possible, in line with Policy PCYFF3;
5. It achieves and creates attractive, safe places and public spaces, taking account of 'Secured by Design' principles (including where appropriate natural surveillance, visibility, well lit environments and areas of public movement);
6. It plays a full role in achieving and enhancing a safe and integrated transport and communications network promoting the interests of pedestrians, cyclists and public transport and ensures linkages with the existing surrounding community;
7. It uses resources, including land and energy, as efficiently as possible by:
 - i. Making the best and most efficient use of the land available through being of appropriate density taking into account the character and appearance of the area;
 - ii. Precluding the reasonable use of other adjacent land because of the layout and form of the development;
 - iii. Developing brownfield land in preference to greenfield land where possible;
 - iv. Minimising building exposure while maximising solar gain.
8. Its drainage systems are designed to limit surface water run-off and flood risk and prevent pollution;
9. The layout and design of the development achieves inclusive design by ensuring barrier free

- environments, allowing access by all and making full provision for people with disabilities;
10. Where practical, include infrastructure for modern telecommunications and information;
 11. Be legible, providing a sense of place;
 12. Encourage active frontages at ground level where development is non-residential;
 13. It helps create healthy and active environments, and considers the health and well-being of future users.

Explanation:

- 7.2.9 Policies addressing the design of new development will play an important role in maintaining the Plan area's high quality environment. Development needs to be carefully planned to ensure that valuable features and characteristics are protected and enhanced. Good design helps to provide a sense of place, creates or reinforces local distinctiveness, promotes community cohesiveness and social well being. The layout and design of new developments must be based on a thorough understanding of the site itself and its wider context, and seek to maximise the benefits of the sites characteristics. This will require careful consideration of the site layout. No two sites share the same landscapes, contours, relationship with surrounding buildings, street pattern, and features. The proximity of poor quality or indistinct development is not a justification for standard or poor design solutions. New development should integrate into its surroundings whilst seeking to enhance the overall character of the locality.
- 7.2.10 High quality design will be required for all new developments from building extensions through to major developments. This policy sets out a range of issues which all developers will need to take into account when designing each individual scheme. Proposals will need to be accompanied by appropriate information including a design and access statement when this is required to demonstrate compliance with Policy PCYFF3 In demonstrating that proposals will be sympathetic to and conserve historic buildings and historic landscapes applicants should have consideration of the requirements of Policy PS16 and Policy PCYFF1. This policy will be supported by Supplementary Planning Guidance/ Design Guides, which will set out detailed design requirements and should be referred to accordingly.

POLICY PCYFF3: DESIGN AND LANDSCAPING

All proposals should integrate into their surroundings. Proposals that fail to show (in a manner appropriate to the nature, scale and location of the proposed development) how landscaping has been considered from the outset as part of the design proposal will be refused. A landscape scheme should, where relevant:

1. **Demonstrate how the proposed development conforms with the Landscape Character Area Assessment or Seascape Character Area Assessment;**
2. **Demonstrate how the proposed development respects the natural contours of the landscape;**
3. **Demonstrate how the proposed development respects and protects local and strategic views;**
4. **Respect, retain and complement any existing positive natural features, landscapes, or other features on site;**
5. **Identify trees, hedgerows, water courses and topographical features to be retained;**
6. **Provide justification for circumstances where the removal/loss of existing trees, hedgerows, water courses and topographical features cannot be avoided and provides details of replacements;**

7. Provide details of any proposed new landscaping together with a phased programme of planting;
8. Demonstrate that any proposed new planting includes plants and trees of mainly native species of local provenance and does not include any non-native invasive species;
9. Ensure that selection of species and planting position of any trees allows for them to grow to their mature height without detriment to nearby buildings, services and other planting; and
10. Provide permeable hard surface landscaping.

Explanation:

- 7.2.11 A good landscape scheme should be an asset to the development, the local community and to the wider landscape. A landscape scheme can contribute to wide range of development situations, but will be of particular relevance to proposals involving major new development, development that is likely to have a significant visual effect or development affecting a sensitive site, locality or building.
- 7.2.12 It is important to establish the requirements for the landscape scheme early in the design process so that it may contribute to the layout of the development and ensure that sufficient space is available for appropriate planting and other landscape features. The level of detail should be consistent with the nature, scale and location of the proposed development.
- 7.2.13 A well-designed and executed landscape scheme can become an on-going asset to the community, contributing in a wide variety of ways. The overall aim is to achieve an environment that maximises the quality of life for people who live and work in the Plan area. This policy will be supported by Supplementary Planning Guidance/ Design Guides, which will set out detailed design requirements and should be referred to accordingly.

POLICY PCYFF4: CARBON MANAGEMENT

Developers should carefully consider the most appropriate carbon management measure, or group of measures, at the conception of a development scheme. This may be an individual measure or a combination of both energy efficiency and renewable energy measures. The most appropriate technology for the site and the surrounding area should be used. In all cases, schemes should be of the highest aesthetic quality in line with Policy PCYFF2 and take into consideration the potential cumulative impacts of a combination of carbon management measures.

Potential Options for Energy Efficiency:

1. **New build construction**
 - i. **The energy efficiency of building fabric (including the whole building envelope which includes the ceiling, walls, windows, floors, roofs, foundations and doors);**
 - ii. **Passive design (including natural lighting, passive cooling and passive solar heating).**
2. **Existing buildings**
 - i. **The upgrading of existing building elements such as doors, floors, roofs, walls and windows.**

Potential Options for Renewable Energy:

Biomass, heat-pumps (air, ground and water), solar photovoltaic, solar thermal, marine, waste, water and wind, including micro-generation and free-standing apparatus.

The lists of energy efficiency and renewable energy measures are not exhaustive and are likely to evolve as technological advances are made in carbon management techniques.

Carbon management schemes will be permitted, provided that they conform to the criteria set out below.

3. Carbon management measures must:

- i. Be sympathetic to the character and appearance of buildings and their surroundings, especially when dealing with buildings in the historic environment;
- ii. Be sympathetic to the character and appearance of the surrounding landscape;
- iii. Be sympathetic to nature conservation sites and wildlife.

4. Carbon management measures must not:

- i. Compromise and/or damage the architectural/ historic integrity of buildings;
- ii. Detrimentially impact upon residential amenities.

5. Appropriate mitigation and reversibility measures will be expected to be demonstrated in schemes involving renewable technology apparatus.

6. The application of carbon management measures must be detailed within accompanying Design and Access Statements with reference to the hierarchy approach included in Technical Advice Note 12: Design to reduce carbon and other greenhouse gas emissions associated with development.

Where appropriate, the Council will consider imposing a planning condition on consents granted for renewable technologies to ensure that all apparatus are removed at the end of their lifespan and that any affected building fabric is repaired, if necessary.

Explanation:

- 7.2.14 Climate change, caused by increasing levels of greenhouse gases, poses a significant challenge of the plan area. The predicted impacts of climate change include hotter and drier summers and wetter winters. The pattern of rainfall is likely to fall in more intense storms.
- 7.2.15 Whilst the Plan can have little impact on global CO₂ levels, it can have a significant impact at a local level through ensuring that carbon emissions from new development are limited to the minimum practicable amount.
- 7.2.16 It is important that new development responds to the challenges posed by climate change. Part of this response should involve the consideration of carbon management in new build applications, including energy efficiency and renewable energy measures.
- 7.2.17 Existing buildings also have a role to play in reducing the plan area's overall carbon footprint and appropriate carbon management retrofitting measures are encouraged.

- 7.2.18 Carbon management is the measurement and management of emission of the greenhouse gases covered by the Kyoto Protocol. These greenhouse gases are translated into CO₂ equivalents in determining reductions in emissions.
- 7.2.19 Carbon management measures, comprising of both energy efficiency and renewable technologies, are essential in helping to reduce the carbon footprint of the plan area and are strongly encouraged in both new build construction and the retrofitting of existing buildings. Schemes including carbon management measures will be supported, provided that they are of the highest standard in terms of both design and energy performance.
- 7.2.20 A holistic approach to carbon management is encouraged and can be applied to a wide range of both energy efficiency and renewable technology measures. The overall energy performance of a building envelope should be taken into consideration at the start of the conception of a development scheme.

POLICY PCYFF5: WATER CONSERVATION

Proposals should incorporate water conservation measures where practicable, including Sustainable Urban Drainage Systems (SUDS). All proposals should implement flood minimisation or mitigation measures where possible, to reduce surface water run-off and minimise its contribution to flood risk elsewhere.

Proposals greater than 1,000 m² or 10 dwellings should be accompanied by a Water Conservation Statement.

Explanation:

- 7.2.21 The aim of this policy is to protect and improve water resources through increased efficiency and demand management of water, particularly in those areas where additional water resources may not be available. There are a number of ways water conservation can be achieved, including water saving devices, rainwater harvesting, and grey water recycling.
- 7.2.22 The use of SUDS to manage waterflows are an important means of minimising flood risk by increasing permeable surfaces in an area which allows water to seep into the ground, thus reducing the risk of flooding. SUDS typically include swales, ponds, infiltration basins and porous surfaces and should be considered in place of conventional drainage methods where practicable. It is important that SUDS are incorporated into the design of a proposal at an early stage so that a range of techniques can be considered in order to maximise efficiency.

RENEWABLE ENERGY TECHNOLOGY

7.2.23 Context

- The UK Government has set a target to supply 15% of the UK's energy from renewable energy by 2020. Planning policy at all levels should facilitate delivery of both the Welsh Government's overall Energy Policy Statement, and UK and European targets on renewable energy.

- The Welsh Government's Energy Policy Statement (2010) identifies the sustainable renewable energy potential for a variety of different technologies as well as establishing a commitment to energy efficiency.
- One way local planning authorities can help to achieve this is by including positive planning policies for renewable energy.
- There are no Strategic Search Areas for commercial wind farms within the Plan area.
- Outside Strategic Search Areas smaller community based wind farm schemes (generally less than 5MW) are encouraged.
- Both Councils through the Anglesey Energy Island Programme and the Green Gwynedd Project support community, rural and larger scale ventures, where appropriate.

Introduction

- 7.2.24 In 2012 Renewable Energy Capacity Studies were prepared for Gwynedd (county) and Anglesey to assess the potential capacity for renewable sources of energy. The purpose of the Studies was to help each Council understand the potential resources from each renewable energy technology. The Studies considered a number of on-shore technologies, e.g. onshore wind, hydropower, biomass. Off-shore resources were acknowledged in the Studies but they do not contribute to the renewable energy capacity figures of the Plan area. The Studies found that while the Plan area had a high natural resource for renewable energy, it also has a large number of high quality landscapes that reduces what is deployable. The following Strategic Policy provides a positive framework to deliver energy from renewable energy resources.

STRATEGIC POLICY PS7: RENEWABLE ENERGY TECHNOLOGY

The Councils will seek to ensure that the Plan area wherever feasible and viable realises its potential as a leading area for initiatives based on renewable or low carbon energy technologies by promoting:

- 1. renewable energy technologies within development proposals which support energy generation from a variety of sources which include biomass, marine, waste, water, ground, solar and wind, including micro generation;**
- 2. free-standing renewable energy technology development**

This will be achieved by:

- i. ensuring that installations in areas covered by international or national landscape designations and visible beyond their boundaries, or areas of local landscape value, in accordance with Strategic Policy PS16 do not individually or cumulatively compromise the objectives of the designations especially with regard to landscape character, visual impact and residential amenity;**
- ii. ensuring that installations in accordance with Strategic Policy P516 do not include individually or cumulatively compromise the objectives of international, national and local conservation designations;**
- iii. supporting installations outside designated areas provided that the installation would not cause significant demonstrable harm to landscape character, biodiversity, residential amenity, either individually or cumulatively**

POLICY ADN1: ON-SHORE WIND ENERGY

No Large-Scale or Very Large-Scale wind farms / wind turbines will be permitted in the Plan area.

Other on shore wind turbine proposals will be permitted subject to an assessment of their environmental and sustainability impacts:

- 1. Medium-Scale wind farms / wind turbines will only be granted on urban / industrial brownfield sites or when the proposal involves the repowering of existing wind farms / wind turbines.**
- 2. Micro-Scale and Small-Scale wind turbine proposals will be granted outside the AONB, SLA and the setting of the National Park and World Heritage Site.**
- 3. In the AONB, SLA and the setting of the National Park and World Heritage Site only Domestic-Scale wind turbine proposals well related to existing settlements / buildings will be granted.**

All proposals should conform to the following criteria:

- i. the proposal will not have an unacceptable impact upon visual amenity or landscape character through: the number, scale, size, design and siting of turbines and associated infrastructure especially in areas designated for their historic or landscape value;**
- ii. the proposal will not result in demonstrable harm to biodiversity including statutorily protected sites and species in particular bats and birds;**
- iii. the proposal will not result in significant harm to the safety or amenity of sensitive receptors including noise, shadow flicker and public health, and will not have an unacceptable impact on roads, rail or aviation safety;**
- iv. the proposal will not result in significant harm to the residential visual amenities of nearby residents;**
- v. the proposal will not result in unacceptable electromagnetic interference to communications installations, radar or air traffic control systems, emergency services communications, or other telecommunication systems;**
- vi. the proposal will not have unacceptable cumulative impacts in relation to existing wind turbines, those implemented and those which have permission, and other prominent landscape features;**
- vii. turbines and associated infrastructure will, at the end of the operational life of the facility, be removed and an appropriate land restoration and aftercare scheme agreed.**

A proposal will be considered as falling within the category that represents the biggest type for which it qualifies.

Explanation:

- 7.2.25 The greatest potential in terms of generating energy from large scale on-shore wind turbines are the Strategic Search Areas identified in TAN 8. No Strategic Search Area exists within the Môn and Gwynedd Plan area.
- 7.2.26 The number of environmental designations throughout the Plan area together with the dispersed nature of the local population means careful consideration needs to be given towards the potential unacceptable impact of on-shore wind energy proposals.

- 7.2.27 The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to guide development such as on-shore wind energy to appropriate locations by identifying and protecting sensitive and distinct areas from inappropriate development.
- 7.2.28 The indicative landscape capacity within the Sensitivity and Capacity Study, helps to identify the type of developments which could be potentially accommodated, however, this does not in itself suggest that planning applications for development in these areas will be appropriate. Other variables such as environmental designations and technical constraints, site specific siting, layout and design will need to be considered on a case by case basis.
- 7.2.29 The Sensitivity and Capacity Study produces specific guidance notes for each type of development to help direct any proposed development to the most appropriate location in landscape and visual terms within each Landscape Character Area (LCA).
- 7.2.30 The study concluded that in both the AONB and SLA and areas contributing to their setting, there is no capacity for wind energy development with the exception of very infrequent domestic scale development which should relate well to existing settlements/buildings. The setting of the National Park and World Heritage Site limits the capacity/scale of developments in such locations.
- 7.2.31 For areas outside the AONB, SLA or the setting of a sensitive location there is potential for either Micro or Small scale developments as defined in the table below.
- 7.2.32 Medium scale wind farms / turbines will be limited to development on suitable urban / industrial brownfield sites or subject to suitable justification as a repowering scheme for an existing wind farm / turbine.
- 7.2.33 Since no Strategic Search Area has been identified within the area no Large or Very Large scale wind farms / turbines will be supported.

Table 13: wind turbine typology used in policy ADN1

Wind Energy Typology	Indicative Output (broad output category)	Supplementary Criteria (meets one or more of the criteria) (determines whether this typology applies or whether a larger one does)
DOMESTIC	Under 10kW	<ul style="list-style-type: none"> • Single turbine applications • Turbine up to 15m to blade tip • Turbine may be roof-mounted or pole-mounted
MICRO	under 50kW	<ul style="list-style-type: none"> • Single or twin turbine applications • Turbine up to 20m to blade tip
SMALL	under 5MW	<ul style="list-style-type: none"> • Turbines up to 3 in number • Turbines up to 50m to blade tip • Viewed as a small group

MEDIUM	over 5MW and up to 25MW	<ul style="list-style-type: none"> • Turbines up to 9 in number • Turbines up to 80 metres to blade tip • Viewed as a large group
LARGE	over 25MW	<ul style="list-style-type: none"> • Turbines over and including 10 in number • Turbines up to 110 metres to blade tip • Viewed as a large scale wind farm
VERY LARGE	Over 25MW	<ul style="list-style-type: none"> • Turbines over and including 10 in number • Turbines over 110 metres to blade tip • Viewed as a very large scale wind farm

7.2.34 Encouragement is given towards community based projects in appropriate locations. The LPA will seek to negotiate Community Benefits in respect of wind farms / turbine development as a means to off-set or compensate for community impacts.

7.2.35 An important consideration is the potential cumulative effect of wind farms / turbines, both implemented and those permitted, together with prominent landscape features. This could involve cumulative impact in relation to noise, visual, design, ecology, social, ground and surface water.

7.2.36 Regard should be given to other policies within the plan especially those in relation to natural and historic environment. Supplementary Planning Guidance will be prepared to provide advice on the matter.

7.2.37 Guidance on the Application of Separation Distances from Residential Properties Study was commissioned by the Isle of Anglesey, Gwynedd and Snowdonia National Park to consider development such as on-shore wind energy by evaluating the suitability of introducing minimum separation distances.

7.2.38 The report concluded that minimum separation distances were not appropriate; however indicative residential visual amenity assessment trigger distances were appropriate. This means that for development within these distances to a residential property (other than the applicants/application sites own property) a residential visual amenity assessment should support the application.

Table 14: Residential visual amenity assessment trigger distance

Height of Proposed Wind Farm / Turbine (to blade tip)	Residential Visual Amenity Assessment Trigger Distance (Potential 'Very Large' Scale of Visual Impact)
Up to 25m	Within 200m
25.01 to 50m	Within 400m
50.01 to 75m	Within 600m
75.01 to 100m	Within 800m
Over 100.01m to 150m	Within 1.22km

POLICY ADN2: OTHER RENEWABLE ENERGY TECHNOLOGIES

Proposals for non-wind renewable energy technologies will be permitted within development boundaries provided they do not cause unacceptable impact to the character or amenity of the area.

Small scale proposals located outside development boundaries are required to justify the need to be sited in such a location.

Large scale proposals located outside development boundaries will be permitted in exceptional circumstances where there is an overriding need for the scheme which can be satisfactorily justified or there are specific locational circumstances for the siting of the development.

In all cases proposals should not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their settings. In addition the potential effect of cumulative impact of renewable energy technologies should be considered.

Explanation:

- 7.2.39 This policy covers a range of renewable energy technologies including solar, biomass, heat pumps, hydro power, Combined Heat and Power (CHP). This policy does not cover on-shore wind farms / turbines which are covered by policy ADN1.
- 7.2.40 TAN 8 and Practice Guidance – Planning Implications of Renewable and Low Carbon Energy Development provide technical detail and definitions for understanding the characteristics of these technologies to aid assessment of proposals.
- 7.2.41 In considering proposals within development boundaries, consideration will be given towards the potential impact upon the amenity of adjacent land, properties, residents and the community. Proposals will not be permitted if they have an unacceptable impact upon archaeology, conservation area or the setting of a conservation area, listed buildings or other features or areas of historical value.
- 7.2.42 Small scale developments outside development boundaries should be located in close proximity to existing buildings and structures and will not cause unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their setting.
- 7.2.43 Large scale developments outside development boundaries should provide justification over the need to locate the development in the open countryside as well as not cause an unacceptable harm to the landscape, biodiversity, archaeology and areas of historic value or their setting.
- 7.2.44 The potential cumulative impact of renewable energy technologies should consider unacceptable harm in relation to landscape, visual impact, noise, ecology and ground and surface water.
- 7.2.45 The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to manage development such as field scale solar PV energy

development by identifying and protecting sensitive and distinct areas from inappropriate development.

- 7.2.46 The indicative landscape capacity within the Sensitivity and Capacity Study, helps to identify the type of developments which could be potentially accommodated, however, this does not in itself suggest that planning applications for development in these areas will be appropriate. Other variables such as environmental designations and technical constraints, site specific siting, layout and design will need to be considered on a case by case basis.
- 7.2.47 The Sensitivity and Capacity Study produces specific guidance notes for each type of development to help direct any proposed development to the most appropriate location in landscape and visual terms within each Landscape Character Area (LCA).
- 7.2.48 Regard should be given towards the Sensitivity and Capacity Study in relation to the potential scale of development that could be accommodated in the different LCA.

Coastal Change Management

- 7.2.49 Local planning authorities should demonstrate that they have considered Shoreline Management Plans, which provide a large-scale assessment of the risks associated with coastal processes, and should provide the primary source of evidence in defining the coastal change management area and inform land allocation within it. The West of Wales Shoreline Management Plan (SMP) 2 sets a range of policies for the coastline, which are 'hold the line', 'no active intervention' or 'managed realignment', per policy epoch. The policy epochs are up to 2025, 2026 to 2055 and 2056 to 2105. A copy of the SMP 2 can be viewed at (http://www.westofwalessmp.org/content.asp?nav=23&parent_directory_id=10). Planning Policy Wales states that Local Authorities should help reduce the risk of flooding and the impact of coastal erosion by avoiding inappropriate development in vulnerable areas. A Coastal Change Management Area (CChMA) is defined where the accepted shoreline management plan policy is for 'no active intervention' or 'managed realignment' during the Plan period. Appendix 6 provides a schedule of coastal areas defined as the Coastal Change Management Area.

POLICY ARNA1: COASTAL CHANGE MANAGEMENT AREA

A Coastal Change Management Area (CChMA) is identified on Appendix 6.

New Development

Proposals for new dwellings, replacement dwellings, subdivisions of existing buildings to residential use or conversion of existing buildings to residential use will be refused in the CChMA.

Relocation of Existing Permanent Dwellings in the Countryside

Proposals for the relocation of existing permanent dwellings in the countryside located in the CChMA affected by coastal erosion will be permitted provided they conform to the following criteria:

- 1. The development replaces a permanent dwelling which is affected or threatened by erosion**

- within 20 years of the date of the proposal; and
2. The relocated dwelling is located an appropriate distance inland with regard to CChMA and other information in the Shoreline Management Plan and where possible it is in a location that is:
 - (i) in the case of an agricultural dwelling, within the farm holding or within or immediately adjacent to existing settlements
 - (ii) within or immediately adjacent to existing settlements close to the location from which it was displaced;
 3. The existing site is either cleared and made safe;
 4. The proposal should result in no detrimental impact on the landscape, townscape or biodiversity of the area.

New or Existing Non-Residential Buildings, Extensions to Existing Dwellings, Community Facilities or Services or Infrastructure

New non-residential permanent buildings not associated with an existing use or building will not be permitted in areas within the CChMA identified as being at risk from coastal change during the first indicative policy epoch up to 2025.

Proposals for the following types of development will be permitted in the CChMA, subject to a TAN 15 compliant Flood Consequences Assessment:

5. limited residential extensions that are closely related to the existing scale of the property and therefore doesn't result in a potential increase in the number of people living in the property;
6. ancillary development within the curtilage of existing dwellings that require planning permission, subject to prior consent from Natural Resources Wales if it is located within 7m of a main river;
7. redevelopment of, or extensions to, existing non-residential property or intensification of existing non-residential land uses, where it can be demonstrated that there will be no increased risk to life, nor any significant risk to property and subject to a time-limited planning permission (where appropriate);
8. (outside the indicative policy epoch up to 2025) new non-residential development:
 - i. directly linked to the coastal area (e.g. beach huts, cafés, tea rooms, shops, short let holiday accommodation, camping sites, leisure activities); and
 - ii. providing substantial economic and social benefits to the community; and
 - iii. where it can be demonstrated that there will be no increased risk to life, nor any significant risk to property;
 - iv. subject to either time-limited and/ or season-limited planning permission, as appropriate.
9. key community infrastructure, which has to be sited in the CChMA to provide the intended benefit for the wider community and there are clear plans to manage the impact of coastal change on it and the services it provides;
10. essential infrastructure, e.g. roads, provided that there are clear plans to manage the impact of coastal change on it, and that it will not have an adverse impact on rates of coastal change elsewhere.

New or Replacement Coastal Defence Schemes

Proposals for new or replacement coastal defence schemes will only be permitted where it can be demonstrated that the works are consistent with the management approach for the frontage presented in the Shoreline Management Plan, and there will be no material adverse impact on the environment.

Managing Development

Planning conditions will be applied or a planning obligation will be secured where there is a need to: limit the planned life of a development or seasonal use; remove a time-limited development or existing dwellings on cessation of use; review relevant planning permissions; manage the occupancy of a relocated dwelling.

Explanation:

- 7.2.50 New residential development is not suitable in the CCHMA due to the high risk of coastal erosion and flooding. This will apply equally to proposals to change of use of other permanent buildings to residential accommodation and replacement dwellings. The type of residential use this applies to includes individual dwellings, flats above existing commercial properties, sheltered housing, student accommodation, hostels, shared housing for disabled people, nursing homes and care homes, residential education and training centres.
- 7.2.51 Evidence in the Shoreline Management Plan 2 suggests that a small number of individual residential properties could be affected directly by land loss (as opposed to risks associated with flooding) or as a result of the effects of coastal erosion within the Plan period (up to 2026) or early in the second policy epoch referred to in paragraph 7.2.49 above. For the purpose of this policy a 'permanent dwelling' does not include caravans or other such moveable structures used as residential accommodation whether or not they are connected to services. To allow coastal communities to adapt to coastal change, this exception Policy facilitates the relocation and replacement of permanent dwellings to alternative locations outside the CChMA and therefore safe from coastal erosion. This policy will help ensure coastal communities remain sustainable by maintaining current levels of housing stock and reducing risk of erosion to people and property. It gives people in homes at risk of coastal erosion the same rights as others to replace their homes in line with Policy TAI7 in this Plan.
- 7.2.52 Policy TAI7 sets out criteria for replacement housing in the countryside located outside the CCHMA, e.g. need to be of a similar size to the original dwelling. The same principle will be applied to proposals considered under the above Policy. This will ensure that the new dwelling continues to meet the current occupier's needs, preventing speculative development.
- 7.2.53 Many extensions and alterations to houses do not require planning permission. Extensions that do require consent from the local planning authority will be permitted where it can be demonstrated that the benefits to the homeowner outweigh any increase in risk for the property in relation to the expected life of the property. However, as in the case for replacement dwellings, consideration must be given to the wellbeing of the occupants, risk to life as a result of flooding. Where extensions or replacement dwellings are considered acceptable in terms of this Policy due consideration will also be given to Policy PCYFF2 and Policy TAI7, as appropriate.

- 7.2.54 Subject to the timeframe anticipated for loss of the property as a result of coastal erosion, appropriate uses could include holiday lets, community facilities, business uses, sports pitches and playing fields, sites for events such as markets and show grounds, subject to their location and accessibility. Occupants and/or owners would be expected to acknowledge that the use could be for a restricted time or season only in the risk assessment and consider the benefits against the risks associated with taking over a property with a limited lifetime.
- 7.2.55 Time limited planning permissions can be used to limit the planned life-time of new development. Season limited planning permission can be used to limit the use of the site/ building to exclude the winter. These types of planning permission would enable the local planning authority to retain control over the future of the development and potential risk to people and the development itself from coastal erosion. Planning conditions will be applied where there is a need to manage the risk during the development's planned life-time and manage the removal of the development to minimise the impact on the community and environment. To achieve this, planning permissions will contain conditions relating to the review of that permission in relation to the rates of coastal change and removal of development prior to the impact of the coastal change. It will be important to monitor compliance with planning conditions on time-limited applications and season- limited applications. Planning applications to renew time-limited planning permission in the CChMA where erosion has progressed at a lower rate than predicted will be given a similar consideration to a new application for development.

MAJOR INFRASTRUCTURE PROJECTS

7.3.1 Context

- The UK has a legally binding target to cut emissions by 80% by 2050, with an interim target of at least 34% below base year levels by 2020 (Climate Change Act 2008)
- A key aim of national policy is to improve the country's energy security
- National Policy Statements establish the need for particular Nationally Significant Infrastructure Projects
- A site adjacent to Wylfa has been selected by the UK Government for construction of a new nuclear power station
- These known nationally significant infrastructure project could have major infrastructure implications for the Plan area in the form of new electricity transmission lines and associated development

Introduction

- 7.3.2 Major Infrastructure Projects are large-scale projects of national importance such as new trunk roads, airports, ports, power stations (including nuclear), electricity transmission lines, waste water treatment works and chemical works.
- 7.3.3 For the purpose of the Plan, Major Infrastructure Projects include those defined as Nationally Significant Infrastructure Projects in the Planning Act 2008.
- 7.3.4 Applications for Development Consent Orders for Nationally Significant Infrastructure Projects are examined by the Planning Inspectorate with the final decision to grant or refuse permission being made by Secretary of State for Energy and Climate Change. Local authorities or other statutory bodies would be the decision maker for associated or related development not included within the main Development Consent Orders application, and national policy will be a material consideration as appropriate. Where associated or ancillary development is related to the construction or operation of a Nationally Significant Infrastructure Project, these proposals will be considered under Strategic Policies PS8 and PS9, as well as other relevant policies in the Plan.
- 7.3.5 The Planning Inspectorate will examine applications for new Nationally Significant Infrastructure Projects development, using the criteria on national need, benefits and impacts as set out in relevant policy. For energy infrastructure this will include the relevant National Policy Statements for Energy Infrastructure (EN-1- 6). In accordance with the National Policy Statements, the Planning Inspectorate may also consider other matters that are important and relevant to its decisions, including the existing land use development plan, this Plan when it carries sufficient weight as a material planning consideration or the Plan is adopted, the Anglesey Energy Island Programme, Destination Management Plans, Single Integrated Plan, New Nuclear Build Supplementary Planning Guidance and other relevant documents. In terms of a Development Consent Order application, a local authority's role is largely discretionary under the Act; however they will be invited to assess the adequacy of consultation and local impacts and report on these to the Planning Inspectorate in a Local Impact Report. Similarly applications may be made to other organisations such as for a jetty the Marine Management Organisation, where the Local Authority is also a statutory consultee. In Wales the local planning authorities are the determining authorities for any development associated with the Development Consent Order application, for example, construction workers accommodation, logistic centres, and park and ride facilities.

- 7.3.6 Through the Anglesey Energy Island Programme, the Councils' Strategic/ Corporate Plans and the Anglesey and Gwynedd Single Integrated Plan, the Councils and their partners acknowledge the likely significant economic opportunities deriving from the Wylfa Newydd Project. Chapter 3 of the Plan provides a link to the New Nuclear Build at Wylfa Supplementary Planning Guidance, which sets out the Isle of Anglesey County Council's vision in relation to this Project. This section of the Plan deals with developments that are associated with Major Projects where either the Isle of Anglesey County Council or Gwynedd Council is the determining planning authority on planning applications. It is also applicable to Nationally Significant Infrastructure Projects (such as the proposed Wylfa Newydd), where the Secretary of State makes the decision as well as other applications to other agencies (such as to the Marine Management Organisation for a wharf), where the Council is a statutory consultee.
- 7.3.7 Although the Councils are not the consenting authorities for Major Infrastructure Projects, it is considered important to explain their approach as a planning authority when consulted upon with a Development Consent Order application. They will also ensure that related development conform with the relevant policies and strategies included in this Plan, when it is adopted. In the period before the Plan is adopted or before weight can be given to the policies as material planning consideration the Isle of Anglesey County Council will ensure that development associated with Wylfa Newydd reflects policies included in the current Development Plan, the Stopped Unitary Development Plan, national planning policies and the New Nuclear Build at Wylfa Supplementary Planning Guidance. Whether in their role as decision makers, or as consultees for applications to other bodies the Councils will seek to secure delivery on their key priorities as set out in their Single Integrated Plan, Strategic Plans and any other relevant plan or programme.
- 7.3.8 There are currently two proposed Nationally Significant Infrastructure Projects at the pre-application stage which are located within the Plan area:
- i. A new nuclear power station near to Wylfa, Wylfa Newydd, proposed by Horizon Nuclear Power, as identified in the National Policy Statement for Nuclear Power Generation (EN-6);
 - ii. Improvements/ new National Grid Transmission Lines connecting the proposed Wylfa Newydd with Pentir and beyond proposed by National Grid.
- 7.3.9 On the basis of the information currently available it is clear that these Projects will be significant developments with numerous significant impacts, some positive whilst others could be negative. It is anticipated that the Wylfa Newydd construction period will be 12 years, with around 8,500 construction workers during the peak construction periods. There will be significant HGV movement during the construction period, especially along the A55 and A5025. After construction it is foreseen that Wylfa Newydd will employ a workforce of around 1,000. The requirement for construction workers' accommodation is a matter that the Isle of Anglesey County Council has given detailed consideration. A sudden influx of workers is expected during the construction period. It is considered important that accommodation is consistent with the general objectives of the Plan and that it won't prejudice the spatial strategy. It is anticipated that the workforce will be accommodated via various means, private housing units to buy or rent, holiday accommodation and purpose built holiday accommodation provided by Horizon or through a third party. Further information regarding this viewpoint is given in <http://www.anglesey.gov.uk/business/energy-island/energy-island-news/wylfa-nuclear-new-build-construction-workers-accomodation-position-statement/114494.article?redirect=false> and in the New Nuclear Build at Wylfa Supplementary Planning Guidance <http://www.anglesey.gov.uk/Journals/2014/08/11/q/k/h/Wylfa-NNB-SPG-Adopted-July-2014.pdf>
- 7.3.10 It is important that the emerging Plan sets out a policy framework to assist the Councils to assess and respond to Major Infrastructure Projects proposals coming forward, including for example:

- i. providing advice to inform project promoters during the development of their proposals for consultation and project development;
- ii. responding to formal consultations during project development and on applications to other determining bodies such as Planning Inspectorate and the Marine Management Organisation (MMO);
- iii. suggesting appropriate requirements for inclusion in the Development Consent Order and obligations (such as Section 106 and Community Infrastructure Levy – if adopted);
- iv. determining applications for associated, ancillary or related development outside the Development Consent Order;
- v. assessing the adequacy of consultation,
- vi. assessing the impacts of the project both positive and negative in the Local Impact Report that Planning Inspectorate will invite the Council(s) to submit after the application for any Development Consent Order is submitted,
- vii. making representations as part of the formal examination of the Development Consent Order by the Planning Inspectorate,
- viii. in determining any approvals subsequent to consent (including planning ‘conditions’), and in discharging functions as the enforcing authority.

7.3.11 It is anticipated that accommodation will be required for a substantial number of construction workers employed during the construction period of Wylfa Newydd. It is also anticipated that land will be required in relation to the Wylfa Newydd project, e.g. site(s) for offices, short stay accommodation and other purposes related to logistics, storage and off-site fabrication. Mitigation of the impacts of the project would be optimised if such development were located in accordance with the Plan’s Spatial Strategy as set out in Chapter 6 and other relevant policies included in the Plan, depending on the type of use, in order to be consistent with the principle of sustainable development.

7.3.12 The Councils’ position is that accommodation for the transient construction workers should as far as possible be provided within or adjacent to the development boundaries of the Centres identified in the Plan’s Settlement Hierarchy, in locations that relate well to the main transport routes and transport modes, especially the railway. They should also contribute towards sustainable regeneration programmes and support the vitality and viability of town centres. Project promoters should consider re-using existing buildings where feasible. The Councils also consider that the potential for after use of sites used initially for construction workers accommodation or any other temporary use of land should be considered at the planning and design stage, e.g. laying out of sites at the outset so that they are capable of beneficial after use, construction of permanent buildings capable of being adapted for future community or commercial use. All proposed legacy uses must comply with this Plan. Potential legacy uses include serviced plots for affordable housing, elderly or special needs accommodation, student accommodation, offices or hotels, or buildings that can be refurbished for similar uses. If the project promoter and the Council agree that an after use is not feasible, structures or buildings should be removed and the land reinstated to the satisfaction of the Local Planning Authority within a specific period of time which would be controlled by planning condition.

7.3.13 The scale and impact of Major Infrastructure Projects may require an appropriate and comprehensive package of developer contributions to mitigate and compensate for any new

and increased levels of impact and harm. These contributions will be negotiated as part of the planning process, including through section 106 agreements and the Community Infrastructure Levy if this is implemented.

- 7.3.14 In addition the Councils may require packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting a project. Any such fund will be used to off-set the burden on the locality, and would identify potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.
- 7.3.15 Community benefits may be sought through the provisions of the Local Government Acts, the Planning Acts, or other legislation, or alternatively through voluntary agreement with the project provider, or in accordance with an industry protocol.
- 7.3.16 Community benefits contributions are monetary payments from a developer for the benefit of communities hosting a development. Community benefits contributions are separate and distinct from the planning process. They are not a material consideration which can be taken into account in determining whether to grant consent or to respond positively or otherwise to a consultation request. Any payment made is not designed to cover the direct effects of the development and they cannot properly be judged to be necessary to make a development acceptable in planning terms
- 7.3.17 Strategic Policy PS8 is an overarching policy relating to all Major Infrastructure Projects whether determined by the Secretary of State, the Isle of Anglesey County Council, Gwynedd Council or any other agency. Strategic Policy PS9 applies to the proposed new nuclear power station including development associated with it. The project level HRA should be informed by the findings and conclusions of the HRA: Site Report for Wylfa as well as the HRA process for the Joint LDP.

STRATEGIC POLICY PS8: PROPOSALS FOR LARGE INFRASTRUCTURE PROJECTS

In their role as authorities giving permission for associated development or as a consultees for applications to other bodies, within the context of national policy statements and national planning policy, the Councils will aim to ensure that development makes a positive contribution to achieving the vision and strategic objectives set out in the Plan. In doing so, consideration will be given to the nature, scale, range and possible impact of any development.

The Councils will therefore aim to ensure conformity, as far as is appropriate or relevant, with the following criteria:

- 1. The development and associated/ancillary infrastructure, including any proposals for accommodation, education and training facilities, employment, supply chains, and transport, community, environmental and green infrastructure, will contribute to a balance of positive outcomes for local communities, visitors and the environment; and**
- 2. An assessment is submitted of how a consideration of alternative options influenced the proposals; and**
- 3. A comprehensive assessment is provided of the proposal's environmental (landscape, built, historic and natural), social (including health and amenity), linguistic and cultural, transport and economic impacts (positive, negative and cumulative) during the construction, operation and decommissioning and restoration (if relevant) phases, as well as measures to be achieved where appropriate to avoid, reduce, alleviate and/or off-set the harm done; and**
- 4. Provision of contributions to the Council or other appropriate and agreed organization to offset any adverse impacts and harm caused by the project through effective engagement with local communities and the Council at the pre-application stage. The objective will be to identify measures, projects and services to enhance the long term well-being and sustainability of the communities affected; and**
- 5. In recognition of any burden and disturbance borne by the community in hosting a major national infrastructure project, the Council may require appropriate packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting the project; and**
- 6. Local economic and community benefits are where feasible maximized, through agreement of strategies for procurement, employment, education, training and recruitment with the Council**

at an early stage of project development; and

7. Any proposal for development, including all ancillary and induced development, must be accompanied by a project level Habitats Regulations Assessment, which meets the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended); and
8. The provision of flood protection measures to manage flood risk and, where feasible, deliver improvements in the locality. The provision of an assessment of anticipated impacts of the proposal on the surrounding marine and terrestrial environment and delivery of measures to manage and minimise any harm caused.

In order to have sufficient information to be able to assess the effects of the proposals, the Councils may request the preparation of management or delivery plans identifying the measures to be taken to maximize benefits and to mitigate and/or compensate for impacts where this is justified by national or local policy. These plans should identify the timetables for delivery and the systems and resources that will be used to implement the proposed measures.

STRATEGIC POLICY PS9: WYLFA NEWYDD RELATED DEVELOPMENT

In their role either as determining authorities for associated development, or as consultees for applications to other bodies, and within the provisions of national policy, when assessing and responding to emerging proposals for nuclear related development including that associated with or ancillary to the existing or proposed Wylfa Newydd, the Councils will seek to ensure compliance, where appropriate or relevant, with the following criteria:

1. Any relevant policies included in the Plan, and any relevant supplementary planning guidance should shape the approach to the development of proposals for nuclear related development and any associated development or infrastructure; and
2. In order to minimise impact and maximize re-use of existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of Wylfa Newydd with the proposed decommissioning of the existing power station; and
3. Highways and transport proposals for Wylfa Newydd form part of a robust transport and logistics plan that has regard to Strategic Policy PS4 and any relevant detailed Policies in the Plan and minimizes adverse transport impacts to an acceptable level, including those arising during the construction, operation and decommissioning and restoration stages. Proposals should where feasible make a positive contribution to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling; and
4. The accommodation requirements of construction workers should be met in a way that minimizes impact on the local housing market, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services, or not result in unacceptable adverse economic, social, linguistic or environmental impacts. Proposals should form part of a robust construction workers accommodation strategy that has regard to the Plan's Spatial Strategy and any relevant policies in the Plan; and
5. The siting and design of associated development should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where appropriate, delivery plans should be agreed for legacy uses during the pre-application process that will inform the approach to the design and layout of the associated development sites, as well as the framing of a S106 and/or other agreements and CIL payments (if applicable); and
6. The scheme layout and design and the scale of green infrastructure proposed should avoid, minimise mitigate or compensate for visual, landscape and ecological impacts on the local and wider area, as well as on cultural and historic aspects of the landscape, both in the short and longer term. Proposals will be expected to be commensurate with the scale of the development, and the extent of its impact; and
7. Any proposal for development including all ancillary and induced development, must be accompanied by a project level Habitat Regulations Assessment, which meets the requirements of the Conservation of Habitat and Species Regulations (2010) as amended; and
8. The provision of procurement, employment, education, training and recruitment strategies and delivery plans should be agreed by the Council at an early stage of project development, with an objective to maximize employment, business and training opportunities for the local communities both in the short and longer term; and
9. Where community infrastructure is provided for construction workers, for example park and ride facilities, shops, healthcare and sports and leisure facilities, where feasible this should be sited and designed so that it can be made available for community use during the construction phase and

designed so that it can be made available for community use during the construction phase and ultimately, where appropriate, serve a community legacy use. Where there would be additional impacts or demands on existing facilities the Council will seek appropriate contributions for off-site facilities; and

10. Proposals should include appropriate measures for promoting social cohesion and community safety; and
11. The burden and disturbance borne by the community in hosting a major national or regional nuclear related infrastructure project should be recognised; and appropriate packages of voluntary community benefits provided by the developer will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project; and
12. Any proposal (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising from the existing nuclear power station or any future nuclear development within or outside the Plan area, in an existing or proposed facility on or off the nuclear site would need to:
 - i. Be strongly justified;
 - ii. Demonstrate that the planning impacts are acceptable; and
 - iii. Demonstrate that the environmental, social and economic benefits outweigh any negative impacts.

It is possible that as the project develops, due to unforeseen consequences resulting from the construction and operation of the Wylfa Newydd, the Councils may require additional information from, or works to be carried out by the developer and may, as a result, seek to re-negotiate any mitigation or compensation package in order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms to monitor the full range of impacts, and to review the adequacy of mitigation or compensation measures and to make adjustments as necessary.

PROVIDING OPPORTUNITIES FOR A FLOURISHING ECONOMY

7.3.18 Context

- Economic development is an important pillar of sustainable development.
- National policy requires an approach that facilitates and promotes development of employment land by making sure that there is a suitable amount and quality available which will enable economic development.
- The aim of the Single Integrated Strategy is to promote economic, social and environmental wellbeing in Anglesey and Gwynedd.
- The Isle of Anglesey County Council and Gwynedd Council through their Corporate or Strategic Plan, taking into account the difficult economic times, aim in the long term to transform the Plan area into an enterprising and vibrant area economically and socially, with people of all ages able to grasp new opportunities and choosing to stay in the area to live and work.
- It is necessary to give appropriate consideration to the environmental impact of the development against social economic benefits which would be gained from the development.
- The Anglesey Energy Island Programme sets a framework to capitalise on the planned investment and growth potential of the low carbon energy sector. It is envisaged that it will become a major economic driver for Anglesey, North Wales and Wales.
- The Welsh Government has designated the whole Island as an Enterprise Zone to focus on the energy sector with 9 specific sites identified. It is hoped that designating the whole Island as an Enterprise Zone will be a means of ensuring that the vision of the Energy Island Programme is realised. The Anglesey Enterprise Zone area has numerous large investment projects in the pipeline, which present opportunities for current local companies and to those wishing to locate in Anglesey as part of the supply chain.
- The site of the former nuclear power station in Trawsfynydd and Llanbedr Airfield in Gwynedd (which lie outside the Plan area), have been identified as key sites within the Snowdonia Enterprise Zone designation. The vision for the former nuclear power plant in Trawsfynydd is ITC and digital, enterprises, generating innovative low carbon energy and technology companies, whereas the vision for the Llanbedr Airfield Site relates to the Unmanned Air System (UAS) industry .

Introduction

- 7.3.19 An objective of the Plan is to facilitate both Councils' strategies to grow and diversify the Plan area's economy.
- 7.3.20 If a decision is made on a national level to develop Wylfa Newydd, significant employment opportunities will be created during the construction period. There are also a number of proposed infrastructure projects which will offer significant employment opportunities. The Isle of Anglesey County Council launched the Energy Island Programme, which is a collaborative project between a number of stakeholders in the public and private sectors (including the UK Government and the Welsh Government) to place Anglesey at the forefront in terms of energy research and development, generating and servicing and which will be a means of influencing major infrastructure projects due to be located within the Plan area or on its periphery. This includes developing local residents' skills so that they can take advantage of the jobs available as a result of these major projects, which in turn is likely to be attractive to new businesses to locate in the area, offering high quality jobs. It aims to particularly capitalise on the £8billion investment in a new nuclear facility at Wylfa, providing a focus for both public and private sector partners' investment plans, while transforming and diversifying the area's economy. With the aim of developing and encouraging the necessary skills to work in the employment sector investment has been made in the Grwp Llandrillo Menai campus in Llangefni, with further prospective investment likely. Another aim of the Energy Island Programme is to attempt to overcome infrastructure constraints, as a means of attempting to attract internal investment to the area and encouraging future economic growth. Further, there is an intention by Bangor University with the backing of Welsh Government to develop a Science Park. The preferred site for the development is one of the Enterprise Zone sites in Gaerwen. The Science Park would generate employment opportunities in the energy sector and environmental service.
- 7.3.21 Similarly Gwynedd Council with its partners seek to focus on sectors and activities in which the area has competitive advantages, which will yield the greatest economic benefits and which will offer the greatest diversification potential. This will involve combining strengths in the area's research institutions, its people (and their skills) and the area's abundant natural resources. Specific sectors that provide an opportunity for the area include:
- Construction; Environmental – Green sector products and services; Agriculture – produce and food products; Creative Industries – Media and Arts; Care; High Technology and Digital Sectors; Services and Commerce e.g. Retail; Nuclear Energy – Generation, Services and Engineering; Tourism; Alternative Renewable Energy – Generation, Services and Engineering
- 7.3.22 Gwynedd Council's key aim is to seek to ensure a geographical spread of employment opportunities. The rural economy has an important role in the area in terms of the agricultural sector, tourism and small rural businesses.
- 7.3.23 The 2011 Employment Land Review revealed an excess of existing employment land that is unlikely to meet the requirements of modern business. The Review estimates that 6ha per annum of business or industrial park type land is required over the Plan period within each local Planning Authority area, based on a combination of indicators of future requirement for different sectors of employment, and allowing for flexibility and choice within the market, in

addition to achieving the future aspirations of the Anglesey Energy Island Programme and the Councils' priorities. The Review establishes a hierarchy of employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be safeguarded, as far as is possible, from redevelopment for other uses. Additional provision for employment uses (B1, B2 or B8) in or near to the Urban Service Centres of Pwllheli and Porthmadog is required in order to redress the current imbalance in the geographical spread of employment land within Gwynedd, as well as some reserve sites to ensure the necessary supply of land relating to large infrastructure projects on Anglesey.

- 7.3.24 Since the Employment Land review was undertaken in 2011/12, North Wales Councils and the Snowdonia National Park Planning Authority have collaborated to undertake 'North Wales Regional Employment Land Strategy'. The Strategy identifies a portfolio of strategic employment sites and tries to determine how these will satisfy the demand during the Regional Strategy's lifetime. It concludes that there is sufficient employment land available across the area which is evenly distributed with greater emphasis in the North West and Anglesey, reflecting the Enterprise Zone status.

STRATEGIC POLICY PS10: PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY

Whilst seeking to protect and enhance the natural and built environment, the Councils will facilitate economic growth by:

- 1. Safeguarding 807 ha of land and units for employment and business purposes that would require or benefit from business or industrial park type location in relation to B1, B2, B8 and some sui generis uses on sites included in the employment land hierarchy during the Plan period and which have been allocated on the proposal maps (in accordance with Policy CYF1);**
- 2. Facilitate appropriate sites which become available on windfall sites which could satisfy any additional needs to those indicated in criterion 1 and in accordance with the principles given in Strategic Policy PS5 and Strategic Policy PS6 and the Plan's Spatial Strategy, in order to ensure that economic opportunities are maximised;**
- 3. Supporting economic prosperity and sustainability of rural communities by facilitating appropriately scaled growth of rural enterprises, extension of existing businesses and diversification by supporting the re-use of existing buildings, the development 'live work' units, working from home, and by encouraging the provision of sites and premises in appropriate accessible locations consistent with the Plan's Spatial Strategy and in line with Strategic Policies PS5 and PS6;**

7.3 Managing Growth and Development - Economy and Regeneration

POLICY CYF1: SAFEGUARDING AND ALLOCATING LAND AND UNITS FOR EMPLOYMENT USE

Land and units on existing employment sites listed below are safeguarded for employment/ business enterprises. Additional land is allocated as listed below for employment/business enterprises. All sites are shown on the Proposals Map.

	Site	Map reference	Vacant land area (ha) ¹	Total Area (ha)	Use	Enterprise Zone Site	Regional Plan Status	
Primary Sites	Gwynedd	Parc Bryn Cegin, Bangor	C1	36	36	B1, B2, B8	Not applicable	Strategic Regional Site
		Llandygai Industrial Estate, Bangor	C2	4	27.6	B1, B2, B8	Not applicable	Not applicable
		Parc Britannia, Bangor	C3	0	7.9	B1	Not applicable	Not applicable
		Parc Menai, Bangor	C4	13.2	32.9	B1	Not applicable	Strategic Sub-regional Site (Secondary)
		Cibyn Industrial Estate, Caernarfon	C5	7.3	37.7	B1, B2, B8	Not applicable	Strategic Sub-regional Site (Main)
		Adwy'r Hafan, Pwllheli	C6	1.5	10.5	B1, B8	Not applicable	Not applicable
		Business Park, Penrhyndeudraeth	C7	3.1	11.5	B1	Not applicable	Not applicable
		Business Park, Porthmadog	C8	4	13.5	B1, B2	Not applicable	Not applicable
		Pendre Estate, Tywyn	C9	2.7	7.9	B1, B2	Not applicable	Not applicable
		Adjacent to the petrol station, Y Ffor	C10	1.7	1.7	B1, B2, B8	Not applicable	Not applicable
	Ynys Môn	Parc Cybi, Holyhead	C11	53	109.2	B1, B2, B8	Yes	Strategic Regional Site (Main)
		Penrhos Industrial Estate, Holyhead	C12	2.69	5.8	B2, B8	Yes	Strategic Sub-regional Site (Secondary)
		Bryn Cefni Industrial Estate, Llangefni	C13	18	59.5	B1, B2, B8	Yes	Not applicable
		Land to the north of Lledwigan farm, Llangefni	C14	20.3	20.6	B1, B2, B8	Yes	Strategic Regional Site (Main)
		Land in the Creamery, Llangefni	C15	4.9	4.9	B1, B2, B8	Yes	Strategic Regional Site (Main)

		Llangefni						(Main)
Secondary Sites	Gwynedd	Hirael Bay, Bangor	C16	6.72	9.1	B1	Not applicable	Not applicable
		Felin Fawr, Bethesda	C17	0.4	1.5	B2	Not applicable	Not applicable
		Tanygrisiau Site, Blaenau Ffestiniog	C18	2.7	7.4	B1, B2, B8	Not applicable	Not applicable
		Peblig, Caernarfon	C19	2.2	6.7	B2	Not applicable	Not applicable
		Former Site of Friction Dynamex, Caernarfon	C20	7.4	7.4	B2, B8	Not applicable	Not applicable
		Glyn Rhonwy, Llanberis	C21	3.3	29.8	B1, B2, B8	Not applicable	Not applicable
		Former Site of Ysbyty Bron y Garth, Penrhyndeudraeth	C22	1.5	16	B1	Not applicable	Not applicable
		Penygroes Industrial Estate	C23	4.3	10	B1, B2, B8	Not applicable	Not applicable
		Agricultural Park, Llanystumdwy	C24	1.5	6.6	B1, B2, B8	Not applicable	Not applicable
		Nefyn Industrial Estate	C25	1.7	3.5	B1, B2, B8	Not applicable	Not applicable
		Wynnstay Farmers site, Rhosfawr	C26	1.4	4.9	B2	Not applicable	Not applicable
		Y Ffôr Industrial Estate	C27	2.8	2.8	B2	Not applicable	Not applicable
		Griffin Industrial Estate, Penrhyndeudraeth	C39		4.9	B1, B2, B8	Not applicable	Not applicable
	Ynys Môn	Former Shell land, Amlwch	C28	7	19.3	B2, B8	No	Not applicable
		Llwyn Onn Industrial Estate, Amlwch	C29	3.16	15	B1, B2, B8	No	Not applicable
		Anglesey Aluminium land, Holyhead	C30	81.7	90.5	B1, B2, B8	Yes	Strategic Regional Site (Main)
		Former site of Eaton Electrical, Holyhead	C31	2	2	B1, B2	No	Not applicable
		Kingsland site, Holyhead	C32	0.8	0.8	B1, B2, B8	No	Not applicable
		Gaerwen Industrial Estate, Gaerwen	C33	25.2	58.1	B1, B2, B8	Yes	Strategic Regional Site (Main)
		Land near Mona airfield, Mona	C34	8.9	20.5	B2, B8	No	Not applicable

The following sites are identified as 'reserve sites' associated with Anglesey Energy Island Programme. Before consideration can be given to releasing these lands for employment use, need would have to be demonstrated, plus evidence that the proposed development on the site is directly related to realising the objectives of the Anglesey Energy Island Programme and that there was no suitable protected employment site to meet the need.

	Site	Map reference	Area (Total)	Use	Enterprise Zone Site
Reserve Sites	Holyhead Port, Holyhead	C(wg)35	41.9	B1, B2, B8	Yes
	Extension to Gaerwen Industrial Estate, Gaerwen	C(wg)36	20	B1, B2, B8	No
	Former site of Shell, Rhosgoch	C(wg)37	82.2	B1, B2, B8	Yes

Land near Gaerwen shown on the Proposals Map (C38) is identified as the preferred site for developing the Menai Science Park.

¹ Figure correct at the time of carrying out the Employment Survey, 2011

Explanation:

- 7.3.25 To ensure that there is a balanced provision of employment land which is likely to meet the employment needs and opportunities that are facilitated by both Councils' Strategies, including the Anglesey Energy Island Programme/ Enterprise Island, and the Enterprise Zone Snowdonia, it is intended to protect employment land in accordance with the hierarchy referred to above in Policy CYF1. It is recognized that these sites have an important role in maintaining and securing future employment opportunities, and therefore the intention is to protect them for those purposes. The different strata within the hierarchy are defined as follows:

Primary Sites	Sites that are likely to be more attractive to the market and are likely to be developed in the short term.
Secondary Sites	Sites that are not in the most attractive location as regards access and market presence in comparison to the primary sites. However, they offer important opportunities which address local demand as well as the potential demand arising from Anglesey Energy Island Programme/ Enterprise Island.
Reserve Sites	Sites that have the potential to meet the demand resulting from Wylfa Newydd as well as the rest of the Anglesey Energy Island Programme/ Enterprise Island
Strategic Regional Site	Sites of regional importance with a critical role in achieving regional and contributing to national economic development objectives, supporting key sector development.

Strategic Sub-regional Site Sites with a more general and localised focus for economic development than regional strategic sites with a focus on attracting employers that draw a workforce from wider than the local area.

- 7.3.26 It is important that the Plan provides an appropriate portfolio of employment land in terms of range, quality and quantity to meet the local demand for employment land and units. Safeguarding the sites named above is a means of ensuring that this need is met.
- 7.3.27 Traditionally the rate of take up of employment land within the Plan area has been 4ha per annum. To ensure that there is provision for the possibility of slippage and flexibility of economic stimulus that would lead to greater demand for employment land, the Plan provides for the rate of take up of employment land 6ha per annum.
- 7.3.28 It is expected that the location of the majority of employment developments within the area and within the Plan period will be on sites that are identified in Policy CYF1. This protection will allow new developments, as well as extension and intensification of employment activities on existing employment sites.

POLICY CYF2: ANCILLARY USES ON EMPLOYMENT SITES

The sites named in Policy CYF1 and as identified on the Proposals Map are protected for employment/business uses in accordance with what is stated in Policy CYF1. In exceptional circumstances it would be possible to consider applications for ancillary uses (i.e. not the use that is promoted in Policy CYF1), provided that:

1. **There is overwhelming justification for the facility;**
2. **The scale of development is primarily in keeping with the needs of the workforce on the employment site;**
3. **That the proposed development would not in itself or cumulatively undermine the function of the employment site;**
4. **That the development would not lead to an under provision of B1, B2 or B8 employment land.**

Explanation:

- 7.3.29 This Policy is specifically concerned with the uses considered to be ancillary to an employment site such as a cafe or children's nursery which would be beneficial to have on the employment site in terms of making it more sustainable by reducing the need to travel and attracting people to work in the employment sites.
- 7.3.30 It will be essential to ensure that the development is appropriate in terms of nature and scale to primarily meet the needs of the workforce at the employment site in question, and that it would not rely on customers from outside the employment site.

POLICY CYF3: NEW LARGE SINGLE USER INDUSTRIAL OR BUSINESS ENTERPRISE ON SITES NOT SAFEGUARDED OR ALLOCATED FOR EMPLOYMENT PURPOSES

Proposals for large single user industrial or business enterprises (use class B1, B2 and B8) which cannot be accommodated on safeguarded or allocated sites within the Plan area will be granted provided they conform to all of the following criteria:

1. The proposed site is located within or adjoining the development boundary of the Sub-Regional Centre, Urban or Local Centre;
2. That compelling evidence is presented to justify the need for the development taking into account the national tests set out in Planning Policy Wales and Technical Advice Note (TAN) 23;
3. Where appropriate, an existing building or a previously developed site is used in order to meet the need;
4. That the scale, type and design of the development is appropriate for the site and the locality or is compatible with existing uses on the site.

Explanation:

- 7.3.31 It is considered that the Plan provides for a sufficient range - in terms of volume, mix, quality and distribution of existing industrial / business within the Plan area to meet demand. However, there may be cases where in the plan's period where a large employer is unable to find a suitable site on existing or allocated sites. In these cases any applications for industrial or business use, which would be a departure from the Plan, can be considered taking into account the normal planning criteria and if there is a need for the development.
- 7.3.32 The aim of this policy is to support new large scale initiatives as long as they are located in an appropriate location and are sustainable and that they are well related to settlements. In considering such initiatives, it is essential to follow the sequential test and guidance process contained in Planning Policy Wales along with Technical Advice Note (TAN) 23: 'Economic Development' which identifies the need to ensure there is no other more suitable location option which would be able to meet the need, assurance as to the number of direct jobs that would be created by the initiative, and whether it would make any special contribution to policy objectives. Only in exceptional circumstances would new initiatives be permitted on non-safeguarded or allocated sites, and it will be necessary to receive a complete justification of the proposal and the locational need. It is essential that appropriate evidence is presented which proves there is no alternative option of being able to use a site that has been safeguarded or allocated for employment use, or that there are no previously developed sites that could be suitable to meet demand.
- 7.3.33 The Council would need to be convinced that the enterprise concerned is financially viable and that there are local employment benefits arising from it. One way of proving this would be to present a professional Business Plan prepared by an independent expert. Applications which would create an impact on the amenities of the local area will not be supported.

POLICY CYF4: ALTERNATIVE USES OF EMPLOYMENT SITES

Proposals to release employment land on sites safeguarded or allocated for Use Classes B1, B2 or B8 in accordance with Policy CYF1 for alternative uses will be granted only in special circumstances, provided they conform to the following criteria:

1. If the site is vacant, that it is unlikely to be used in the short and medium term for the original use or the safeguarded use and there isn't a viable business or industrial use for the site;
2. There is an over provision of employment sites within the vicinity;
3. The current employment use is having a detrimental effect on amenity and the environment;
4. The proposal would not have a detrimental effect on employment uses at adjacent sites.
5. There is no other suitable alternative site for the proposed use.
6. If the site is used in the short term (on a temporary basis) it should be assured that there are appropriate restoration measures in place to the satisfaction of the Local Planning Authority.

Explanation:

- 7.3.34 The Plan seeks to ensure that there is adequate and appropriate provision of land for employment purposes. It is essential that these sites are located in areas close to settlements where people live in order to reduce the need to travel to work.
- 7.3.35 There are cases where some traditional employment sites have been dormant for a while. Furthermore it is recognized that traditional employment uses do not tend to produce land values that compare with uses such as housing or retail.
- 7.3.36 It would be necessary to receive a full justification for the change of use of land or units allocated for B1-B8 use class purposes for alternative uses, including information regarding the viability of the existing employment use, any attempt that has been made to market the unit/land for employment, and information regarding the provision of employment sites which meet local demand.
- 7.3.37 When considering the release of existing employment sites it will be essential to ensure that the integrity of the employment site is not compromised specifically because it meets the needs of local employment. Furthermore it would be necessary to ensure that any potential use is not in conflict with the employment use remaining on the site.
- 7.3.38 In the circumstance where an employment site is released as an alternative site on a temporary basis, the planning application must be supported with evidence to demonstrate to the satisfaction of the Local Planning Authority that the site can be restored to its original state, unless the temporary development provides infrastructure that can be utilised in the future.

POLICY CYF5: REUSE AND CONVERSION OF RURAL BUILDINGS, USE OF RESIDENTIAL PROPERTIES OR NEW BUILD UNITS FOR BUSINESS/ INDUSTRIAL USE

Proposals to convert rural buildings for business use or modification of residential units to allow working from home or new business or industrial units will be granted provided they conform to the following criteria:

1. The scale and nature of the development is acceptable given its location and size of the building in question;
2. That the development would not lead to an use that conflicts with nearby uses or has an impact on the viability of similar uses nearby;
3. Where proposals involve the use of an existing building:
 - i. The building is structurally sound;
 - ii. The scale of any extension is necessary and of reasonable size;
 - iii. The building is suitable for the specific use.

Explanation:

7.3.39 With advances in technology and broadband connections within rural communities, there are more opportunities for people to work from home, to convert rural buildings to be used for businesses or build new units. The aim of this policy is to encourage rural communities to become more sustainable and to promote close links between living and working locations.

7.3.40 It is considered that the provision of rural workshops and small scale industrial units serve to support the sustainability and self-sufficiency of rural areas. This Policy encourages small scale developments that make appropriate use of existing buildings that are suitable for a business or industrial use as well as appropriately scaled new buildings. Supplementary Planning Guidance will be prepared to provide advice on the matter.

POLICY CYF6: REGENERATION SITES

In order to promote economic growth as well as contributing towards social and environmental sustainability proposals for urban renewal schemes that accord with any master plan/ strategy adopted or supported by the Councils will be granted provided they conform to the following criteria:

1. Include provision of appropriate infrastructure;
2. Support any local, regional and national economic regeneration plans;
3. Ensure that jobs, services and housing are located close to each other, to reduce the need to travel;
4. Encourage the reuse of previously developed land, vacant buildings or land that is underutilized;
5. Create opportunities for physical regeneration and employment opportunities in deprived areas.

Explanation:

7.3.41 Redeveloping redundant sites for mixed use is an effective way of ensuring urban renewal, including an appropriate mix of housing (including affordable housing), employment, retail,

education, leisure and amenity uses. It offers the opportunity to use land/buildings that are not being used to their full potential. This policy specifically relates to sites that are located within town centres and that are part of the urban regeneration vision of the Councils.

- 7.3.42 Further guidance is given regarding the expected mix of uses in regeneration sites within the relevant adopted master plans/strategies.

CYF7: HOLYHEAD REGENERATION AREA

Within the Holyhead Regeneration Area development proposals which will aid transformational change by encouraging Holyhead to become a more attractive location to live, work, visit and enjoy will be supported as long as they are well planned and have a realistic prospect of being implemented. The aim of any future development should be to:

- 1. Support Holyhead's role as a tourism centre and as a gateway to Wales and the rest of the United Kingdom;**
- 2. Improve connections within the town and with the Port in line with Strategic Policy PS4;**
- 3. Support opportunities to live, work, shop and spend time participating in leisure and cultural activities within the town;**
- 4. Contribute towards improving the town's physical environment in line with Policy PCYFF2;**
- 5. Improve and protect the town's rich heritage in line with Policy PCYFF2.**

Explanation:

- 7.3.43 A number of the town's features are part of Holyhead's identity; they are features to be proud of such as the town's rich history, notable links with the sea and port as well as good railway links. Whilst Holyhead has several locational advantages such as its role as an international port and the most populated town in Anglesey, traditional staple industrial sectors have declined, and there have been various constraints to new job-creating development. Already higher than average levels of unemployment, poverty and deprivation have been compounded in recent years by the loss of major industrial employers in the town and vicinity. Significant new employment is needed to replace the jobs lost and sustainably reduce the level of poverty and related problems in the town.
- 7.3.44 Most of the wards in Holyhead (before the restructuring of wards in 2013) are included in the Welsh Government's Communities First anti-poverty programme which targets the most deprived wards in Wales. Holyhead has also been identified as a priority in the Welsh Government's area regeneration programmes (e.g. Vibrant and Viable Places 2014-17), and several areas of the town have been designated as Enterprise Zones. Further information regarding regeneration aspirations for Holyhead can be viewed in the Holyhead 2020: Realising Sustainable Community Benefit, Strategic Outline Programme (2013) as well as the Holyhead Town Centre Study: Vision and Regeneration Masterplan Report (2014). The aim of this policy is therefore to help realise the objective of regenerating Holyhead. In line with Policy PCYFF 1 development proposals will need to conform to all other relevant policies in the Plan.
- 7.3.45 Holyhead has also successfully received Townscape Initiative Heritage status which aims to increase the economic activity within the town's commercial core whilst using the historic

environment as a positive resource to safeguard and create employment opportunities whilst improving the quality of life for the local community. Gaining this status means that grant assistance is available to support the repair, architectural reinstatement and reuse of historic buildings.

THE VISITOR ECONOMY

7.3.46 Context

- Tourism has always been important in the Plan area. It already supports many jobs and businesses in the area
- Holiday tourism 'Staycation' has increased as some people have opted to holiday at home.
- The Welsh Governments strategy for tourism (2013 – 2020): Partnership for Growth, focuses on the need for: promotion, product development, people, profitable performance and place building.
- The North Wales Regional Tourism Strategy (2010 – 2015) undertaken by Tourism Partnership North Wales emphasizes the need to promote distinctive strengths, to invest in product excellence, to provide an outstanding experience for visitors and to work together in partnership with local stakeholders.
- Both Councils' Strategic/Corporate Plans also identify tourism as a key priority
- Both Councils have an adopted Destination Management Plan which is an important strategic document outlining the destinations vision for the future of the tourism sector.

Introduction

- 7.3.47 Tourism provides an important source of income to several towns and rural communities in the form of visitor spending on accommodation, food, drink, leisure activities and shopping, and also to local business supply chains and wholesalers. Tourism brings over £238 million into Anglesey's local economy and over £851 million into Gwynedd (including Snowdonia National Park) each year and supports over 4,000 and 15,819 local jobs, respectively.
- 7.3.48 The Plan area's greatest tourism assets lie with its natural and historic environment. However, as well as being the Plan area's most valuable tourism assets, the unspoilt countryside and coastline, and historic features are also the area's most sensitive resources. Much of the Plan area is protected by international, national, regional and local designations. Parts of the Plan area also form the setting of the Snowdonia National Park.
- 7.3.49 The Isle of Anglesey Council and Gwynedd Council have adopted their Destination Management Plans. The Destination Management Plans set out the aim, objectives and vision for the Authority's area, drawing on the existing regional tourism strategy. Under each objective, key projects are identified for the Delivery Plan. The Delivery Plan then provides more detail on each of the identified projects.
- 7.3.50 Therefore development proposals should also align with and be informed by the DMPs and other local and national policy documents and strategies.

STRATEGIC POLICY PS11: THE VISITOR ECONOMY

Whilst ensuring compatibility with the local economy and communities and ensuring the protection of the natural, built and historic environment the Councils will support the development of a year-round local tourism industry by:

1. Focusing larger scale, active and sustainable tourism, cultural, the arts and leisure development in the sub-regional centre, urban service centres, and, where appropriate, local service centres;
2. Protecting and enhancing existing serviced accommodation and supporting the provision of new high quality serviced accommodation in or near the sub-regional, urban and rural service centres and villages;
3. Managing the provision of high quality un-serviced tourism accommodation in the form of camping, alternative luxury camping, static or touring caravan or chalet parks;
4. Supporting appropriately scaled new tourist provision and initiatives in sustainable locations in the countryside through the reuse of existing buildings, where appropriate, or as part of farm diversification, particularly where these would also benefit local communities and support the local economy and where they are in accordance with sustainable development objectives;
5. Preventing development that would have an unacceptable adverse impact on tourist facilities, including accommodation and areas of visitor interest or their setting, and maximise opportunities to restore previous landscape damage.

POLICY TWR1: VISITOR ATTRACTIONS AND FACILITIES

Proposals to develop new visitor attractions and facilities or to improve and extend the standard of existing facilities will be encouraged to locate to sites within the development boundary.

Where there are no suitable opportunities within the development boundary, only proposals that involve the following will be granted:

1. The re-use of an existing building(s) or a suitable previously used site; or
2. The re-use of an existing building(s) or a site closely related to other existing buildings that forms part of an existing tourist facility; or
3. An activity restricted to a specific location due to its appropriate use of a historical or natural resource.

All proposals will be required to comply with all the following criteria:

4. Where it is reasonably practical it can be accessed by various modes of transport, especially sustainable modes of transport such as walking, cycling and public transport;
5. The scale, type and character of the proposed development is appropriate for its urban/rural setting;
6. The proposed development is of high quality in terms of design, layout and appearance;
7. The proposed development will support and extend the range of facilities within the Plan area;
8. The proposal is supported by evidence to demonstrate that there would be local employment opportunities.

Explanation:

- 7.3.51 In order to sustain a prosperous tourism industry that provides employment opportunities for local communities it is essential to extend the variety and standard of visitor attractions and facilities. New attractions and facilities can help in securing employment and generate income. The developments can also increase the range of facilities open to local people.
- 7.3.52 The natural and built environments are key factors in attracting tourists into the Plan area, however new tourism developments can have a negative impact upon the local environment and communities if they are insensitively developed or inappropriately located.
- 7.3.53 This policy aims to encourage the development of high quality sustainable tourism attractions and facilities in the right place. New attractions and facilities should be located within development boundaries where visitors can access a range of services by a choice of travel modes.
- 7.3.54 The policy also recognises that in exceptional circumstances some attractions and facilities require an open countryside, non-urban location which could be acceptable where they result in an all year round tourism facility and rural employment gain. However, development should not be at the expense of the local environment or community interests. Outside of the development boundaries proposals should first look at re-using or extending existing buildings in order to protect the countryside from inappropriate development. However, new build attractions could be permitted in certain areas of the countryside if it can be demonstrated there are no sequentially preferable sites and buildings.

POLICY TWR2: HOLIDAY ACCOMMODATION

Proposals for:

1. **The development of new permanent serviced or self-serviced holiday accommodation, or**
2. **The conversion of existing buildings into such accommodation, or**
3. **Extending existing holiday accommodation establishments,**

will be permitted, provided they are of a high quality in terms of design, layout and appearance and that all the following criteria can be met:

4. **In the case of new build accommodation, that the development is located within a development boundary, or makes use of a suitable previously developed site;**
5. **That the proposed development is appropriate in scale considering the site, location and/or settlement in question;**
6. **That the proposal will not result in a loss of permanent housing stock;**
7. **That the development is not sited within a primarily residential area or does not significantly harm the residential character of an area;**
8. **That the development does not lead to an over-concentration of such accommodation within the area.**

Explanation:

- 7.3.55 This policy is not relevant to proposals to establish new static holiday and touring caravans, holiday chalets or alternative luxury camping sites. Such proposals will be considered under policies TWR3 and TWR5 of this Plan.
- 7.3.56 In terms of serviced accommodation, this policy applies to a variety of different types from large high quality hotels to small bed and breakfast accommodation. Quality hotels and other serviced accommodation can potentially bring significant economic benefits to the Plan area and broaden the range of holiday accommodation available to visitors. It is widely recognized that the Plan area lacks an adequate range of such accommodation. The aim of this policy is to support the principle of expanding the range and improving the quantity and quality of serviced accommodation. In line with Policy PS11 it is also important that the loss of hotels is resisted.
- 7.3.57 Policy PS11 and Policy TWR2 also recognizes that managing the wide range of high quality self-serviced accommodation is essential in providing visitors with choice. The policy therefore aims to support the principle of providing high quality self-serviced holiday accommodation in sustainable locations which presents such a choice.
- 7.3.58 Where planning permission is given for self-serviced accommodation, a condition will be attached to ensure that the building will only be used as holiday accommodation and that it cannot be used for permanent occupation. 'New-build' self-serviced accommodation will not be permitted in the open countryside to protect the area from private holiday homes being built across the Plan Area
- 7.3.59 Historically national planning guidance and local planning policy (particularly within the Gwynedd Local Planning Authority area) has given priority to the conversion of existing buildings in the countryside for economic use. This means that within some areas there is an abundance of buildings that have been converted to self-serviced accommodation. Clearly it is not the intention of national guidance or the Council for this policy to lead an over-concentration of this type of holiday accommodation within a particular location. Supplementary Planning Guidance will be published to provide more information about the matter.

POLICY TWR3: STATIC CARAVAN AND CHALET SITES AND PERMANENT ALTERNATIVE CAMPING ACCOMMODATION

- 1. Proposals for the development of new static caravan¹ (i.e. single or twin caravan), holiday chalet² sites or permanent alternative camping accommodation will be refused within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas. In other locations proposals for new static caravan or holiday chalet sites and permanent alternative camping accommodation will only be granted where:**
 - i. It can be demonstrated that it doesn't lead to a significant intensification in the provision of static caravan or chalet or permanent alternative camping sites in the locality; and**
 - ii. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape; and**
 - iii. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features.**

- 2. In exceptional circumstances, proposals involving the relocation of an existing static or chalet site already located in the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas that forms part of the Coastal Change Management Area shown on the Constraints Map to another site will only be permitted providing that criteria 1. i – iii are met and the new site is located outside the Coastal Change Management Area.**

- 3. Within the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas proposals to improve existing static and chalet sites by:**
 - i. minor extensions to the site area, and/or**
 - ii. the relocation of units from prominent settings to less prominent locations,**

will be permitted providing all of the following criteria can be met:

 - iii. the improvements does not increase the number of static caravan or chalet units on the site;**
 - iv. that the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site;**
 - v. in the case of a site located within the Coastal Change Management Area, that the proposed development is also part of a scheme to improve the safety of occupiers of caravans or chalets;**
 - vi. that the proposed development offers significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape;**
 - vii. is appropriate when considered against other policies in the Plan**

- 4. Outside the Anglesey Coast Area of Outstanding Natural Beauty, Llŷn Area of Outstanding Natural Beauty and the Special Landscape Areas proposals to improve existing static caravan and chalet sites by:**
 - i. minor extensions to the site area, and/or**
 - ii. the relocation of units from prominent settings to less prominent locations, and/or,**
 - iii. a minor increase in the number of units on site,**

will be permitted providing all of the following criteria can be met:

- iv. That the proposed development is part of a scheme to improve the range and quality of tourist accommodation and facilities on the site;
- v. That the proposed development offers significant and permanent improvements to the design, layout and appearance of the site and its setting in the surrounding landscape;
- vi. In the case of a site located within the Coastal Change Management Area, that the proposed development is part of a scheme to improve the safety of occupiers of occupiers of caravans or chalets;
- vii. That any increase in the number of static holiday caravan or holiday chalet units is minor and is commensurate with the scale of any improvements to the site;
- viii. Is appropriate when considered against other policies in the Plan

Explanation:

- 7.3.60 Static caravan and chalet sites are an important source of holiday accommodation within the plan area. However, the proliferation of static caravan and chalet parks, especially along the coastline, has had a detrimental impact on the appearance of the landscape. The high number of existing sites on the coastline means that some parts of the plan area are already well served by such uses, with the static holiday caravan and holiday chalet sector providing the majority of all visitor accommodation bed spaces within the area. Consequently, there may be no justification for the provision of either new static holiday caravans (single or twin units) or new holiday chalets sites within coastal areas.
- 7.3.61 The Isle of Anglesey, Gwynedd and Snowdonia National Park Landscape Sensitivity and Capacity Study was commissioned to manage development such as static caravan and chalet sites by identifying and protecting sensitive and distinct areas from inappropriate development. The study concluded that in some areas outside the Area of Outstanding Natural Beauty and Special Landscape Areas there may be very limited capacity for static caravan/chalet park developments typically comprising of very infrequent, very small scale, well sited, high quality developments. In all cases development should avoid the undeveloped coastal edge and its immediate setting.
- 7.3.62 The relocation of existing sites within the Coastal Change Management Zone will be permitted where they comply with the criteria in Policy TWR3, Policy ARNA1 and all other relevant policies in the Plan
- 7.3.63 The primary objective for designating Areas of Outstanding Natural Beauty is the conservation and enhancement of their natural beauty therefore they must be afforded the highest status of protection from inappropriate developments. The cumulative impacts of static caravan and chalet developments within the Areas of Outstanding Natural Beauty can be obtrusive in the landscape and damaging to the character of the rural area unless strictly controlled. Special Landscape Areas are non-statutory local designations. Their aim is to ensure that the landscape is not damaged by inappropriate development. The sensitivity and capacity study concluded that within the Area of Outstanding Natural Beauty and Special Landscape Areas (and all areas that contribute to their setting), it is considered that there is typically no capacity for further

static caravan/chalet park developments or extensions.

- 7.3.64 Within the Areas of Outstanding Natural Beauty and Special Landscape Areas an extension of a site, but without an increase in caravan or chalet numbers, may be permitted if it can be demonstrated that there would be clear benefits in reducing the impact on the surrounding landscape.
- 7.3.65 Whilst some sites have already seen progressive improvement, many require upgrading and improvement. Many existing sites are located in visually sensitive areas, particularly along the coastline. The aim of this policy is to promote improvements and upgrade the standard of visitor accommodation on existing sites, and to reduce the impact of these sites on the landscape, including views out of the Snowdonia National Park. Proposals to provide retail facilities (foods and non-food), restaurants/cafes and take-away food are dealt with under the retailing policies of this Plan.
- 7.3.66 Outside the Areas of Outstanding Natural Beauty and Special Landscape Areas a minor increase in units on site may be approved providing it can be demonstrated that the proposal offers significant improvements to the site and reducing its landscape impact. Minor in relation to extending site area is not defined except in relation to an increase in the number of units and should be no greater than a 10% increase on the number at the time of the original application. However, because of the considerable variety in the size, nature and location of sites, each application will be assessed on its merit within this general guide.

¹ Defined under the Caravan Sites and Control of Development Act 1960 (as amended by the Caravan Sites Act 1968)

² For the purpose of this Plan, a holiday chalet will be defined as any structure or suitable building intended for use as holiday accommodation, which is not defined by the statutory definition of caravan, that is:

- when it is not possible to transport the structure to the site in one piece, and/or
- that the structure/building prior to assembly is composed of more than two parts; and/or
- that the structure is placed on a purpose-built foundation, and /or
- that the structure, once assembled, cannot be removed from the site in one piece

POLICY TWR4: HOLIDAY OCCUPANCY

Proposals for new self-serviced accommodation, static caravans and chalets or proposals to extend the holiday season of existing static caravan and chalet sites will be granted provided It can be demonstrated that the accommodation is being used exclusively for holiday purposes and does not become the occupant's main or sole place of residence.

In cases involving extending the holiday season of existing static caravan and chalet sites, the following criteria must be satisfied:

- 1. The accommodation and site is suitable for occupation during the winter months;**
- 2. The extended season would not increase the consequences of an extreme flooding event;**
- 3. The extended season will not have a detrimental effect on the local environment.**

Explanation:

- 7.3.67 As standards of the holiday units and facilities on sites improve, and demands within the holiday industry change there is pressure for the holiday occupancy period to be extended. The location of many static caravan and chalet sites occur in areas where the provision of permanent housing would be contrary to national and local planning policies which seek to manage development, for example in order to safeguard the open countryside. Some sites in the plan area may not be suitable for year round occupation because of the quality of their facilities, or due to the close proximity of an important habitat which requires protection at certain times of the year. Placing conditions on these developments can ensure that holiday accommodation is used for its intended purpose and does not become a permanent place of residence.
- 7.3.68 An up to date register of the names of all owner/occupiers of the units and their main home address in order to ensure that the holiday units do not become the owner/occupier's main place of residence must be kept by all site operators.

POLICY TWR5: TOURING CARAVAN, CAMPING AND TEMPORARY ALTERNATIVE CAMPING ACCOMMODATION

Proposals for new touring caravan, camping or temporary alternative camping sites, extensions to existing sites or additional pitches will be granted provided they conform to the following criteria:

- 1. That the proposed development is of a high quality in terms of design, layout and appearance, and is sited in an unobtrusive location which is well screened by existing landscape features and/or where the units can be readily assimilated into the landscape in a way which does not significantly harm the visual quality of the landscape;**
- 2. Avoids excessive areas of hard standing;**
- 3. Have limited physical connection to the ground and is capable of being removed off the site out of season;**
- 4. Any ancillary facilities should, if possible, be located within an existing building or as an extension to existing facilities. If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated and commensurate with the scale of the development.**
- 5. That the site is close to the main highway network and that adequate access can be provided without significantly harming landscape characteristics and features;**
- 6. Occupation is limited to holiday use;**
- 7. That the site is used for touring purposes only and any units are removed from the site during periods when not in use.**

Explanation:

- 7.3.69 For the purpose of this policy 'touring units' includes touring caravans, tents, trailer tents and motor-caravans.
- 7.3.70 The aim of this policy is to facilitate the establishment of high quality touring and camping sites in appropriate locations and recognises the contribution made by high quality touring and

camping sites to the range of holiday accommodation available for visitors.

- 7.3.71 Alternative forms of camping accommodation such pods, yurts, wigwams and tepees, have become more popular in recent years with visitors seeking a different camping experience. Permitting alternative camping proposals will lead to a wider range of tourist offer in the plan area that can benefit the local tourism economy.
- 7.3.72 Although often in use for only part of the year, touring caravan and camping sites are often situated in prominent and open locations and can be very intrusive in the open countryside, particularly on the coast. Particularly heavily pressurised areas exist in many communities located on or near to the coast, including extensive parts of the Areas of Outstanding Natural Beauty. The Council will require strong evidence that proposals for further units of accommodation in such areas will not add to servicing problems or harm the character or natural resources of these areas.
- 7.3.73 Landscape setting, site layout, and screening will therefore be important considerations in assessing proposals. In all cases, the applicant will need to submit a landscaping scheme, as well as an improvement plan for extensions, with the application.
- 7.3.74 When not in use and during the winter months all units should be removed from the site. Touring caravan and camping sites are considered acceptable in land use planning terms as having less impact on the landscape than static caravans sites because, by their very nature, they have transient features which do not impose permanent, year round effects on the local environment.
- 7.3.75 In order to ensure minimum impact upon the landscape with proposals for alternative camping accommodation, all structures should be temporary, be capable of being dismantled and moved and should have limited physical connection to the ground. The use of concrete bases is not considered acceptable. Timber platforms or decking, which can be removed from the site if required, should be used. Where possible measures should be taken to restore the site to its original state when not in use.
- 7.3.76 In order to ensure that these temporary structures are being used exclusively for holiday purposes and do not become full time, permanent dwellings the structures should provide basic holiday accommodation. They should only provide basic facilities for sleeping, seating and eating without installation of water services or provision of drainage facilities for WC, showers and washing. This ensures that such structures do not generate a level of permanence that could increase the level of landscape impact and site restoration should removal of the structures be required. Additional facilities (if not already present) should be provided separately from the accommodation through the conversion or extension of an existing building(s). If no suitable buildings are available, the need for additional facilities needs to be clearly demonstrated by the applicant and commensurate with the scale of the development.
- 7.3.77 Any proposals that include structures with mains water and drainage will be dealt with under Policy TWR3.
- 7.3.78 Since the countryside looks very different during the winter months, a condition will be attached to planning permissions for all new sites approved, limiting the operational period of

the site to between 1st March and 1st October of the same year.

7.3.79 An unobtrusive location is defined as one which is well screened by existing landscape features and/or where touring units can be readily assimilated into the landscape without the need for excessive man made features such as hard-standing and fencing.

7.3.80 B&Bs that operate within a residential dwelling (C3 use) will not be permitted to diversify in this way to avoid the proliferation of such structures within residential curtilages.

TOWN CENTRES AND RETAIL DEVELOPMENTS

7.3.81 Context

- One of the Welsh Government's objectives for town centres and retailing is to promote established town, district, local and village centres as the most appropriate locations for retailing, leisure and other complementary functions
- In deciding whether to identify sites for retail development local planning authorities should in the first instance consider whether there is a need for additional provision for these uses.
- Development Plans should establish the existing hierarchy of centres identify those which fulfil specialist functions and be clear about their future roles.
- The national and local economy and their retail markets have experienced significant change over the last decade or so. Whilst the recent economic recession has had a great impact, a long term structural change in the way people shop has been occurring as a result of change in consumer behaviour, technological advances and the emergence and growth of new out of centre retail developments and other shopping formats
- The Isle of Anglesey County Council and Gwynedd Council each operate programmes that aim to improve some poor and underused buildings as well as enhancing the streetscape in an attempt to attract more shoppers and increase footfall into a number of town centres

Introduction

7.3.82 The Plan's Settlement Strategy recognises the unique character and role of various centres in the Plan area. City and town centres are vital elements of the local economy and they continue to provide a focal point for communities. It is therefore important to ensure that there is a planning framework which safeguard and enhance the position of town centres as locations for retail and commercial services. Vibrant and active centres provide a mixture of uses including residential units, business activity, service provision, retail units, leisure and cultural facilities. The Plan has a role to play in supporting development that will protect and promote the vitality and viability of existing centres.

7.3.83 The Retail Study (2013) undertaken to inform the Plan noted the strong influence of Bangor as a Sub-regional Retail Centre. The study also recognised that the area is serviced by a retail hierarchy which includes centres outside the Plan area, e.g. Llandudno and Chester. The study considered that there was limited quantitative need for some 372 sq. m. convenience floor space to be provided and distributed as set out below. However, in respect of comparison goods, the Study concludes that there was potential for some 9,353 sq. m. floor space to be provided over the Plan period.

- 7.3.84 Village shops and community services (e.g. post office, pubs) are important to rural communities as they can provide for people's day to day needs, particularly for those who are isolated either by their location or circumstances. The Plan aims to safeguard and enhance such services and encourage the provision of multi-purpose community services where possible.

STRATEGIC POLICY PS12: TOWN CENTRE AND RETAIL DEVELOPMENTS

The Councils will work with partner organisations and the local community to protect and enhance the vitality and viability of town centres in the Plan area in recognition of their retail, service and social functions in accordance with the following retail hierarchy:

Gwynedd	Sub-regional Retail Centre	Bangor
	Urban Retail Centre	Caernarfon, Porthmadog, Pwllheli
	Local Retail Centre	Abersoch, Abermaw, Bethesda, Blaenau Ffestiniog, Criccieth, Llanberis, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn
Anglesey	Urban Retail Centre	Holyhead, Llangefni
	Local Retail Centre	Amlwch, Benllech, Beaumaris, Cemaes, Llanfairpwll, Menai Bridge, Rhosneigr, Valley

The Councils will promote the vitality and viability of city/ town centres in the Sub-regional Retail Centre, Urban Retail Centre and Local Retail Centre, by:

1. Encouraging a diverse mix of suitable uses (as defined in PPW and TAN4) in high quality environments that attract a wide range of people at different times of the day, and which are safe and accessible to all;
2. Ensuring that new investment will be consistent with the scale and function of the city/ town centre in accordance with the retail hierarchy;
3. Facilitating the provision of 372 sq. m. net of new convenience floor space² and 9,353 sq. m. net of comparison floor space³ by 2026 in the appropriate locations;
4. Resisting development that detract from their vitality and viability and protecting against the loss of retail units within the Primary Retail Areas, as shown on the proposal maps;
5. Maximising opportunities to re-use suitable buildings within town centres;
6. Restricting the expansion of out-of-centre retailing and leisure development
7. Encouraging sustainable links between the workplace, home and town centres.

Shops and services in Local Retail Centres and smaller villages that provide for the day to day needs of communities are safeguarded against their unnecessary loss and proposals for multi-purpose community services are supported.

² Convenience goods – Widely distributed and relatively inexpensive goods which are purchased frequently and with minimum of effort, such as petrol, newspapers and grocery items.

³ Comparison goods – Relatively high value goods, such as shoes, electrical equipment furniture, clothes where the customer makes a comparison between different shops

POLICY MAN1: PROPOSED TOWN CENTRE DEVELOPMENTS

Proposals for new retail, commercial and leisure development will be directed towards town centres, as shown on the Proposals Maps, in the first instance, provided that they are of a scale and type appropriate to the size, character and function of the centre in the retail hierarchy set out in Policy PS12.

Proposals for new retail, commercial and leisure development proposals within town centres defined on the Proposals Maps will be granted provided they conform to the following criteria:

- 1. They enhance the attractiveness, vitality and viability of the town centre,**
- 2. The proposal, either individually or cumulatively, does not undermine the retail role of the centre;**
- 3. The proposal use is in keeping with adjacent uses;**
- 4. The proposal does not create an excessive amount of dead frontages.**

Within the Primary Retail Areas, designated in Bangor, Caernarfon, Porthmadog, Pwllheli, Holyhead and Llangefni as shown on the Proposals Map, the change of use of ground floor premises (A1 shops) to any other use will be resisted

Retail and commercial proposals outside the defined town centres will need to be supported by evidence of need for additional provision and satisfy the sequential approach set out in national planning policy and accord with other policies in the Plan.

Explanation:

- 7.3.85 Planning Policy Wales states that local planning authorities should identify an existing hierarchy of centres and highlight any which fulfil specialist roles.
- 7.3.86 The Plan recognises that the centres identified above will continue to be the focus for retailing, commercial, cultural and leisure activities within the area. These centres are important for the local economy, ensuring that a variety of complementary functions are available, reducing the need to travel, being a catalyst for successful regeneration and helping to maintain sustainable communities.
- 7.3.87 Retail and commercial development should preferably be located within the defined town centres identified above. First preference will be given to developing sites within the Sub-Regional Centre, Urban Regional Centres, followed by edge of centre sites and then Local Retail Centres. Proposals will be determined in accordance with the sequential approach set out in Planning Policy Wales and TAN 4.
- 7.3.88 New retail and commercial development located outside of town centres can have a detrimental impact on the vitality, attractiveness and viability of existing centres. These impacts need to be considered when determining proposals for new retail development
- 7.3.89 The vitality, viability and attractiveness of the town centres identified in the plan can be maintained and enhanced by ensuring that town centres identified in the retail hierarchy remain the primary focus for a wide range of town centre uses including (A1, A2 and A3),

commercial and public offices (B1), community facilities and institutions (D1 and entertainment and leisure (D2). These latter types of town centre uses (B1, D1 and D2) will be encouraged to locate within identified town centres, but outside the identified Primary Retail Areas. The Primary Retail Areas in Bangor, Caernarfon, Porthmadog and Pwllheli, Holyhead and Llangefni as shown on the Proposals Map have been identified to safeguard and enhance their retail function.

POLICY MAN2: PRIMARY RETAIL AREAS (RETAIL CORE)

Primary Retail Areas are designated in Bangor, Caernarfon, Porthmadog, Pwllheli, Holyhead and Llangefni as shown on the Proposals Map.

Proposed changes of use of the ground floor of premises in these areas from Class A1 shops to other uses will only be permitted where:

- 1. It can be shown that the premises is no longer viable for A1 use and the retention of A1 use at the premises has been fully explored without success, by way of marketing at a reasonable market rate for a minimum of six months; and**
- 2. The proposed change of use does not have an unacceptable impact on the retail function or character, vitality attractiveness or viability or of the primary Retail area.**

Explanation:

- 7.3.90 Within the towns identified in this Policy, the majority of the ground floor units in the Primary Retail Areas are shops. The Primary Retail Areas are identified on the Proposals Map and their boundaries are based on the recommendations of the Gwynedd and Anglesey Retail Study (2013).
- 7.3.91 The aim of this policy is to safeguard and enhance the vitality and viability of the Primary Retail Areas by controlling the number of non-A1 uses. An accumulation of non-A1 uses could pose a threat to the prosperity of Primary Shopping Areas.
- 7.3.92 The Council recognise that some shops may become vacant and remain vacant for a long period of time. If a unit remains vacant for a long period it could have a negative effect on the vitality, attractiveness and viability of the area. One way the planning system can assist the recovery of Primary Retail Areas is to enable greater flexibility where long term vacancies are becoming a problem. When considering proposals for the change of use of a retail unit under such circumstances, clear evidence must be presented to show that the unit has been widely marketed as a shop for a continuous 6 month period at a fair price or rent and that no reasonable offer has been refused.
- 7.3.93 It is considered that there are sufficient opportunities for encouraging a diverse mix of complementary uses within areas of the defined town centres that surround the Primary Shopping Areas

POLICY MAN3: RETAILING OUTSIDE DEFINED TOWN CENTRES BUT WITHIN DEVELOPMENT BOUNDARIES

Shops located outside defined town centres but within the development boundary will be safeguarded by refusing proposals for other uses unless it can be demonstrated that all the following criteria can be met:

1. That there is a similar service available within reasonable walking distance;
2. If there is no similar service present, that the property has been on the market for a reasonable selling price or rent for a continuous period of 6 months;
3. That the new use will not have detrimental impact on the amenities of adjacent uses.

Proposals for new small scale convenience shops that meet the daily needs of residents for essential daily goods will be approved, provided that they do not jeopardise the viability and vitality of existing town centres in the retail hierarchy and do not form part of an industrial estate.

Proposals for major retail development and sub-division of existing retail units outside the defined town centre boundaries will only be granted provided they conform to the following criteria:

4. The development would not undermine the retail hierarchy set out in the in the Strategic Policies and detailed Policy MAN1; and
5. The development either by itself or in combination with other permitted or allocated retail developments would not undermine the vitality and viability of any of the centres;
6. Evidence of need for additional provision has been demonstrated;
7. The sequential approach set out in national planning policy and guidance and in the Plan has been satisfied.

Explanation:

- 7.3.94 Retail development outside of town centres can jeopardise the vitality and viability of existing centres. The Local Development Plan will seek to limit the scale of retail development outside town centres whilst recognising the need to allow some development to help sustain communities particularly in rural areas. Existing shops outside defined centres can perform a vital role in meeting the daily needs of local people and it is important that such services are not lost.
- 7.3.95 The Councils will support proposals for new small scale shops within development boundaries. Small scale is taken to be less than 200 sq. m. net as most corner shops would not exceed 200 sq. net.
- 7.3.96 Proposals that are outside of the defined town centres will be determined using the sequential approach outlined in Chapter 10 of Planning Policy Wales. Proposals for retail uses on industrial estates unrelated to factories selling their own products will not normally be permitted because retail development in such locations can have the effect of limiting the range and quality of sites available for employment uses as well as having a detrimental impact on the vitality, attractiveness and viability of existing town and local centres.
- 7.3.97 It is recognised that some types of retailing, such as stores selling bulky goods and requiring large showrooms may not be able to find suitable sites in town centres. Such stores should be

located at edge of centre sites or where such sites are not available, at locations accessible by a choice of means of transport.

7.3.98 Major retail proposals are considered to be any proposals above a net floor space of 500 sq. m. Any proposed additional floor space which would take an individual store to above 500 sq. m net will also be assessed under this policy. National policy establishes that a retail impact assessment must be submitted for retail developments over 2,500 sq. m gross floor space. In the case of Anglesey and Gwynedd where many centres have small retail provisions, more modest scale development can have a significant adverse impact on the vitality and viability of existing town and local centres. For this reason a retail impact assessment will generally be required for developments over 500 sq. m net. In some instances a retail impact statement may be requested for smaller units where it is considered that the development either alone or in combination with other retail developments could harm nearby centres. Requiring a retail impact assessment will help the Council assess whether there is a need for the development, the justification for selecting the site and the likely impact of the proposed development on the attractiveness, viability and vitality of the town centre.

7.3.99 Planning Policy Wales establishes the approach to applying the needs and sequential tests for retail development.

POLICY MAN4: SAFEGUARDING VILLAGE SHOPS AND PUBLIC HOUSES

Proposals to change the use of a village shop or public house will be refused unless they conform to following criteria:

- 1. A similar service is available within reasonable walking distance, or**
- 2. The applicant can demonstrate to the satisfaction of the Local Planning Authority that the existing use is no longer financially viable, by placing the property on the market for a reasonable selling price or rent for a continuous period of 12 months without success.**

Explanation:

7.3.100 It is important that the daily needs of communities are reasonably met in their locality. Provision of these services locally will reduce the need to travel and help sustain local communities.

7.3.101 The applicant will be required to provide clear evidence to show that the unit has been permanently vacant or vacant for an extended period that it has been on the market as a commercial unit for a reasonable price or rent for a continuous period of 12 months and that no reasonable offer has been rejected, especially where a similar service is not available within reasonable walking distance,.

POLICY MAN5: NEW RETAILING IN VILLAGES

Proposals for the change of use of buildings to a small shop or proposals for new shops or extensions to existing shops will be granted provided they conform to the following criteria:

1. The proposal makes a suitable use of an existing building or site;
2. The proposed building or site lies within the development boundary of the village;
3. The new development does not significantly harm the amenities of neighbouring residents or on the character of the area;
4. The shop is easily accessible by foot, cycle and public transport;
5. Parking arrangements are satisfactory and the development will not significant harm highway safety;
6. The proposed use will not affect negatively on the vitality of any Sub-regional Retail Centre, Urban Retail Centre or Local Retail Centre.

Explanation:

- 7.3.102 As well as safeguarding existing village shops, the Council is eager to see an improvement and expansion of small scale retail (less than 200 sq m net) provision in rural areas. Priority will be given to proposals that make of a suitable existing building or share a building with another service in order to reduce the potential impact of a new building. An important consideration when assessing any proposal will be the potential impact of the development on the vitality and viability of any Town Centre or Local Retail Centre. Any proposal which would undermine the retail hierarchy set out in the Strategic Policies will not be supported.

POLICY MAN6: RETAILING IN THE COUNTRYSIDE

Proposals for small scale shops or extensions to existing shops outside development boundaries will be granted provided they conform to the following criteria:

1. The shop is a subservient element of an existing business on the site;
2. The shop will not significantly harm nearby village shops;
3. Priority has been given to using an appropriate existing building;
4. The new use will not significantly harm the amenities of neighbouring residents or the character of the area;
5. The development is accessible via sustainable means of transport;
6. Access and parking arrangements are satisfactory and the development will not significantly harm highway safety.

Explanation:

- 7.3.103 Normally the most suitable location for shops is within the settlement boundaries of towns and villages. However, small scale shops that are run in conjunction with an existing business on the site, for example, a farm shop, a garden centre or a petrol station can provide a useful

service to rural communities by offering a new source of services and employment close to rural homes. However, it is important that the shops should be 'subserving' to the existing business as this would ensure that the shop serves the existing business (rather than merely being sited on the same site) even where the extent of the retail activity is such that it represents a material change in use of the planning use. It is recognised that shops in the countryside can create additional employment opportunities and aid rural economic diversification as well as providing a service to local communities.

- 7.3.104 In relation to criteria 2, the Councils may seek to use planning conditions to limit the range of goods sold or restrict the amount of floor space if this allows the development to proceed.

POLICY MAN7: HOT FOOD TAKE-AWAY USES

Proposals for hot food take-away uses will be permitted provided all the following criteria can be met:

- 1. The development will not generate excessive noise, smells or litter that will have an unacceptable impact on the amenities and character of the area;**
- 2. The development will not lead to an over concentration of this type of use in the immediate locality, and be detrimental to the vitality, attractiveness and viability of the area;**
- 3. The use is in keeping with adjacent land uses;**
- 4. The premises is easily accessible by foot, cycle and public transport;**
- 5. The development will not result in significant congestion or parking problems to the detriment of highway safety;**
- 6. Adequate and appropriate waste storage provision must be provided within the curtilage of the site;**
- 7. Extraction and ventilation systems must be designed so that they do not have an unacceptable impact on visual and residential amenity.**

Explanation:

- 7.3.105 Although it is recognised that hot food takeaway shops can provide an important complementary service, particularly in town centres for visitors and the night time economy, they are more likely to have a detrimental impact on amenity and on the retail character and function of shopping centres compared to other retail uses. Such harmful impacts relate to increased incidence of litter, smells, crime and anti-social behaviour, noise and general disturbance, parking and traffic problems.

- 7.3.106 Applications for hot food takeaway shops will need to be assessed carefully as they can have a potential detrimental effect on the character of a retail centre and on the amenities of nearby users and residents. Such developments will have to be assessed in the context of adjacent land uses to ensure that they are in keeping with the area and will not have a negative effect on the locality. New hot food take-away premises should be easily accessible by foot, cycle and public transport and not reliant on customers arriving by car.

- 7.3.107 In recent years, a number of premises have been converted into hot food takeaways. Where

high concentrations occur they can pose a threat to the attractiveness, vitality and viability of the area. Clustering of hot food takeaways can break up the continuity of retail frontages and can detract from the retail function to the detriment of local residents. Thresholds where this kind of development will become unacceptable will have to be defined by examining the circumstances prevalent in a particular area. The existence of a similar development on the same street as the proposal as well as unimplemented permissions for hot food take-aways will need to be taken into account. Where development affects Primary Retail Areas, proposals will also be considered in the context of Policy MAN2.

7.4 SUPPLY AND QUALITY OF HOUSING

SCALE AND TYPE OF HOUSING

7.4.1 Context

- A key aim of national planning policy is to create sustainable mixed communities for current and future residents.
- Local planning authorities must ensure that sufficient land is genuinely available or will become available to provide a 5-year supply of land for housing.
- Local planning authorities, in partnership with the community, including the private sector, must develop policies to meet the challenges and particular circumstances evident in their areas in specific locations.
- The purpose of the Single Integrated Plan and each Council's Strategic/ Corporate Plan is to promote economic, social and environmental wellbeing in Anglesey and Gwynedd.
- Through their Strategic/ Corporate Plans and their Housing Strategies, each Council seeks to facilitate the provision of an adequate amount of housing to satisfy the needs of local communities in terms of type and affordability.

Introduction

- 7.4.2 The Plan is expected to deliver one of the Government's key housing goals that aims to ensure that more housing of the right type be provided and that more choice should be provided. The creation of a healthy and balanced housing market is also a key objective of both Councils, and together with other strategies and programmes being undertaken by the Councils and other organisations, the Plan should ensure the use of land supports the delivery of sustainable communities.
- 7.4.3 Local authorities can identify the number of homes needed, but the number actually built each year will be heavily influenced by factors outside their control. The Plan period (2011 – 2026) includes a time of continued economic and financial uncertainty. Market conditions continue to be weak and this is likely to mean that house building in the short term will remain subdued. To help progress housing delivery in the short term each Council and its partners are exploring and/ or implementing local initiatives.
- 7.4.4 Nonetheless, parts of the Plan area are anticipated to experience significant employment opportunities during the latter part of the Plan period (post 2018) as a result of the proposed investment in Wylfa Newydd, decommissioning of Wylfa A and other major infrastructure projects. Wylfa Newydd can be expected to provide employment opportunities for existing residents in the Plan area, adjacent communities and beyond. The Plan gives consideration to the linkages between economic and residential development.
- 7.4.5 A range of sizes and types of new housing is as important as the overall amount. A variety of housing types and tenures within individual Housing Market Areas, and on each housing site where that is possible, creates sustainable mixed communities and helps avoid concentrations of types of housing. High quality design and construction is vital to create visually attractive and sustainable new housing which will remain a desirable place to live well into the future.

- 7.4.6 Given current and future circumstances, (e.g. possible effects of the so called bedroom tax, larger than expected household size, high affordability ratio) more concealed households are anticipated and for the foreseeable future at least, home ownership is only likely to be an option for those with high incomes and those with equity from other sources such as other family members or inheritance. So it is vital to maximise the supply of new affordable housing and Strategic Policy PS14 sets out the Councils' approach.
- 7.4.7 A high proportion of the forecast future increase in households in the Plan area will be of people aged over 65. Many of these will want to remain in their existing homes, but some are likely to want to move to a property designed especially for older people. Enabling older households to 'down-size' can release larger properties for occupation by families. This points to a growing requirement for older peoples' housing, delivered by a diverse range of providers in a variety of formats, recognising that the housing needs and desires of older people are as varied as those of the working population. Some of that housing may encompass varying levels of care provision including extra care.
- 7.4.8 The provision of new student accommodation, if required, in appropriate locations in Bangor will release private housing which will thus become available to meet general housing needs.
- 7.4.9 At this stage it is recognised that some of the new housing will only be possible if new/ upgraded infrastructure is provided. The Councils will work with infrastructure providers to remedy any shortfall in a timely manner.
- 7.4.10 The following Strategic Policy aims to address housing issues around the number of housing units, affordable housing, type, mix of new homes and as well as ensuring that the needs and requirements of specific groups, such as the elderly are met.

STRATEGIC POLICY PS13: HOUSING PROVISION

Based on the level of anticipated housing need, balanced against deliverability, environmental constraints and landscape capacity, the Councils will make provision for a requirement for 7,184 housing units between 2011 and 2026. This requirement will be met by identifying opportunities for around 7,902 housing units to enable a 10% slippage allowance.

A constant minimum 5 year supply of housing land will be maintained by allocating land and facilitating development on windfall sites and by using existing building in accordance with the following housing targets:

- 1. a baseline requirement, which equates to 2,604 housing units between 2011 and 2018**
- 2. provision for growth, which equates to 5,298 housing units between 2018 and 2026**

This level of growth will be distributed in accordance with Strategic Policy PS15 and policies TAI14 to TAI18 and will be monitored on an annual basis.

POLICY TAI1: APPROPRIATE HOUSING MIX

The Councils will work with partners to promote sustainable mixed communities by ensuring that all new residential development contributes to improving the balance of housing and meets the identified needs of the whole community. Proposals should contribute to creating sustainable mixed communities by:

1. Maximising the delivery of affordable housing (including for local need) across the Plan area in accordance with Strategic Policy PS14;
2. Contributing to redress an identified imbalance in a local housing market;
3. Ensuring the sustainable use of housing land, ensuring an efficient density of development compatible with local amenity in line with Policy PCYFF2;
4. Ensuring the correct mix of housing unit types and tenures to meet the needs of the Plan area's current and future communities, and where appropriate be subject to a phasing requirement;
5. Making provision, as appropriate, for specific housing needs such as student accommodation, homes for the elderly, Gypsy & Travellers, supported accommodation, nursing, residential and extra care homes, needs of people with disabilities;
6. Improving the quality and suitability of the existing housing stock;
7. Ensuring high standards of design that create sustainable and inclusive communities in line with Policy PCYFF2.

Explanation:

- 7.4.11 New housing development should include an appropriate balance and mix of house types and sizes, including where applicable affordable houses and for those who wish to self build, to reflect identified demographic needs of the settlement or for Service Centres the area they serve. It is also important to address any under provision which exists in the current range of housing stock in the settlement or area. Facilitating more balanced communities, comprising of a range of ages, household types and incomes may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance will be published to provide advice on the matter.
- 7.4.12 The Councils will consider information from a variety of sources, which include Local Housing Market Assessment, Housing Needs Studies, Common Housing Register, Tai Teg Register, Elderly Persons' Accommodation Strategy, 2011 Census and the 2011 Household Projections (this list isn't exhaustive) to assess the suitability of the mix of housing in terms of both type and tenure proposed on development sites.

POLICY TAI2: SUBDIVISION OF EXISTING PROPERTIES TO SELF-CONTAINED FLATS & HOUSES IN MULTIPLE OCCUPATION (HMOs)

The sub-division of existing properties to self-contained flats and HMOs that require planning permission will be granted provided they conform to the following criteria:

A: For Property within a development boundary or is a coloured building within an identified Cluster

1. The proposal doesn't involve a two storey terraced house;
2. The property is suitable for conversion to the number and type of units proposed without the need for significant extensions and external adaptations;
3. It will not result in an excessive concentration of such uses to the detriment of a residential area;
4. It will not have detrimental impact on residential amenity. In this regard, each proposal must

- demonstrate the adequacy of car parking, refuse storage space;
5. Where dedicated car parking cannot be provided the proposal must not exacerbate existing parking problems in the local area.

B: For Property in the Open Countryside

6. Consideration has been given to commercial / tourism / care accommodation in the first instance;
7. Property is of a size suitable for conversion and it is not viable to retain it as an individual dwelling;
8. The proposal does not have a detrimental impact on residential amenity;
9. Dependent upon viability evidence an affordable housing provision is given on an increase above one extra unit;
10. The site is located in a sustainable location.

Explanation:

- 7.4.13 Planning permission is required to convert a house, flat or other properties into separate flats or bedsits or to build new properties of this kind, unless the proposal involves the provision of one flat above a shop. Where no more than 6 people are sharing the facilities (i.e. bathroom and kitchen) and the management of the household (i.e. paying rent and eating together), then this is deemed to be a 'shared house' and will not normally require planning permission. This may in some cases include households, where some care is provided or where a number of students live together. Self-contained flats or houses in multiple-occupation can help to address the needs of those wanting to purchase or rent small units of accommodation, as well as providing a relatively affordable housing option for those wishing to purchase their first property. Proposals for new build Flats /HMOs will be dealt with under policies TAI3 and TAI14 to TAI18 [allocations and windfall policies] with consideration given to the potential impact upon the character and amenity of the locality including cumulative impact under Policy PCYFF1.
- 7.4.14 The provision of self-contained flats or HMOs can affect the residential amenity of adjoining properties. The accumulative effect or overprovision of these types of properties can affect the social character of an area and lower its environmental quality, thus detrimentally affecting the standard of living of other inhabitants. The situation can further worsen as families move out in order to seek a better living environment. The Council does not wish to see this happen (or continue in some areas). Therefore, it will not permit the conversion of two storey terraced houses into flats or HMOs on the basis that this type of development is likely to fully compromise the residential amenity of adjoining properties. The conversion of other properties will be refused unless proposals conform in full to the policy.
- 7.4.15 The pressure for this type of development, as well as its consequences, can be clearly seen in Bangor and pressure also exists in other parts of Gwynedd and Ynys Môn where there are large houses e.g. Pwllheli, Abermaw, Caernarfon and Menai Bridge. The situation is manifest in Bangor, since this type of accommodation is ideal as student accommodation and consequently whole streets of houses are used in this way. Very often these buildings suffer from lack of maintenance and they do not contribute positively to the appearance of the street or area. This presents a significant challenge not only to the Planning Service but also to developers, landlords, students, local residents, the academic institutions and the various agencies that provide services in the area. This Plan will not, in itself, resolve all these issues. Continuing joint working with other parties will be imperative if the issues are to be fully addressed.

- 7.4.16 HMOs in Bangor have traditionally been more concentrated in the Deiniol, Hirael and Menai wards. In order to create more balanced communities within Bangor, it is important to control the change of use of residential properties into HMOs.
- 7.4.17 The cumulative impacts of HMOs can have adverse environmental and social impacts such as the accumulation of residual waste and increased traffic congestion due to high levels of on-road parking. Therefore, the cumulative impacts of clusters of HMOs can be considered to be a material consideration in the decision-making process.
- 7.4.18 Criterion 4 refers to the effect on a residential area. The following datasets will be used to determine the proportion of properties not used as a 'shared house' as a percentage of all households. Data is included in Topic Paper 16 Student Accommodation. The data will be updated on a yearly basis to ensure that changes over time are captured and that the latest data can be used in determining planning applications. Applicants will need to take account of the current data on the date of their application. The Councils consider that non shared residential accommodation should not exceed 25% of residential properties in the electoral wards of Menai (Bangor) and Deiniol and 10% in the remaining wards in the Plan area.
- i. Licensed HMOs – records from the Council's Licensing Team;
 - ii. The number of extant planning permissions for HMOs
 - iii. Council Tax exempt student properties ("shared housing")
- 7.4.19 In circumstances where an applicant disagrees with the Council's assessment of the number of HMOs/ shared housing in a given area, then the applicant will be afforded an opportunity to provide evidence and demonstrate otherwise.
- 7.4.20 Where a dwelling is located in an open countryside location evidence will be required to show that consideration has been given towards commercial usage prior to subdivision for residential use. The building should be of a sufficient size to be subdivided e.g. an old mansion, and that it is not viable to be retained as a single unit. Consideration will be given towards the impact on the residential amenity of other residential properties in the vicinity of the development. Supplementary Planning Guidance will be published to provide advice on the matter.
- 7.4.21 If the proposal would create more than a single additional unit to the number of units on the site at the base date of the Plan then the development would be expected to contribute towards Affordable Housing in line with policy TA19.
- 7.4.22 For development in the open countryside the site should be located in a sustainable location being close to a service centre or on a public transport route.

POLICY TAI3: NEW BUILD PURPOSE BUILT ACCOMMODATION, HOUSING IN MULTIPLE OCCUPATION AND OTHER HOUSING WITH SHARED FACILITIES FOR TRANSIENT CONSTRUCTION WORKERS

Proposals for new build purpose built accommodation, houses in multiple occupation and other housing with shared facilities for transient construction workers will be permitted provided that the following criteria are satisfied:

1. The site is located:
 - i. within or adjacent to development boundaries of Centres or Service Villages identified within the Plan's Settlement Hierarchy, or
 - ii. in exceptional circumstances, in other locations provided the developer can demonstrate that there is an essential and proven need for the amount and type of accommodation that cannot be met within or adjacent to development boundaries of Centres or Service Villages in the locality through either existing accommodation or the re-use of an existing building and the accommodation is provided to meet the temporary accommodation needs of workers;
2. It is proportionate in scale to the Centre or Service Village;
3. Is designed for permanent legacy use, unless, in exceptional circumstances, the Council is satisfied that a legacy use is not feasible;
4. It will not prejudice the Councils' ability to sustain a continuous minimum 5 years supply of land for self-contained homes;
5. It does not involve the loss of sites or parts of sites considered suitable for affordable housing or housing for older people or other persons with specific needs during the Plan period, including sites allocated for housing;
6. If provision of self-contained homes is the intended legacy use of the building(s), the proposal conforms to the requirements of Policy TAI9 and 10;
7. It is accessible to public transport routes, workplaces, and key social infrastructure;
8. A satisfactory standard of accommodation and adequate communal leisure and recreational facilities are provided on site to meet the amenity needs of occupiers
9. The accommodation, and the agreed legacy use, contribute to creating a mixed, inclusive and sustainable community, and does not cause an over-concentration of such a use in the local area or harm to the residential amenity or the surrounding area;
10. Buildings can be adapted for either future self-contained housing or future community or commercial use, which accords with Policy PCYFF1 and policies relating to the alternative future use, or
11. If an alternative use is not feasible the Council shall require that temporary buildings are removed and
 - i. the serviced land is left in a neat and tidy condition following the removal of the structures, or
 - ii. all waste disposal facilities, roads, parking areas and drainage facilities are permanently removed from the site and the land is reverted to its original state to the satisfaction of the Local Planning Authority.

Planning permission will always only be granted subject to a time-limited period in order to enable the Council to review the overall trend the construction project's associated accommodation needs. Appropriate planning mechanisms will be applied to secure the agreed legacy use.

Operators will be required to keep a register of all workers living in the accommodation and to make this register immediately available, on request, to the Council.

Explanation:

- 7.4.23 Homes with shared facilities are often known as houses in multiple occupation (HMOs)/ shared homes. HMOs/ shared homes are flats or houses occupied by more than one household, where each household does not have exclusive use of all cooking, washing and toilet facilities. This Policy applies to the construction of new HMOs/ shared homes as opposed to the conversion

of existing buildings (which would fall under Policy TAI2). This Policy applies to new build purpose built accommodation required in connection with large scale construction projects, e.g. Wylfa Newydd or any other work that requires a temporary/ transient resident workforce. The accommodation will be required for 6 months or more. The duration will be restricted to a maximum period agreed to by the Council and will be conditioned for refurbishment of the building/ structure or reinstatement of the site at the end of the period. The Council encourages accommodation designed to allow transition to an alternative legacy use.

- 7.4.24 This type of accommodation has the potential to mitigate pressure on the stock of private rented homes or open market housing in communities. Policy TAI3 would not apply to any form of purpose built accommodation that has been designated as student housing or designated for use by older people or would be suitable for young adults with a limited income. Policy TAI6 provides part of the framework to deal with proposals for new purpose built student accommodation.
- 7.4.25 The aim of this Policy is to achieve the appropriate balance by facilitating the development of HMOs/ shared housing and purpose built accommodation required for temporary construction workers and protecting the supply of housing suitable for local communities during the Plan period.
- 7.4.26 The creation of mixed, sustainable and inclusive communities can be adversely affected where purpose built accommodation, HMOs or shared housing is proposed. This type of accommodation creates a concentration of relatively short-term residents, and can be unwelcome in an established community. Specific concerns can include pressure on services and facilities that meet the needs of longer term residents, particularly key services and facilities such as doctors' surgery, dentist, leisure centres, libraries, schools. The Councils are committed to supporting residential communities in the Plan area. Each application for temporary workers accommodation shall be accompanied by an assessment for the proposal, including:
- i. a detailed explanation of the need for the facility
 - ii. how it accords with the Construction Workers' Accommodation Strategy
 - iii. details of the extent to which the proposal places demands on physical and community infrastructure
 - iv. the extent to which the local community will benefit from the proposal
 - v. a demonstrable solution for the end of the life of the structure or building, unless it can be clearly demonstrated that a legacy use isn't feasible.
- 7.4.27 Where proposals for purpose built accommodation, HMOs or housing with shared facilities for construction workers are likely to impact adversely on the balance of the community because of their scale or because of an existing concentration, the Councils may seek mitigating measures in accordance with Policy ISA1.
- 7.4.28 Where mitigation cannot be secured, the Councils will refuse proposals that would disrupt the balance of the community or prevent the local community's requirements from being met.
- 7.4.29 The Councils will expect that the developer will ensure that purpose built accommodation and any facilities associated with the accommodation (e.g. recreational facilities) are developed on a sustainable basis, and that proposals identify the legacy opportunities / proposed after use for consideration from the outset. Where an alternative policy compliant legacy use is not feasible, but the proposal is otherwise acceptable, the planning permission for the accommodation will be granted for a limited period and a mechanism, e.g. planning conditions or planning obligations/ Section 106 agreements, will ensure that all temporary buildings, works, uses of land or other development, are removed or discontinued and the land reinstated in accordance with a scheme previously approved, or serviced plots are retained and the land is landscaped in accordance with an approved landscaping scheme. The Council may require that a bond is provided to ensure that the landscaping is maintained.

POLICY TAI4: RESIDENTIAL CARE HOMES, EXTRA CARE HOUSING OR SPECIALIST CARE ACCOMMODATION FOR THE ELDERLY

Proposals for residential care homes, extra care homes or specialist care accommodation will be permitted where:

- 1. Residential care homes, extra care homes or specialist care accommodation are located within the development boundaries of either a Sub-regional Centre or Urban or Local Service Centre; or**
- 2. Specialist care accommodation, in exceptional circumstances, involves the re-use of suitable brownfield sites or buildings close to development boundaries and clear justification for its location is provided, taking account of the nature of the care required, transport impact, and it can be demonstrated that alternative sites are unsuitable and/ or unavailable is provided; and**
- 3. In the case of residential care homes and extra care housing, the site must be within reasonable walking distance to services and facilities within the Centre or a high frequency public transport route to the services and facilities; and**
- 4. The proposal will not result in an over provision of care accommodation compared to the needs of the locality.**

Explanation:

- 7.4.30 Both authorities are reviewing their provision of care homes and how this may be provided in the future. Due to changes in funding for care homes provision extra care facilities have become more popular throughout the country. Extra care housing is similar to sheltered housing, offering independent living but with the benefit of on-site care provision.
- 7.4.31 The provision of good quality self-contained housing in an extra care housing setting may encourage older people to move from under-occupied family housing. Proposals for such schemes should outline how they will target residents from the local catchment to ensure local under-occupied housing is released rather than attracting people to relocate into the area.
- 7.4.32 Where existing provision is sufficient to meet the reasonable needs of the locality, further development will be resisted. This will avoid pressure being placed on local Social Services providers and the loss of land for which may be required for other purposes.
- 7.4.33 Working with key partners, including care and specialist accommodation providers, the Councils will proactively encourage providers to take the Plan's spatial strategy into account when developing their own strategies and plans. This will ensure that specialist accommodation is delivered in the most appropriate locations to serve the identified needs of the local community and specific groups. From a sustainable development perspective, the Councils consider that the larger scale settlements identified as either the Sub-Regional Centre, Urban or Local Service Centres are the most appropriate locations for care accommodation for the elderly as sites will be accessible to facilities such as shops, medical services, places of worship, public open space and other community facilities; Regard should be given towards the Plan's general policies in relation to the design of a proposal and its potential impact on the amenity of the locality.
- 7.4.34 Residential care homes consisting of only a bedroom (and possibly a bathroom) but with everything else communal, including meals, would be considered as a C2 usage. Other

developments based on self-contained accommodation with simply a warden and no direct provision of care would be considered as C3 usage. For an extra care facility to be considered as C2 usage there should be extensive communal facilities within the scheme. C3 developments will be assessed against Policies TAI14 – TAI17 and all other relevant policies in the Plan.

- 7.4.35 Proposals which are considered as C2 usage will not be expected to contribute towards affordable housing provision. They will contribute to achieving the overall target for housing growth.
- 7.4.36 Due to the lack of mobility of residents within Nursing Homes or Elderly Mentally Infirm establishments there is greater flexibility in terms of the accessibility of these specialist care accommodation on foot to services and facilities in centres. However regard must be given towards sustainable travel of the staff and visitors therefore potential brownfield sites or buildings outside the development boundary should be located on a high frequency sustainable transport route.

POLICY TAI5: LOCAL MARKET HOUSING

New residential development within the development boundaries of the specific settlements noted below will be permitted provided that:

- 1. The occupancy of the property is restricted to:**
 - i. Local market housing; and/or**
 - ii. Affordable housing (in accordance with Strategic Policy PS14 and Policy TAI9)**
- 2. The size of the units comply with the defined maximum for the particular type of unit proposed;**
- 3. There are adequate arrangements available to restrict the occupancy of any local market house or affordable house in the first place and in perpetuity to those who conform to the relevant occupancy definition.**

When a development is permitted, a planning condition will be used to manage Permitted Development Rights to ensure that an extension or alterations would not increase the size of the property beyond the defined accepted maximum size.

The relevant settlements:

(i) Local Service Centres

Anglesey

- Beaumaris
- Rhosneigr

Gwynedd

- Abersoch

(ii) Villages

Anglesey

- Moelfre
- Trearddur
- Pont Rhyd y Bont

Gwynedd

- Aberdaron
- Mynytho
- Llanbedrog
- Sarn Bach
- Tudweiliog

Explanation:

- 7.4.37 Proposals to provide new residential units within the development boundaries of Abersoch, Beaumaris, Rhosneigr, Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge must comply with Policy TAI5 in combination with Policy TAI9. This policy is relevant to all types of developments that create a new residential unit or units and it is relevant to any scale of development. Whilst the affordable housing element corresponds with what is facilitated in policies TAI9, open market housing will not be permitted in the settlements that are named in this policy.
- 7.4.38 Evidence set out in Topic Paper 17 Local Market Housing clearly demonstrates that intensive problems exist within the housing markets of the settlements that are named in this policy, which has a social and economic effect on these communities. By promoting only local market housing and affordable housing (Policy TAI9) within these settlements, the objective of this policy is to contribute to tackle the imbalance within the local housing markets and sustain and strengthen fragile communities. The policy responds to recognised factors that influence the relevant housing markets. It expands opportunities in the defined housing markets and secures a provision of units that meet the community's needs. Application of this Policy may also help achieve wider social policy goals, such as maintaining and strengthening Welsh speaking communities. Supplementary Planning Guidance will be published to provide advice on the matter.
- 7.4.39 The occupancy of local market housing will be restricted to those who are eligible, through a Section 106 legal agreement. The legal agreement will not restrict the value of the property as in the case of affordable housing. Rather, this policy will seek to control the value of local market units by managing the size of the properties. By managing the maximum size of local market units, the value of these units will be more compatible with the policy objective of sustaining the defined communities.

Table 15: Maximum sizes of residential units in relation to Policy TAI5 (Where there is no connection with a Registered Social Landlord or where the development is not subject to a Social Housing Grant from the Welsh Government)

Type of residential unit	Local Market Housing
Single storey, 2 bedroom house	90m ²
Single storey, 3 bedroom house	100m ²
Single storey, 4 bedroom house	120m ²
Two storey or more, 2 bedroom house	100m ²
Two storey or more, 3 bedroom house	110m ²
Two storey or more, 4 bedroom house	130m ²
Two storey or more, 5 bedroom house	145m ²
Garage	Additional 20m ²

- 7.4.40 For the purposes of the 'Local Market Housing' clause, 'local' is defined as follows:

Local Service Centres – Connection with the particular ward where the settlement is located or any ward directly adjoining it.

Villages – Connection with the particular ward where the settlement is located only.

‘Connection with the ward’ is defined as follows:

- i. An individual who currently lives within the relevant wards and who has lived there continuously for 5 years or longer; or
- ii. People who are not currently living in the relevant wards but who have a long and established connection with the local community, including having lived in the area for a period of 5 years or longer in the past; or
- iii. People who have an essential need to move to live close to relatives who are currently living in the relevant wards and who have lived there for at least the past 5 years or longer and who need support because of age or infirmity reasons; or
- iv. People who need support because of reasons relating to age or infirmity and who need to move to live close to relatives who are currently living in the relevant wards and who have lived there for the past 5 years or longer; or
- v. People who genuinely need to live within a specific ward as a result of their work situation; or
- vi. Any other criterion agreed in writing by the Senior Planning and Environment Manager, Gwynedd Council or the Head of the Planning and Public Protection Service, Isle of Anglesey County Council (whichever Local Planning Authority is relevant).

POLICY TAI6: PURPOSE BUILT STUDENT ACCOMMODATION

Proposals for new affordable purpose built student accommodation by higher education institutions or private sector providers in suitable locations at a level agreed with the Council will be granted, provided they conform to all the following criteria:

- 1. The proposal must be accompanied by an assessment of the number of additional full-time undergraduate and postgraduate students requiring accommodation, and should be supported by a higher education institution;**
- 2. The proposal is deliverable;**
- 3. The site isn't within a primarily residential area;**
- 4. The site should be located within a 15 minutes walking and reasonable cycling distance to the higher education institution campus, or alternatively, near to a high frequency bus route to the education campus;**
- 5. Proposals must not lead to an unacceptable increase in on-street parking in the surrounding area;**
- 6. Appropriate management is in place to minimise potential negative impacts from occupants or the development on surrounding properties and neighbourhoods, and to create a positive and safe living environment for students.**

The Council will seek appropriate controls to ensure that approved schemes are occupied solely as student accommodation and managed effectively.

Management controls will be secured through the imposition of planning conditions or an appropriate legal agreement.

Purpose built student accommodation will not be permitted on sites with either an extant planning permission or allocated for residential development. A Preferred Search Zone is identified on the Proposals Map.

Explanation:

- 7.4.41 Purpose built student accommodation provide an alternative to shared private rented housing or housing in multiple occupation, which left unmanaged can have serious social and environment impacts on residential amenity. Current purpose build accommodation is located on the University's campus and on or near to the High Street, Bangor. Topic Paper 16 Student Accommodation provides details of the existing provision and sets out the issues relating to the matter and how purpose built accommodation can assist in creating a more balanced housing market area, which in turn creates healthy and inclusive communities.
- 7.4.42 The potential positive knock-on effects of the provision of appropriately located purpose built student accommodation are a greater balance between shared housing, HMOs and open market residential housing; more local people being able to purchase affordable open market residential housing; a reduction in on-street parking issues as there are likely to be fewer cars per property and a reduction in student related anti-social behaviour in residential areas.
- 7.4.43 To avoid a potential oversupply of student bed spaces in purpose built accommodation, developers must undertake detailed appraisals on the level of need for additional student accommodation prior to formulating proposals, in order to gauge the appropriate levels of required bed space provision. Such appraisals should include, but not be limited to, waiting lists for existing places (both University and privately owned stock) and an appraisal of schemes in the planning pipeline (under construction with planning permission and current applications). Priority will be given to schemes that are part of the institution's plans or which are being progressed in partnership with the institutions.
- 7.4.44 Assessing proposals for new purpose built accommodation against the criteria above will help ensure that proposals are developed in appropriate locations and help ensure that students reside in managed accommodation as opposed to HMOs. For purpose built accommodation in Bangor the Inset Map identifies a preferred search zone which includes part of the High Street towards Holyhead Road (subject to retaining commercial usage on the ground floor) Holyhead Road area and areas around the Ffriddoedd Road campus site.

POLICY TAI7: REPLACEMENT DWELLINGS

Proposals for the replacement of a dwelling that meet the following criteria, where appropriate, will be granted:

- 1. Outside development boundaries or identified clusters, the present dwelling has a lawful residential use;**
- 2. The building is not listed;**
- 3. The existing dwelling is of no particular architectural and/ or historic and/ or visual merit, for**

- which it should be conserved;
4. Outside development boundaries the existing dwelling is not capable of retention through renovation and extension and/ or it is demonstrated that the repair of the existing building is not economically feasible;
 5. Outside development boundaries, the proposed dwelling is not a replacement for temporary residential accommodation or a building constructed of short-life materials;
 6. Outside a Coastal Change Management Area, the siting of a replacement dwelling should be within the same footprint as the existing building unless it can be demonstrated that relocation within the curtilage lessen its visual and amenity impact in the locality;
 7. Outside development boundaries, the siting and design of the total new development should be of a similar scale and size and not create a visual impact significantly greater than the existing dwelling in order that it can be satisfactorily absorbed or integrated into the landscape. In exceptional circumstances a larger well designed dwelling that does not lead to significant greater visual impact could be supported;
 8. In areas at risk from flooding and outside a Coastal Change Management Area:
 - i. A flood consequence assessment has been undertaken for the development and satisfactory risk mitigation has been identified;
 - ii. The dwelling will incorporate flood mitigation and resiliency measures in accordance with Community and Local Government (CLG) publication Improving the flood performance of new buildings: flood resilient construction;
 - iii. The building must be appropriately designed to withstand and be resilient to hydrostatic pressure resulting from a breach/ overtopping of the tidal defences;
 - iv. A flood warning and evacuation plan has been prepared for the property and is to be displayed on site.
 9. Exceptionally, when a recently inhabited or habitable dwelling is destroyed by accident, planning permission may be granted for a new dwelling, in situ. Evidence about the status and previous condition of the building and the cause and extent of the damage must be provided.

Planning permission for a replacement dwelling may be subject to a condition to ensure:

10. The demolition of the original dwelling and where appropriate the demolition of outbuildings on the completion of the new dwelling, and/ or
11. That permitted development rights are removed.

Explanation:

- 7.4.45 For sites unrelated to the settlement hierarchy, and thereby identified as open countryside, stricter control is required over replacement dwellings in relation to its existing use right, replacement of a temporary structure and its visual impact.
- 7.4.46 In open countryside locations the existing dwelling must have an established use as a residential unit otherwise it would be considered to create a new dwelling in the open countryside contrary to National Policy. Preference will be given towards the renovation of buildings with new build only being permitted when it is unviable to undertake such renovation work.

- 7.4.47 This policy will not permit the replacement of a temporary residential accommodation such as caravans, chalets etc. or buildings constructed from short-life materials such as prefabricated houses.
- 7.4.48 The proposed new dwelling would be expected to incorporate the footprint of the existing building unless it can be demonstrated that its relocation within the curtilage lessens its visual impact and it would not lead to an impact upon the amenity of adjoining uses. For sites located within a Coastal Change Management Area Policy ARNA1 would carry greater weight than this policy.
- 7.4.49 In open countryside the proposed new build should reflect the size and scale of the existing building unless it can be demonstrated that the proposal would not lead to a significant greater visual impact and that the proposal would lead to a better designed dwelling.
- 7.4.50 New build is directed away from flood risk areas, however, proposals for replacement dwellings that incorporate flood mitigation and resilient measures can be permitted.

POLICY TAI8: RESIDENTIAL USE OF CARAVANS, MOBILE HOMES OR OTHER FORMS OF NON-PERMANENT ACCOMMODATION

New caravan or other forms of non-permanent accommodation sites

As an exception to Strategic Policy PS15 and Policy TAI9, a proposal involving the siting of caravans or other forms of non-permanent accommodation for the purpose of residential use will be granted planning permission provided they conform to (all) the following criteria:

1. The siting is for a limited period of time, and in connection with an approved building project; or
2. There is a proven need for temporary accommodation to assist in the establishment of a new rural based enterprise, in line with national planning policy and guidance.

In the case of scenario 1) above:

- i. the siting of temporary residential caravans or other forms of non-permanent accommodation will be subject to the same locational considerations as permanent residential dwellings; and
- ii. the site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project; and
- iii. it can be demonstrated that the accommodation facilitates the delivery of the building project's accommodation strategy.

Existing holiday caravan or other forms of non-permanent holiday accommodation

A proposal involving occupation of existing holiday caravans or other forms of non-permanent accommodation outside the usual occupancy season or the extension of existing sites for the purpose of temporary residential use will be granted planning permission provided they conform to all the following criteria:

3. There is a proven need for temporary residential accommodation in association with an approved building project; and

4. The site is located so as to minimise the need to travel and promotes the use of sustainable transport modes to the approved building project; and
5. It can be demonstrated that the construction worker accommodation facilitates the delivery of the building project's accommodation strategy; and
6. It can be demonstrated that the proposal would not have a significant detrimental impact on the tourism industry.

Mechanisms to manage the development

Where planning permission is granted a planning condition will be attached, or an obligation will be secured, to ensure that:

7. Occupancy of the caravans or other form of non-permanent accommodation is confined to persons able to demonstrate the essential need for the accommodation; and
8. The resources required to ensure monitoring systems are established and any unauthorised activity can be adequately controlled is available; and
9. The permission is for a time-limited period only and, after which time the need for the accommodation ceases, the caravan or other form of non-permanent accommodation shall be removed from the site and either (i) the land restored to its former condition within a specified period, or (ii) serviced plots are retained for a future policy conforming use.

In the case of temporary residential caravans approved in accordance with this Policy, applications to renew temporary permissions will be assessed against the above criteria.

Explanation:

- 7.4.51 Caravans and other forms of non-permanent accommodation are generally considered to be unacceptable as permanent homes within the Plan area. However, they may have a part to play in providing short term low cost accommodation for specific households provided that there is an essential need and the high quality of the environment of the Plan area is safeguarded and there are no overriding safety objections.
- 7.4.52 Temporary permission for the residential use of a caravan or other forms of non-permanent accommodation may be given in association with and for the duration of building works, the establishment of a new agricultural enterprise or other similar site-based project. In accordance with the Plan's policies, permission would be subject to satisfactory arrangements for the provision of water supply, effluent disposal and other domestic services and the protection of the residential amenity of any neighbours. There may also be a requirement for caravans to be painted in an approved subdued colour or for appropriate screening to be introduced.
- 7.4.53 Proposals for new sites associated with an approved building project will also be assessed against the same policies that apply to permanent residential development proposals. Residents of the caravans, mobile homes or other forms of non-permanent accommodation require the same access to services and facilities such as health, education, employment and retail therefore the same, considerations need to be taken into account. Therefore the sites would need to be within or adjacent to development boundaries of identified settlements.

- 7.4.54 In certain circumstances, on agricultural holdings or other rural land based enterprises, there may be a special requirement for the use of a caravan or another form of non-permanent, for example, on a newly established farming enterprise, prior to permanent accommodation being justified.
- 7.4.55 In assessing proposals that involve the temporary use of existing caravans or other forms of non-permanent accommodation particular regard will be had to the potential for loss of existing holiday accommodation within such sites.
- 7.4.56 For major proposals there may be a short term requirement to use existing holiday caravan sites or non-permanent holiday accommodation. In such cases evidence is required over the need for the temporary residential use and how it would facilitate sustainable transport provision to and from the workplace.
- 7.4.57 Proposals which lead to the extension of an existing site should have regard to other policies within the plan in particular the suitability of such extension in terms of visual impact.
- 7.4.58 Proposal which can demonstrate how the temporary usage will help to upgrade the facilities on such sites and provide a long term tourism legacy for the area will be permitted.
- 7.4.59 Such proposals will also have to show that it would not individually or cumulatively, with other similar proposals within an area, lead to a detrimental impact upon the tourism industry.

AFFORDABLE HOUSING

7.4.60 Context

- Improving affordability is a key objective of national policy
- National planning policy requires local development plans to set an informed target for affordable housing that can be delivered by the planning system and a likely development threshold size
- Local planning authorities should balance the need for affordable housing against site viability
- A key aim of national policy is to create sustainable mixed communities for current and future residents
- Affordability is an issue across the Plan area
- Evidence suggests that affordable need is greater in coastal villages particularly within the AONBs and along the Meirionnydd coast

Introduction

- 7.4.61 The provision of affordable homes is an objective of the Plan. Providing affordable homes is also a priority of both Single Integrated Plans and is a key priority for both Councils. The majority of affordable housing that is built in the Plan area has been delivered as part of new development. Therefore, planning policies have a central role in helping to deliver low cost homes through quotas of affordable dwellings being negotiated and delivered on open market housing sites. Applying these policies can also contribute to achieving wider social policy goals such as maintaining and strengthening Welsh speaking communities. The following Strategic Policy and

detailed policy sets out the circumstances for securing affordable housing, which will be supported by an Affordable Housing Supplementary Planning Guidance.

- 7.4.62 Affordable Housing is defined in national policy as social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Social and affordable rented housing is normally rented from a Housing Association. Intermediate Housing refers to housing which is available to buy or to part buy/part rent at below the market price. Planning mechanisms, such as Section 106 Agreements are used to control occupancy and prices.
- 7.4.63 In May 2011 average house price in Anglesey and Gwynedd stood at approximately £170,471 and £169,780, respectively. While this is not considered high by national standards, when compared to average household income they are considered unaffordable. At entry level the problem is more pronounced and many local people, especially younger people, often find themselves priced out of the market. Despite the recent economic downturn the issue of housing affordability remains a key concern across the Plan area. Additionally over the last few decades 'Right to Buy' sales and the proliferation of second/ holiday homes have significantly reduced the supply of both social sector and market properties, available to meet local housing needs.
- 7.4.64 A key theme of national policy is that local planning authorities can seek the provision of affordable housing through the planning system where there is strong evidence on need. In order to demonstrate the need for affordable housing within the Plan area, the Councils carried out Local Housing Market Assessments (LHMA), Housing Needs Study and an Affordable Housing Viability Assessment.
- 7.4.65 The Anglesey LHMA and Housing Needs Study and the Gwynedd LHMA provide a snapshot of the scale of affordable housing likely to be required in Anglesey and Gwynedd, i.e. approximately 1,344 housing units per annum for 5 years to meet backlog and emerging needs (these figures are based upon Welsh Government methodology which calculates 25% of household income on housing costs). The current assessments also indicated that across the Plan area most of the need was for social rented units rather than shared ownership dwellings. 'Tai Teg', an affordable housing register, will be the main information source for intermediate/ shared equity schemes in the Plan area.
- 7.4.66 As the private sector is by far the largest house builder it is recognised that the provision of affordable housing can affect the profitability and the viability of housing development. The Affordable Housing Viability Assessment has been produced to demonstrate the levels at which housing development is capable of being delivered profitably while at the same time providing an appropriate level of affordable housing and tenure mix.
- 7.4.67 The results of the Affordable Housing Viability Assessment indicate that in lower market areas the land values and house prices make the delivery of affordable housing challenging. While, elsewhere in medium and high market areas land values and house prices suggest that development is capable of delivering higher levels of affordable housing without adversely affecting the profitability of sites. Furthermore, as market conditions improve, sites across the Plan area should be able to accommodate increased levels of affordable housing without impacting on profitability.

STRATEGIC POLICY PS14: AFFORDABLE HOUSING

Sufficient land is identified to provide a minimum target of 1,400 new affordable homes.

POLICY TAI9: AFFORDABLE HOUSING THRESHOLD & DISTRIBUTION

The Councils will seek to secure an appropriate level of affordable housing across the Plan area by working in partnership with Registered Providers, developers and local communities to meet the minimum target presented in Strategic Policy PS14.

1 Threshold

Housing development, both new build and conversions, in settlements identified within the settlement hierarchy as shown in Strategic Policy PS15 will be expected to make an affordable housing contribution in line with the threshold figures introduced in the table below:

CATEGORY OF SETTLEMENT	THRESHOLD
Sub-regional	5 or more housing units
Urban Service Centres	
Local Service Centres	
Service Villages	3 or more housing units
Rural / Coastal Villages	2 or more housing units
Local Villages	
Clusters	Only sites of 100% affordable housing will be supported within clusters.
Subdivision of Rural Dwellings	2 or more additional units

2 Percentage of Affordable Housing

The following percentage of affordable housing provision is expected within the Housing Price Area presented in the table below:

Percentage of Affordable Housing	Housing Price Areas
At least 25%	Gwynedd High Value Coastal, Rhosneigr, Beaumaris, Rural North West, Bridgehead, Trearddur & Rhoscolyn, South West, North East Rural, Larger Coastal Settlements, Rural Centres, Mid Rural, Northern Coast and South Arfon, Rural West,
At least 15%	Llangefni, Llyn, Western Coastal & Rural Arfon, Holyhead, Amlwch & Hinterland, The Mountains, Eastern Gwynedd & National Park, Blaenau Ffestiniog.

See table in the explanation below in relation to which settlements fall within these areas.

Where the affordable housing requirement of a particular scheme falls below a single dwelling on the site then a pro-rata payment would be expected rather than no affordable provision on the site.

3 Other Matters

- i. All developments will be required to achieve an appropriate mix in terms of housing types and house sizes of local need affordable housing within a development, determined by the local housing market assessment or any alternative Council or partner assessment.
- ii. Affordable units should be fully integrated within a development and indistinguishable from non-affordable housing.
- iii. Where the viability of individual schemes fall short of the policy requirements specified, the onus will be on the applicant/ developer / landowner to clearly demonstrate on a viability assessment pro-forma the circumstances justifying a lower affordable housing contribution or tenure mix.
- iv. That there are suitable mechanisms in place to manage the occupation of the affordable housing unit(s) upon initial occupation, and in perpetuity, to those who can prove a need for an affordable dwelling.
- v. If it can be demonstrated that there are no such eligible occupiers for rural enterprise dwellings then the housing will be occupied by those eligible for consideration for affordable housing.
- vi. Extensions and adaptations to affordable housing will be permitted provided that the alterations or adaptations allow the house to remain as an affordable dwelling. Any extension or alteration should comply with the detailed policy on design.

Explanation:

- 7.4.68 The viability study together with an analysis of historic applications has identified the relevant threshold levels where an element of affordable provision will be sought from a proposal. Whilst on-site provision is the preference when a site triggers the threshold requirement but the scale of the scheme is below the level of a single affordable unit e.g. 6 units in a housing price area of 10% would equate to 0.6 of a dwelling, then a pro-rata contribution for the percentage of a new house will be sought i.e. 60% in this example.

7.4.69 Different House pricing areas have been identified in the Viability study. The table below identifies into which House Price areas different settlements belong (Clusters not included since all development in Clusters will be for affordable housing):

Table 16: House price area

HOUSING PRICE AREA	MAIN SETTLEMENTS
AT LEAST 25%	
Gwynedd High Value Coastal	Abersoch
Rhosneigr	Rhosneigr
Beaumaris	Beaumaris
Rural North West	Cemaes
Bridgehead	Llanfairpwll, Menai Bridge
Trearddur & Rhoscolyn	No service centre in this area.
South West.	Newborough
North East Rural	Benllech, Pentraeth
Larger Coastal Settlements	Bethel, Bontnewydd, Caernarfon, Criccieth, Pwllheli, Porthmadog, Tremadog
Rural Centres	Area within the Park
Mid Rural	Gaerwen, Llannerch-y-medd
Northern Coast & South Arfon	Bangor, Penygroes
Rural West	Bodedern, Gwalchmai, Valley
AT LEAST 15%	
Llangefni	Llangefni
Llyn	Botwnnog, Chwilog, Nefyn, Y Ffor
Western Coastal & Rural Arfon	Abermaw, Deiniolen, Penrhyndeudraeth, Tywyn
Holyhead	Holyhead
Amlwch & Hinterland	Amlwch
The Mountains	Bethesda, Llanberis, Llanrug, Rachub
Eastern Gwynedd & National Park	Area within the Park
Blaenau Ffestiniog	Blaenau Ffestiniog

7.4.70 Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2 which states rural exception sites should be small (as locally defined in the plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.

7.4.71 Due to the rural nature of the area exception sites will be considered for all the settlements identified in the Plan however they should be of a scale compatible to the role of the centre. The only exception should be if justification is provided to explain how a proposal serves a wider area than the settlement itself e.g. due to lack of opportunities in other settlements within the same area. Sites adjacent to the boundary should not form an unacceptable intrusion into the countryside or create a fragmented development pattern.

- 7.4.72 In line with National Policy which seeks to restrict the amount of residential development in the open countryside approvals for Rural Enterprise Dwellings will include a condition that supports their usage as affordable housing when it can be demonstrated that there are no eligible occupiers for a rural enterprise.

POLICY TAI10: EXCEPTION SITES

Where it is demonstrated that there is a proven local need for affordable housing that cannot reasonably be delivered on a market site inside the development boundary within a reasonable timescale, as an exception, proposals for 100% affordable housing schemes on sites immediately adjacent to development boundaries will be granted. Proposals must be for a small scale development, which are proportionate to the size of the settlement, unless it can be clearly demonstrated that there is a demonstrable requirement for a larger site, with priority given to suitable previously developed land,

In exceptional circumstances, subject to evidence that it is not viable to provide a 100% affordable housing to meet a proven local need for affordable housing on sites immediately adjacent to the development boundary, proposals for an enabled exception site will be granted provided that all the following criteria are satisfied:

- 1. Only a minimum number of open market housing dwellings are included to make the proposal viable;**
- 2. The development is by or in partnership with a Registered Social Landlord and/or a Community Land Trust and/or the Strategic Housing Authority;**
- 3. The open market provision does not exceed the growth level anticipated within the Plan's settlement strategy.**

Explanation:

- 7.4.73 Planning Policy Wales refers to affordable housing exception sites as small housing sites within or adjoining existing settlements for the provision of affordable housing to meet local needs. This is further clarified in TAN2 which states rural exception sites should be small (as locally defined in the plan), solely for affordable housing and on land within or adjoining existing rural settlements which would not otherwise be released for market housing.
- 7.4.74 Due to the rural nature of the area exception sites will be considered for all the settlements identified in the Plan however they should be of a scale compatible to the role of the centre. The only exception should be if justification is provided to explain how a proposal serves a wider area than the settlement itself e.g. due to lack of opportunities in other settlements within the same area. Sites adjacent to the boundary should not form an unacceptable intrusion into the countryside or create a fragmented development pattern.
- 7.4.75 Even though there have been permissive exception sites policies for a number of years in both Anglesey and Gwynedd there has only been limited development delivered through these policies. Further information is provided in Topic Paper 3 Population and Housing.

- 7.4.76 Paragraph 4.2.2 of TAN6 states that “Planning authorities should employ all available policy approaches, in an innovative way, to maximise the supply of affordable housing as defined in TAN2.”
- 7.4.77 A reduction in the availability of social housing grants and the need for authorities to be innovative in delivering affordable housing provision has led to the inclusion of an enabled exception sites element to policy TAI10.
- 7.4.78 The enabled exception sites is seen as an innovative way to ensure that proposals by or in partnership with a Registered Social Landlords and/or a Community Land Trust (CLT) and/or the Strategic Housing Authority are viable and can therefore be brought forward to deliver a proven local need for affordable housing.
- 7.4.79 Proposals should be supported by robust evidence that the proposal would not be viable without an open market element as part of the proposal. The number of open market units should be the least amount required. The onus will be on the developer to provide evidence to satisfy the local planning authority that it is not viable to develop an exception sites without an element of open market provision. Any open market element justified in such a proposal should be of a scale and type to meet the communities need for market development and not lead to an over provision within the settlement.
- 7.4.80 In settlements identified under policy TAI5 as Local Market housing the open market element on an enabled exception sites within these settlements will have to comply with policy TAI5.
- 7.4.81 Consideration will be given towards the settlement strategy and the expected growth level when considering the impact of any open market provision as part of a proposal considered under this policy.
- 7.4.82 A CLT is a not-for-profit, community organisation run by local people to develop housing and other assets at permanently affordable levels for long-term community benefit. It is a constituted, legal entity with the ability to hold and manage assets, and is defined in law.
- 7.4.83 It is imperative that the affordable housing developed on an enabled exception site are completed concurrently with the market housing. The development of these sites should not be phased and there should not be a time gap between the completion of the market housing and the completion of the affordable housing.

GYPSY AND TRAVELLER ACCOMMODATION

7.4.84 Context

- The Housing (Wales) Act 2014 places a duty on local authorities to provide sites for Gypsies and Travellers where a need has been identified.
- The Welsh Assembly Government Circular 30/07 Planning for Gypsy and Traveller Caravan Sites strengthened the requirement that local authorities identify and make provision for appropriate sites in their local plans.
- The Welsh Government’s ‘Travelling to a Better Future’ sets out a detailed policy framework for Councils.

- There are occurrences of unauthorised encampments within the Plan area.
- Evidence suggests that there is a need for permanent and temporary Gypsy and Traveller sites in appropriate locations within the Plan area.

Introduction

- 7.4.85 It is widely accepted that there is a national shortage of authorised sites for Gypsies and Travellers. This has led to an increasing incidence of unauthorised encampments and has sometimes created tensions between Gypsies and Travellers and the settled community. The supply of authorised sites, in appropriate locations, will help address the cycle of eviction that can be costly, and does not address the underlying need for a home.
- 7.4.86 National policy places a responsibility for Local Authorities to set out the strategy and the criteria to be used to guide the development of Gypsy and Traveller sites in the Plan area.
- 7.4.87 There is currently one authorised local authority owned residential Gypsy site at Llandygai, near Bangor with capacity for 7 pitches. There is also a tolerated Travellers site near Pentraeth, where 11 caravans are sited. It is considered that this site offers unsatisfactory living conditions and therefore should be relocated to a more appropriate site.
- 7.4.88 Local authorities were required to assess the accommodation needs of Gypsy and Traveller families under Sections 225 and 226 of the Housing Act 2004. Where there is an assessment of unmet need for Gypsy and Traveller accommodation in the area authorities should identify sufficient sites in local development plans to ensure that the identified pitch requirement for residential and transit use can be met
- 7.4.89 In accordance with the Housing Act 2004, the North West Wales and Flintshire Gypsy and Traveller Accommodation Needs Assessment (GTANA) (2011) was undertaken for all the North Wales Local Planning Authorities apart from Wrexham (who had undertaken a separate study).
- 7.4.90 The findings of the GTANA indicate that there is a requirement for 11 residential pitches to replace the existing tolerated site near Pentraeth and a requirement for an additional 10 residential pitches in Gwynedd. The GTANA has calculated that 28 'transit' pitches are required in North Wales to be shared between the Local Authorities. There are currently no authorised transit sites in North Wales. 'Transit' pitches can either be on formal sites that are similar to permanent residential sites but the occupier can only stay up to 3 months. Alternatively they can be temporary stopping places. Conwy County Borough Council and Denbighshire County Council are currently working together to identify permanent residential Gypsy and Traveller site as well as a formal transit site.
- 7.4.91 Under the new Housing (Wales) Act 2014 another GTANA will need to be undertaken in 2015 to comply with Welsh Government requirements. The completion of the new assessment may result in changes in the number of additional pitches required over the Plan period.
- 7.4.92 This process provides equity between Gypsies and Travellers and the settled community, because the same process for other types of housing need and homelessness is followed. By not providing for the identified need, Gypsies and Travellers may have to resort to unauthorised sites, which can cause tensions.

POLICY TAI11: SAFEGUARDING EXISTING GYPSY & TRAVELLER SITES

The existing Gypsy site at Llandygai, Bangor, as shown on the Proposals Map, is safeguarded as a permanent residential site to be solely used by Gypsies.

Any new Gypsy or Traveller sites granted planning permission and operated shall also be safeguarded for Gypsies or Travellers use.

Planning permission will be refused for an alternative use on a safeguarded site unless an alternative, replacement site has been identified and developed to provide facilities of an equivalent or improved standard (including its location) whilst there remains a need for such sites as evidenced by the Gypsy and Traveller Accommodation Needs Assessment or the best available evidence.

Explanation:

- 7.4.93 The policy proposes that sites that have permanent planning permission for Gypsy or Traveller residential use, or are granted such permission in the future, will be safeguarded. This will ensure that the permitted use as a Gypsy or Traveller site is not lost to an alternative use, unless material planning considerations indicate otherwise.

POLICY TAI12: GYPSY AND TRAVELLER SITE ALLOCATIONS

To contribute to fulfilling the identified need for Gypsy and Traveller pitches as shown in the Gypsy and Traveller Accommodation Needs Assessment the following location, as shown on the Proposals Map, has been identified for potential development for permanent residential Gypsy or Traveller use, to be solely occupied by Gypsies or Travellers:

Permanent Gypsy or Traveller sites

Location	Number of pitches	Occupants
Extension to existing site at Llandygai, Bangor	5	Gypsies

The Councils are applying a Gypsies and Travellers Sites Assessment Methodology to identify sites for an additional 16 permanent residential pitches as well as a series of temporary stopping pitches for Gypsies and Travellers in accordance with the Accommodation Needs Assessment Study.

Explanation:

- 7.4.94 Some Gypsy and Traveller families, for various reasons, live in one place for longer periods of time. Permanent residential accommodation will be provided to those families and individuals that demonstrate that they have a genuine connection to the Plan Area and have no alternative place to live (this assessment is carried out by Housing Services). Occupants will be provided with pitches on a year round basis paying rent and council taxes to the Local Authority.

- 7.4.95 In order to ensure that sufficient land is available to meet accommodation needs in the Plan area, the Councils conducted 'a call for sites' in 2014, inviting landowners to submit details of land for consideration as a Gypsy and Traveller site. Two sites located within Snowdonia National Park (which is outside this Plan's area) were submitted and were discounted by the Snowdonia National Park Planning Authority after applying the site assessment methodology.
- 7.4.96 A potential expansion to the existing permanent site at Llandygai, Bangor is being explored. It is anticipated that 5 permanent residential pitches could be accommodated on this extension to the existing site. This means that at this stage there is a shortfall of 5 permanent residential pitches in Gwynedd and 11 pitches in Anglesey. The Councils will consult on options to satisfy the shortfall during 2015.

Permanent Residential Pitches

- 7.4.97 Local planning authorities are required to ensure that sites are sustainable economically, socially and environmentally. In order to identify the most appropriate sites, each potential site will be subject to an assessment process, which is in five stages:
1. Identify data sources;
 2. Establish search areas, which includes consideration of the preferences of the Gypsy and Traveller communities as indicated in the GTANA;
 3. Initial filter of sites, which involves consideration of its size and major constraints, e.g. national or international nature conservation designations;
 4. Detailed site assessment, which looks at environmental issues, accessibility, site context and character and an assessment against the Sustainability Assessment and the Habitat Regulation Assessment objectives;
 5. Final schedule of sites
- 7.4.98 The ideal size of a residential site should generally be no more than 12 pitches (Good Practice Designing Gypsy Traveller Sites 2009; the Welsh Government has recently been consulting on a revised version of this guidance note).

Temporary Stopping Sites

- 7.4.99 Council records indicate that there have been occurrences of up to 15 caravans stopping at any one time on the same site in the Plan area for relatively short periods. However, most of the unauthorised encampments have involved much smaller numbers of caravans. Providing one transit/stopping site that could accommodate up to 15 pitches and the provision of a number of temporary stopping places along routes through the Plan area commonly used by Gypsies and Travellers that could accommodate up to a maximum of 6 units is being explored. The advantage of the latter approach is that number of units on one site would be limited by the size of the site and that there will be a series of sites located along commonly used routes. Whatever the results of the search work the sites will provide for the intermittent needs for site accommodation, for which a charge may be levied as determined by the Councils. The stopping site(s) would not be occupied all year around and they wouldn't be able to be occupied by Gypsies or Travellers for more than 5 days. The following section sets out the criteria that will be applied to select the development of temporary stopping places for Gypsies and Travellers:

- i. The site must be within 2km of main transport routes or their junctions;
- ii. The access to and from the site must be of sufficient quality and size to enable access onto and off the site by heavy vehicles, such as trailers;
- iii. Sites should be able to accommodate towing caravans, parking spaces for other vehicles, and easy manoeuvrability.

7.4.100 The following services and facilities will be provided:

- i. A cold water supply to be provided which may be by use of water standpipe.
- ii. Portable toilets with separate provision for men and women.
- iii. A sewerage disposal point.
- iv. Refuse disposal facilities.
- v. Drainage infrastructure.
- vi. Appropriate lighting to enable safe movement, but avoiding light pollution.

Further information about the assessment process is included in Topic Paper 18 Identifying Gypsy and Traveller sites, which is published alongside the Plan.

POLICY TAI13: SITES FOR GYPSIES AND TRAVELLER PITCHES

Proposals for new permanent residential Gypsy or Traveller sites and extensions to existing authorised sites for Gypsies and Travellers will be granted on land that would not otherwise be released for residential development provided they conform to all the following criteria:

- 1. A genuine local need is identified;**
- 2. That necessary transport and social infrastructure are accessible or can be readily provided;**
- 3. Cannot be accommodated on an existing authorised site;**
- 4. That environmental factors including high risk of flooding, ground stability, contaminated land, and proximity to hazardous locations do not make the site inappropriate for residential development;**
- 5. It is capable of being serviced with water, electricity, and waste management;**
- 6. The design of the development demonstrates that due regard has been taken to the Welsh Government Good Practice Guide in Designing Gypsy Traveller Sites;**
- 7. There would be no unreasonable impact on the character and appearance of the surrounding areas including impact on residential amenity of neighbouring occupiers or the operating conditions of existing businesses;**
- 8. There are no adverse effects on areas designated as being of international or national importance for biodiversity and landscape;**
- 9. That satisfactory arrangements are in place to restrict the occupancy of the pitches to Gypsies or Travellers.**

Explanation:

7.4.101 Many Gypsy and Traveller families have a cultural aversion to living in bricks and mortar accommodation. This aversion has been recognised in the law courts and means that every Local Authority in Wales must view Gypsy and Traveller accommodation as a form of affordable housing.

- 7.4.102 Planning Policy Wales allows for the release of sites for affordable housing, including Gypsy and Traveller accommodation, as an exception to normal housing policies. This policy has been framed to address the difficulties Gypsies and Travellers may face in securing an adequate supply of affordable land for their needs. The purpose of this policy is to enable the release of land outside development boundaries for affordable Gypsy or Traveller accommodation where residential accommodation would not normally be approved. Land values outside the development boundaries are generally substantially lower than land values within the development boundaries, thus reducing overall development costs in order to help provide affordable pitches. These sites could provide a small additional source of affordable accommodation for Gypsies and Travellers in rural areas to meet local need
- 7.4.103 This criteria based policy, as well as all other relevant policies in the Plan, will be applied to assess proposals submitted in order to meet future or unexpected demand.
- 7.4.104 Evidence is expected to support a planning application in order to show that there is a genuine local need for this type of accommodation. Gypsy and Traveller families will need to demonstrate a genuine local connection and genuine need to locate in the area. The Plan's general planning Policies will also be relevant in terms of this.
- 7.4.105 The Local Planning Authority will require a legal obligation through a Section 106 Agreement restricting the occupancy of pitches to local Gypsy or Traveller households who live in the area or with family or work connections in need of affordable pitches.

LOCATION OF HOUSING

7.4.106 Context

- National planning policy advises that local development plans should secure a sustainable settlement pattern which meets the needs of the economy, the environment and health, while respecting local diversity and protecting the character and cultural identity of communities.
- Local development plan policies should seek to reduce the need to travel and maximise the use of alternative forms of transport.
- There is a need to constrain non-essential development in the open countryside.
- Local development plan policies should aim to create sustainable mixed communities.
- A key aim of the Plan is to seek to ensure a reasonable geographical spread of housing and employment development, maximising access to jobs and key services and facilities.

Introduction

- 7.4.107 Strategic Policy PS15 sets out the broad approach to the location and distribution of development within the Plan area. The Plan's spatial strategy as set out in the Chapter 6 is crucial in guiding growth in the Plan area over the Plan period. Strategic Policy PS15 sets out the broad approach to the location and distribution of housing development within the Plan area. It defines the role of towns and villages and describes the type of housing that could be permitted in the countryside. Additionally, paragraphs 7.4.130 and 7.4.131 of the Plan set out the national planning policy context for dealing with proposals for new housing in the countryside.

- 7.4.108 Strategic Policy PS15 also outlines the hierarchy for service provision and investment, the spatial distribution of housing and employment growth.
- 7.4.109 The preferred option for the spatial strategy seeks to ensure that, where possible, the majority (55%) of residential development will be located within or adjacent to the existing Sub Regional Centre and the Urban Service Centres as they provide the best range of services, employment opportunities and access to public transport. This approach makes the most use of existing infrastructure, reduces the need to travel and ensures the ongoing sustainability of these Centres.
- 7.4.110 However, the preferred option recognises that smaller Centres (i.e. the Rural Service Centres) and Villages, if they are to remain sustainable, should have the opportunity where appropriate to accommodate new development. Nonetheless not all Villages are alike. Main Villages are considered to provide a higher level of facilities and services than the Remoter Villages and generally have greater sustainable access to and a functional link with higher order Centres. At this stage it is considered that some of these Main Villages can absorb some growth that would normally be directed to a higher order Centre. It is important that their existing role, level of facilities and services are protected wherever possible. In contrast, due to either location or comparatively lower level of key services, smaller schemes are considered more appropriate in the Remoter Villages. Evidence suggests that communities in Coastal Villages face more challenges in terms of accessing the local housing market, - a challenge that is heightened by the Villages' popularity for second/ holiday home owners. Development in these Villages needs to be of an appropriate scale and type to address community need for housing and to safeguard the Welsh language and culture.
- 7.4.111 In order to address some of the local need for housing outside the Centres and Villages, named Clusters that can accommodate small-scale infill development only are also identified in the Settlement Strategy.
- 7.4.112 The principles underpinning how future growth will be distributed reflects the role of the Centres, Villages and Clusters and their relationship with each other, ensuring that the scale of development is appropriate to the size of the settlement and that environmental, linguistic and infrastructure capacity is accounted for.
- 7.4.113 The following tables provide a breakdown of the Plan's proposed growth. Figures are based upon the growth level of 7,184 units with a slippage allowance of 10% (7,902 units in total).

Table 17 - Distribution of Housing Growth within the Plan

Type of Settlements	Number of Settlements	Percentage of the Growth	Number of Units
Sub-regional Centre & Urban Service Centres	8	Up to 55%	4,346
Local Service Centres	20	At least 20%	1,580
Villages	87	No more than 25%	1,502
Clusters	112		224
Open Countryside	-		250

7.4 Managing Growth and Development - Supply and Quality of Housing

Table 18 - Position since Base Date of the Plan in 2011 – Ynys Môn (2014 figures)

Type of Settlements	Number of Settlements	Units Required	Units Completed	Units with planning permission ¹	Additional number required
Urban Service Centres	3	2,039	141	480	1,418
Local Service Centres	10	790	146	235	409
Service Villages	3	120	2	54	64
Villages	30	616	89	290	237
Clusters	51	102	39	106	-43
Open Countryside	-	150	86	205	-141
TOTALS	97	3,817	503	1,370	1,944

¹ This figure does not include sites unlikely to be completed within the Plan Period.

Table 19 - Position since Base Date of the Plan in 2011 – Gwynedd (2014 figures)

Type of Settlements	Number of Settlements	Units Required	Units Completed	Units with planning permission ¹	Additional number required
Sub-regional Centre & Urban Service Centres	5	2,306	172	740	1,394
Local Service Centres	10	790	89	368	333
Service Villages	8	320	21	57	242
Villages	46	446	144	232	70
Clusters	61	122	12	35	75
Open Countryside	-	100	30	44	26
TOTALS	130	4,084	468	1,476	2,140

¹ This figure does not include sites unlikely to be completed within the Plan Period.

7.4.114 These tables will provide a context and basis over the number of additional units required within the different categories which will link with the schedule of allocated sites and windfall provision in the detailed policies below.

Snowdonia National Park Local Development Plan policy

- 7.4.115 A substantial part of southern Gwynedd is located within the Snowdonia National Park. Y Bala and Dolgellau are designated as Centres in the adopted Eryri Local Development Plan and as such provide opportunities to satisfy housing need in Community Council areas immediately outside or straddling the National Park’s boundaries, as well as areas within the National Park. Similarly these Centres provide valuable employment opportunities and community facilities and services for communities outside the National Park’s boundaries.

STRATEGIC POLICY PS15: SETTLEMENT STRATEGY

Housing development is distributed in accordance with the following settlement strategy based on a settlement’s levels of service provision, function and size (population) and subject to its environmental, social and infrastructure capacity to accommodate development:

Category	Type of Development
Main Centres – Up to 55% of the Plan’s Growth located within:	
(i) Sub-regional centre	A higher proportion of new development required will take place within the Sub-regional centre and Urban Service Centres. This will be through commitments and new allocations including allocating strategic housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
(ii) Urban Service Centres	
Local Service Centres – At least 20% of the Plan’s Growth located within:	
(iii) Local Service Centres	This will be through commitments and new allocations including allocating key housing sites (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
Villages and Clusters – No more than 25% of the Plan’s Growth located within:	
(iv) Service Villages	Higher level of housing will occur within this category compared to other types of Villages. This will be delivered through commitments and new allocations (open market housing with a proportion of affordable provision). In addition windfall sites within the development boundary can be permitted.
(v) Local Villages	Development will be restricted to a scale and type to address community need for housing on windfall/ infill plots within development boundaries. No open market housing sites will be allocated in these Villages.
(vi) Coastal Villages	
(vii) Rural Villages	
(viii) Clusters	Over the Plan period there will be no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations. There will not be a development boundary for the Clusters and only sites adjacent to a coloured dwelling (on the inset maps) will be considered.
(ix) Open countryside	Only housing development that complies with Planning Policy Wales and TAN6 will be permitted in the Open Countryside.

Explanation:

- 7.4.116 All of the sites allocated within the Plan have been subject to evaluation and consultation in line with the Candidate site methodology. This should ensure that all of the allocations are suitable for housing with no obvious barriers to their development and that they are actually available.

7.4.117 An Urban Capacity Study has been undertaken in the Sub-Regional Centre and Urban and Local Service Centres to ensure that there are sufficient opportunities to meet the Plan's housing target through windfall provision in the larger settlements.

POLICY TAI14: HOUSING IN SUB-REGIONAL CENTRE & URBAN SERVICE CENTRES

In the Sub-Regional Centre of Bangor and the following Urban Service Centres

Anglesey

Amlwch, Holyhead, Llangefni

Gwynedd

Blaenau Ffestiniog, Caernarfon, Porthmadog, Pwllheli

Housing to meet the Plan's strategy will be delivered through:

(i) Allocations

The following sites are identified as Housing Allocations:

Sub-Regional Centre

Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)
Bangor	T1	Goetra Uchaf	245	Yes
	T2	Former Friars School Playing Field	43	No
	T3	Former Jewsons Site	17	No
	T4	Former Crossville Site	16	No
	T5	Land opposite the Crematorium	72	No

Urban Service Centres

Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)
Amlwch	T6	Land near Maes Mona	50	No
	T7	Land near Lôn Bach	73	No
	T8	Land at Madyn Farm	152	No
	T9	Land near Rheinwas Field	40	No
	T10	Land at Tan y Bryn	58	No
Caergybi	T11	Tyddyn Bach	123	Yes

	T12	Land near Cae Rhos	53	No
	T13	Land near Yr Ogof	72	No
	T14	Land near Tyddyn Bach Farm	49	No
	T15	Land near Waunfawr Estate	22	Yes
	T16	Glan y Dŵr	90	Yes
	T17	Cae Serri Road	21	Yes
Llangefni	T18	Land near Ty Hen	154	No
	T19	Former Ysgol y Bont	41	No
	T20	Ty'n Coed	144	No
	T21	Land near Ysgol y Graig	38	No
	T22	Land near Bro Tudur	59	No
	T23	Land near Coleg Menai	49	No
Blaenau Ffestiniog	T24	Former Playing Fields	95	No
	T25	Land at Congl y Wal	60	No
Caernarfon	T26	Former Hendre School	42	No
	T27	To the rear of Maes Gwynedd	29	No
	T28	Cae Phillips Road	123	Yes
Porthmadog	NONE	-	-	-
Pwllheli	T29	Land near Lôn Caernarfon	150	No
	T30	Deiniol Field	14	No
	T31	Former Hockey Field	17	No

(ii) Windfall

Additional units will be provided on suitable unallocated sites within the development boundary based upon the indicative growth level in the table below:

Settlement	Indicative Windfall Provision ¹
Bangor	479
Amlwch	142
Caergybi	332
Llangefni	136
Blaenau Ffestiniog	118
Caernarfon	190
Porthmadog	123
Pwllheli	110

¹ Some units may benefit from existing planning permission in April 2014 (see Appendix 5)

Explanation:

- 7.4.118 Bangor benefits from a strong strategic rail and road corridor running through North Wales connecting the key hubs as recognised in the Wales Spatial Plan. It is a strategic sub-regional retail centre and performs as cross boundary Centre providing for opportunities for small, medium and large scale employment opportunities on established and new sites; higher education and education; leisure and health facilities/ services. It has excellent public transport links with lower order settlements within and outside the Plan area.
- 7.4.119 Over the Plan period a higher proportion of new development required in the Plan area will take place within, and on the edge of Bangor through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.
- 7.4.120 The Strategy recognises the major role of the Urban Service Centres. They offer the good range of employment, facilities and services that serve their own population as well as their wide catchment areas. They are recognized in the Wales Spatial Plan as Primary Key Settlements either within the identified hubs, or, as in the case of Blaenau Ffestiniog, perform a key cross boundary role between two national spatial plan areas. These Centres, particularly Holyhead, have a high degree of accessibility by public transport and other sustainable modes.
- 7.4.121 Over the Plan period a higher proportion of development required in the Plan area will be directed to these Centres. Most new development will take place within, and on the fringe of the Urban Service Centres and development will be delivered through completions, commitments, windfall and new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centre will provide for a combination of market and affordable housing.

POLICY TAI15: HOUSING IN LOCAL SERVICE CENTRES

In the following Local Service Centres:

Anglesey

Beaumaris, Benllech, Bodedern, Cemaes, Gaerwen, Llanfairpwll, Menai Bridge, Pentraeth, Rhosneigr, Valley

Gwynedd

Abermaw, Abersoch, Bethesda, Criccieth, Llanberis, Llanrug, Nefyn, Penrhyndeudraeth, Penygroes, Tywyn

Housing to meet the Plan's strategy will be delivered through:

(i) Allocations

The following sites are identified as Housing Allocations:

Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)
Biwmares	T32	Casita	35	Yes
Benllech	T33	Adjoining Wendon	12	No

		Cafe		
Bodedern	T34	Land near Llwyn Angharad	48	No
Cemaes	T35	And to rear of Holyhead Road	60	No
Gaerwen	NONE	-	-	-
Llanfairpwll	T36	Land near Bryn Eira	30	No
	T37	Land near Penmynydd Road	10	Yes
Porthaethwy	T38	Ty Mawr	20	Yes
	T39	Tyddyn Mostyn	40	Yes
	T40	Land near Lôn Gamfa	14	No
Pentraeth	NONE	-	-	-
Rhosneigr	NONE	-	-	-
Y Fali	T41	Former Cattle Market Site	40	No
Abermaw	NONE	-	-	-
Abersoch	NONE	-	-	-
Bethesda	NONE	-	-	-
Criccieth	T42	Land near North Terrace	34	No
Llanberis	T43	Land near Victoria Hotel	16	No
	T44	Land near Tŷ Du Road	11	Yes
Llanrug	T45	Church Field	10	Yes
	T46	Land near Rhythallt Road	6	Yes
Nefyn	T47	Land near Helyg	19	No
	T48	Former Allotments	10	Yes
Penrhyn-deudraeth	T49	Canol Cae	31	No
	T50	Land near Former Bron Garth Hospital	46	No
	T51	Land near Canol Cae	31	No
Penygroes	T52	Land near Maes Dulyn	39	No
Tywyn	T53	Sŵn y Tonnau	21	Yes
	T54	Garreglwyd	14	Yes

(ii) Windfall

Additional units will be provided on suitable unallocated sites within the development boundary based upon the indicative growth level in the table below:

Settlement	Indicative Windfall Provision ¹
Biwmares	55
Benllech	38
Bodedern	9
Cemaes	18
Gaerwen	40
Llanfairpwll	35
Porthaethwy	20
Pentraeth	35
Rhosneigr	54
Y Fali	32
Abermaw	81
Abersoch	65
Bethesda	82
Criccieth	124
Llanberis	37
Llanrug	31
Nefyn	37
Penrhyndeudraeth	42
Penygroes	40
Tywyn	55

¹ Some units may benefit from existing planning permission in April 2014 (see Appendix 5)

Development in Abersoch, Beaumaris and Rhosneigr will have to comply with Policy TAI5 Local Market Housing.

Explanation:

7.4.122 The Strategy recognises the complementary role of the Local Service Centres, providing the essential service needs of their own population and immediate rural catchment areas as well as some employment and retail opportunities. They have a good degree of accessibility by public transport to the higher order Centres. Over the Plan period housing growth will be directed to land within or on the fringe of these Local Service Centres. Development will be delivered through completions, commitments, windfall and, where appropriate, new allocations. Settlement boundaries will be amended to reflect the proposed development. The Centres will provide for a combination of market and affordable housing, including local need.

POLICY TAI16: HOUSING IN SERVICE VILLAGES

In the following Service Villages:

Anglesey

Gwalchmai, Newbrough, Llanerchymedd

Gwynedd

Bethel, Bontnewydd, Botwnnog, Chwilog, Deiniolen, Rachub, Tremadog, Y Ffor

Housing to meet the Plan's strategy will be delivered through:

(i) Allocations

The following sites are identified as Housing Allocations:

Centre	Site Reference Number	Site Name	Indicative Growth Level	Permission (Apr 2014)
Gwalchmai	T55	Land near the A5	28	No
Niwbwrch	T56	Tyn Cae Estate	12	Yes
Llanerchymedd	T57	Land near Tyn y Fynnon	17	No
Bethel	T58	Land near Saron	41	No
Bontnewydd	T59	Land near Glanrafon Estate	26	Yes
	T60	Land near Pont Glan Beuno	10	No
Botwnnog	T59	Land near Cefn Capel	21	No
	T60	Land near Pentre	11	No
Chwilog	T63	Land to rear of Madryn Arms	18	No
	T64	Land near Cae Capel	20	No
Deiniolen	T65	Land near Pentre Helen	30	No
Rachub	T66	Land near Maes Bleddyn	30	No
Tremadog	NONE	-	-	-
Y Ffor	T67	Land near Tyn Lôn	18	No
	T68	Land near the School	10	No
	T69	Land near Bro Gwystil	9	Yes

(ii) Windfall

Additional units will be provided on suitable unallocated sites within the development boundary based upon the indicative growth level in the table below:

Settlement	Indicative Provision ¹	Windfall
Gwalchmai	11	
Niwbwrch	28	
Llannerchymedd	22	
Bethel	4	
Bontnewydd	3	
Botwnnog	8	
Chwilog	1	
Deiniolen	7	
Rachub	7	
Tremadog	10	
Y Ffôr	0	

¹ Some units may benefit from existing planning permission in April 2014 (see Appendix 5)

Explanation:

7.4.123 The scale of proposed future development will reflect the Villages' needs in terms of the size and function and their physical and functional relationships with the higher tier Centres. It will also reflect their social character and status of the housing market. Over the Plan period a higher level of housing growth will be accommodated within the Service Villages. In Service Villages development will be delivered through completions, commitments, windfall and, where appropriate, new allocations for either a combination of market value and local need affordable housing.

POLICY TAI17: HOUSING IN LOCAL, RURAL & COASTAL VILLAGES

Proposals for housing in the following Local, Rural and Coastal Villages will be granted provided they conform to all the following criteria:

1. The proposal would satisfy the community need for housing or local need affordable housing;
2. The proposal would help to secure the viability of the local community, and strengthen the community and linguistic character;
3. The growth level is based on the indicative level included in table 20 and is consistent with Strategic Policy PS15.

Local Villages

Anglesey

Bethel, Bodffordd, Bryngwran, Brynsiencyn, Caergeiliog, Dwyran, Llandegfan, Llanddaniel Fab,

Llanfachraeth, Llanfaethlu, Llanfechell, Llanfihangel yn Nhowyn, Llangaffo, Llangristiolus, Llanrhuuddlad, Pencarneisiog, Penysarn, Rhosybol, Talwrn, Tregede

Gwynedd

Abererch, Brynrefail, Caeathro, Carmel, Cwm y Glo, Dinas (Llanwnda), Dinas Dinlle, Dolydd a Maen Coch, Efailnewydd, Garndolbenmaen, Garreg, Groeslon, Llandwrog, Llandygai, Llanybi, Llanllyfni, Llanystumdwy, Nantlle, Penisarwaun, Pentref Uchaf, Rhiwlas, Rhosgadfan, Rhostryfan, Sarn Mellteyrn, Talysarn, Tregarth, Trefor, Tudweiliog, Waunfawr, Y Fron

Coastal/ Rural Villages

Anglesey

Aberffraw, Carreglefn, Four Mile Bridge, Llanbedrgoch, Llanddona, Llanfaelog, Llangoed, Malltraeth, Moelfre, Trearddur

Gwynedd

Aberdaron, Borth y Gest, Clynnog Fawr, Corris, Edern, Fairbourne, Llanaelhaearn, Llanbedrog, Llangian, Llithfaen, Morfa Bychan, Morfa Nefyn, Mynytho, Rhoshirwaun, Sarn Bach, Y Felinheli

Proposals in Aberdaron, Moelfre, Mynytho, Llanbedrog, Sarn Bach, Trearddur, Tudweiliog and Four Mile Bridge will have to comply with policy TA15 Local Market Housing.

Explanation:

7.4.124 To reflect the character of Local and Coastal/ Rural Villages, housing development will be limited to a scale and type to address community need for housing. More limited development will take place in these Villages to protect their character, support community need for housing or for local need affordable housing. No open market housing sites will be allocated in these types of Villages, the detailed criteria based policy will promote development of the right scale.

Table 20 – Indicative Growth Level in Villages

Settlement (Anglesey)	Indicative Windfall Provision ¹	Settlement (Gwynedd)	Indicative Windfall Provision ¹
1] Local Villages			
Bethel	16	Abererch	9
Bodffordd	22	Brynrefail	7
Bryngwran	25	Caeathro	7
Brynsiencyn	29	Carmel	12
Caergeiliog	20	Cwm y Glo	13
Dwyran	26	Dinas (Llanwnda)	8
Llandegfan	27	Dinas Dinlle	5
Llanddaniel Fab	23	Dolydd a Maen Coch	4
Llanfachraeth	27	Efailnewydd	8

7.4 Managing Growth and Development - Supply and Quality of Housing

Settlement (Anglesey)	Indicative Windfall Provision ¹	Settlement (Gwynedd)	Indicative Windfall Provision ¹
Llanfaethlu	12	Garndolbenmaen	12
Llanfechell	24	Garreg-Llanfrothen	10
Llanfihangel yn Nhowyn	22	Groeslon	13
Llangaffo	19	Llandwrog	7
Llangristiolus	15	Llandygai	8
Llanrhyddlad	7	Llangybi	4
Pencarnisiog	11	Llanllyfni	9
Penysarn	28	Llanystumdwy	10
Rhosybol	24	Nantlle	6
Talwrn	20	Penisarwaun	8
Tregele	10	Pentref Uchaf	4
		Rhiwlas	9
		Rhosgadfan	9
		Rhostryfan	10
		Sarn Mellteyrn	11
		Talysarn	13
		Tregarth	13
		Trefor	13
		Tudweiliog	12
		Waunfawr	13
		Y Fron	6
2] Coastal / Rural Villages			
Aberffraw	20	Aberdaron	13
Carreglefn	11	Borth y Gest	10
Pont Rhyd y Bont	17	Clynnog Fawr	10
Llanbedrgoch	11	Corris	14
Llanddona	20	Ederm	12
Llanfaelog	20	Fairbourne	0
Llangoed	27	Llanaelhaearn	15
Malltraeth	16	Llangian	4
Moelfre	32	Llanbedrog	16
Trearddur	32	Llithfaen	9
		Morfa Bychan	10
		Morfa Nefyn	15
		Mynytho	13
		Rhoshirwaun	6
		Sarn Bach	4
		Y Felinheli	19

¹ Some units may benefit from existing planning permission in April 2014 (see Appendix 5)

POLICY TAI18: HOUSING IN CLUSTERS

In Clusters named in table 21, proposals for new housing units must conform to all the following criteria:

1. Local community need for an affordable dwelling has been proven;
2. The site is an infill site between buildings coloured on the relevant Inset Map, or is a site directly adjacent to a coloured building;
3. The proposal will not create an intrusive feature in the countryside, and will not introduce a fragmented development pattern, nor create a ribbon development contrary to the general development pattern of the settlement;
4. The size of the property reflects the specific need for an affordable dwelling in terms of the size of the house in general and the number of bedrooms;
5. Because of the more sensitive rural location, the development must utilize the natural features of the site in the best way and retain any natural features present at the peripheries of the site or on its boundary that are worth retaining;
6. That secure mechanisms are in place to restrict the occupancy of the dwelling both on first occupation and in perpetuity to those who have a local community need for an affordable dwelling.

Development within each Cluster will be limited to a maximum of two units per Cluster for the period of the Plan.

Explanation:

- 7.4.125 Clusters are characterised by an extremely sensitive social character and environment as well as a limited level of services and facilities. In accordance with the intention of the Plan to maintain and strengthen local indigenous communities, this policy permits only a limited number of new dwellings to meet a local need for affordable housing (as defined) only on suitable sites. By restricting the number of sites where planning permission could be granted the number of houses to be built is limited to ensure that the rate of construction will not detrimentally affect the sensitive character (environmental and social) of the Rural Villages.
- 7.4.126 Over the Plan period there will be no allocation for development within the named Clusters. Local need affordable housing units will be permitted on infill or extension plots in acceptable and sustainable locations.
- 7.4.127 In some circumstances, where terraced housing or semi-detached dwellings are common, two applicants could develop semi-detached houses jointly in order to save construction and services costs.
- 7.4.128 The following table names the Clusters identified under this policy:

Table 21 – List of Clusters

The following are the Clusters identified within the Plan:

Anglesey

Bodorgan, Bro Iarddur (Trearddur), Bryn Du, Brynminceg (Old Llandegfan), Brynrefail, Brynteg, Bwlch Gwyn, Capel Coch, Capel Mawr, Capel Parc, Carmel, Cerrigman, Cichle, Haulfre (Llangoed), Elim, Glanyrafon, Glyn Garth, Gorsaf Gaerwen, Hebron, Hendre Hywel (Pentraeth), Hermon, Llanddeusant, Llaneilian, Llanfaes, Llanfairynghornwy, Llangadwaladr, Llansadwrn, Llanynghenedl, Llynfaes, Marianglas, Mynydd Mechell, Nebo, Penygroes, Pen y Marian, Pengorffwysfa, Penlon, Penmon, Pentre Berw, Pentre Canol (Holyhead), Penygraigwen, Porth Llechhog (Bull Bay), Rhoscefnhir, Rhosmeirch, Rhostrehwfa, Bryn y Mor (Valley), Rhydwyn, Star, Traeth Coch (Red Wharf Bay), Trefor, Tyn Lon (Glan yr Afon), Tynyngongl

Gwynedd

Aberdesach, Aberllefenni, Aberpwll, Bethesda Bach, Bryncir, Bryncroes, Bryn Eglwys, Bwlchtocyn, Penrhos (Caeathro), Caerhun/Waen Wen, Caapel Uchaf, Capel y Graig, Ceidio, Corris Uchaf, Crawia, Dinas (Llyn), Dinorwig, Friog, Gallt y Foel, Glasinfryn, Groeslon Waunfawr, Llanaber, Llandderfel, Llanengan, Llanfor, Llangwnadl, Llaniestyn, Llanllechid, Llannor, Llanwnda, Llwyn Hudol, Machroes, Maes Tryfan, Minffordd, Minffordd (Bangor), Mynydd Llandygai, Nebo, Pantglas, Pencaenewydd, Penmorfa, Penrhos, Pentir, Pentrefelin, Pistyll, Pontllyfni, Rhiw, Rhos Isaf, Rhoslan, Rhydyclafdy, Saron (Llanwnda), Sling, Swan, Tai'n Lon, Talwaenydd, Talybont, Tan y Coed, Treborth, Ty'n-lon, Ty'n y Lon, Waun (Penisarwaun).

- 7.4.129 Inset plans are provided to identify the cohesive nature of each cluster with relevant buildings coloured to allow the assessment against the second criteria within the policy.

New housing in the countryside

- 7.4.130 Development in the open countryside will have to satisfy National Policy and TAN6 in relation to new rural enterprise dwelling or one planet development. In line with policy TA19 in the future should there be no eligible occupier for a rural enterprise dwelling then it would be considered for occupation by those eligible for affordable dwelling.

National development management policies

- 7.4.131 Existing and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. In the interest of clarity these are:

Table 22: National policy for housing

National Development Management Policies	
The following paragraphs contain statements of national development management policy which should not need to be repeated as local policy in LDPs:	
Paragraph	Policy Issue
9.2.13	Tandem Development
9.2.22, 9.3.6	Housing in open countryside
9.3.2	Housing in vicinity of industrial uses
9.3.6-9.3.10	Rural enterprise dwellings
9.3.11-9.3.12	One planet development

POLICY TAI19: CONVERSION OF TRADITIONAL BUILDINGS IN OPEN COUNTRYSIDE

In the open countryside the conversion of traditional buildings for residential use will be permitted when the following criteria are met:

- 1. There is evidence that employment use of the building is not viable;**
- 2. The development provides an affordable unit for the community's local need for an affordable dwelling or the residential use is a subordinate element associated with a wider scheme for business re-use;**
- 3. The structure is structurally sound;**
- 4. No extensive alterations are required to enable the development;**
- 5. Any architectural characteristics of merit and traditional materials are retained and that the proposal does not lead to the loss of the original structure's character.**

Explanation:

- 7.4.132 The priority for traditional buildings in the open countryside is for employment use in line with Policy CYF5. In circumstances where justification is provided that the marketing undertaken for employment has been for a sufficient period of time then its conversion for an affordable dwelling to meet the local community's need could be supported.
- 7.4.133 Support is given for residential use when it is part of a scheme for the re-use of a building or complex of buildings for employment purposes. For such proposals the employment element should be completed prior to any residential element. The authority may also impose a condition to tie occupation of the dwelling to the operation of the enterprise, in order to prevent it being sold separately without further application to the authority.
- 7.4.134 The building needs to be structurally sound and evidence would be required to confirm this with a planning application and that the building is of sufficient size to accommodate the scheme without the need for extensive extensions. Supplementary Planning Guidance will be prepared to provide advice on the matter.

- 7.4.135 Any proposals should ensure that any architectural characteristics of merit are retained and ensure that the development does not change its character e.g. through introducing a number of new door and window openings.

7.5 NATURAL AND BUILT ENVIRONMENT

CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

7.5.1 Context

- A key role of the planning system is to ensure that society's land requirements are met in ways which do not impose unnecessary constraints on development whilst ensuring that all reasonable steps are taken to safeguard or enhance the environment.
- It is important that biodiversity and landscape considerations are taken into account at an early stage in both development plan preparation and development control.
- The Natural Environment and Rural Communities Act 2006 places a duty on every public authority, in exercising its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.
- Both Councils have prepared Local Biodiversity Action Plans.
- The planning system has an important part to play in meeting biodiversity objectives by promoting approaches to development which create new opportunities to enhance biodiversity, prevent biodiversity losses, or compensate for losses where damage is unavoidable.
- Local authorities have a statutory duty to have regard to the Area of Outstanding Natural Beauty's (AONB) purposes, which is the conservation and enhancement of their natural beauty.
- The duty to have regard to National Park and AONB purposes applies to activities affecting these areas, whether those activities lie within or outside the designated areas.

Introduction

7.5.2 **Nature Conservation:** Species of principal importance for the purpose of conserving biodiversity are covered under Section 42 (Wales) of the NERC Act (2006). In the Plan area there are many important biodiversity and geodiversity assets. There are a number of sites of international importance and designated as Special Areas of Conservation and Special Protection Areas under EC Habitats Directive and EC Birds Directive as well as a number of Ramsar sites designated under the Ramsar convention. There are also numerous Sites of Special Scientific Interest (SSSIs) and Regionally Important Geological and Geomorphologic Sites (RIGGs), which are areas of national importance for nature conservation and geology. A number of species within the Plan area are protected by law, which also includes provision for habitat enhancement. Some habitats and species have a local importance to the Plan area, which have been highlighted in the Local Biodiversity Action Plan. These are the sites which haven't been listed as statutory designation. However they do have a high ecological value. These are recognised as Local Wildlife Sites, which are non-statutory designations of high nature conservation value which are based on a sound formal scientific assessment. Part of Anglesey is designated as a GeoPark.

7.5.3 There are valuable biodiversity assets to be found in both the rural and urban settings of the Plan area, which are outside the formally designated areas. Vacant brownfield land can provide an ideal habitat in which wildlife can thrive. Parks, green spaces, roadside verges and rivers are examples that can cumulatively create a green/blue infrastructure network of biodiversity sites

and 'corridors'/stepping stones in which wildlife can both reside and travel through. Therefore, there is a need to ensure that development within both rural and urban areas does not damage valuable habitats or encroach upon land forming part of the wider network of wildlife corridors. Trees, woodland, copse, hedgerows and traditional field boundaries such as cloddiau are important wildlife habitats as well as contributing to the character and beauty of the landscape.

- 7.5.4 **Landscape conservation:** Covering an area that incorporates the Anglesey Coast Area of Outstanding Natural Beauty and the Llyn Area of Outstanding Natural Beauty, to the boundaries of the Snowdonia National Park, the Plan area has a distinctive and diverse landscape. As well as the nationally protected Areas of Outstanding Natural Beauty, the wider Plan area has tracts of unspoilt countryside that are locally distinctive and worthy of designation as Special Landscape Areas. The character and beauty of the landscape significantly improves the quality of life of residents, and has major social and health benefits. It is also a major attraction for those wishing to visit the area, thereby fulfilling an important role for the local economy.
- 7.5.5 The LANDMAP database which has been set up by Natural Resource Wales (formerly Countryside Council of Wales) is an important resource for making sustainable decisions in relation to the landscape. The LANDMAP methodology has been used to identify Landscape Character Areas (LCAs), which have then been recognised in the Gwynedd Landscape Strategy along with the Isle of Anglesey Landscape Strategy.
- 7.5.6 The former Countryside Council for Wales also commissioned a study that focussed on the visual or scenic aspect of the Welsh coastline, providing context with reference to the geological land use, historic and cultural aspects as well. This identified 50 regional seascape units covering the whole of Wales, 19 of which cover the coastline in Anglesey and Gwynedd. More recently the Isle of Anglesey County Council and Snowdonia National Park commissioned a study entitled the 'Seascape Character Areas of Snowdonia and Anglesey'. The study identifies 'Seascape Character Types', and includes a brief description and location maps for each of the 'Types' recognised. Profiles are also provided for each of the Seascape Character Area (SCAs) describing their location and context, summary description, constituent SCTs, key characteristics, cultural benefits and services, natural influences and sites, cultural influences and sites, perceptual qualities, forces for change and inherent sensitivity.

STRATEGIC POLICY PS16: CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT

The Councils will manage development so as to conserve and enhance the Plan area's distinctive natural environment, countryside and coastline, and proposals that have an adverse effect on them will be refused. When considering permitting an application the Planning Authorities will ensure that they are:

1. Safeguarding the Plan area's habitats and species, geology, history and landscapes;
2. Protecting and enhancing sites of international, national, regional and local importance and, their settings in line with National Policy;
3. Having regard to the relative significance of the designations in considering the weight to be attached to acknowledged interests in line with National Policy;
4. Protecting and enhancing biodiversity within the Plan area and enhancing and/or restoring networks of natural habitats in accordance with the Local Biodiversity Action Plan and Policy AMG4;
5. Protecting and enhancing biodiversity through networks of green/ blue infrastructure;
6. Safeguarding internationally, nationally and locally protected species;
7. Protecting, retaining or enhancing the local character and distinctiveness of the individual Landscape Character Areas (in line with Policy AMG2) and Seascape Character Areas (in line with Policy AMG3);
8. Protecting, retaining or enhancing trees, hedgerows or woodland of visual, ecological, historic cultural or amenity value.

National Development Management Policies

- 7.5.7 Existing legislation and national policy and guidance set out clear statements of national development management policy. These should be referred to in formulating proposals, and will be applied locally within the Plan area by the Councils in deliberations on planning applications.
- 7.5.8 The following table details the statutory designations and defines the obligation of the designation:-

Table 23: Schedule of nature conservation designations

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
Area of Outstanding Natural Beauty	National Parks and Access to the Countryside Act 1949 Countryside and Rights of Way Act 2000	Chapter 5 of PPW <ul style="list-style-type: none"> Measures to conserve landscape and biodiversity Development management and statutory designations Technical Advice Note 5, 'Nature Conservation and Planning'	<ul style="list-style-type: none"> There are two AONBs within the Plan area, whose boundaries are shown on the Constraints Map The primary objective for designating AONBs is to conserve and enhance the natural beauty of the landscape. It is crucial that any development schemes that affect the AONB or its setting favours the safeguarding of an area's natural beauty. Proposals for major development would have to satisfy 3 tests, which are: <ul style="list-style-type: none"> the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy; the cost of and scope for providing the development outside the designated area or meeting the need for it in some other way; any detrimental effect on the environment and the landscape, and the extent to which that could be moderated.
National Parks	National Parks and Access to the Countryside Act, 1949 Environment Act 1995	Chapter 5 of PPW <ul style="list-style-type: none"> Measures to conserve landscape and biodiversity Development management and statutory designations 	<ul style="list-style-type: none"> The statutory purposes of National Parks are to conserve and enhance their natural beauty, wildlife and cultural heritage, and promote opportunities for the public to understand and enjoy their special features. A vast part of the Gwynedd Local Planning Authority area abuts Snowdonia National Park. There are also views of the Park from parts of Anglesey and vice versa. It is Snowdonia National Park's responsibility to determine planning applications within the National Park; however development within the Gwynedd Local Planning Authority area or parts of Anglesey could have an impact on the setting of the National Park. Within these areas, Councils must give consideration to the National Park and the special natural characteristics that justify its status.

<ul style="list-style-type: none"> Proposals for major development would have to satisfy 3 tests, which are: <ul style="list-style-type: none"> the need for the development, in terms of national considerations, and the impact of permitting it or refusing it upon the local economy; the cost of and scope for providing the development outside the designated area or meeting the need for it in some other way; any detrimental effect on the environment and the landscape, and the extent to which that could be moderated. 	<p>Technical Advice Note 5, 'Nature Conservation and Planning'</p>		
<p>Special Area of Conservation (SAC)</p> <ul style="list-style-type: none"> An area which has been given special protection under the European Union's Habitats Directive. SACs provide increased protection to a variety of wild animals, plants and habitats and are a vital part of global efforts to conserve the world's biodiversity. There are 19 SACs that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan. <p>Special Protection Area (SPA)</p> <ul style="list-style-type: none"> Area of land, water or sea which has been identified as being of international importance for the breeding, feeding, wintering or the migration of rare and vulnerable species of birds found within the European Union. There are 9 SPAs that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan <p>Ramsar Sites</p> <ul style="list-style-type: none"> Ramsar sites are wetlands of international importance, designated under the Ramsar Convention. There are 1 RAMSAR sites that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan 	<p>Chapter 5 of PPW</p> <ul style="list-style-type: none"> Measures to conserve landscape and biodiversity Development management and statutory designations <p>Technical Advice Note 5, 'Nature Conservation and Planning'</p>	<p>Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora 1992</p> <p>Council Directive on the Conservation of Wild Birds 1979</p> <p>Implementation in the Community of the Convention of International Trade in Endangered Species of wild Fauna and Flora (CITES)</p> <p>European Parliament and Council Directive on Environmental Liability with regard to the prevention and remedy of environmental damage 2004</p>	<p>European Designated Sites</p>

		<p>Convention on Biological Diversity 1992</p> <p>The Conservation of Habitats and Species Regulations 2010 (as amended 2011)</p>		<p>The above are known as Natura 2000 sites.</p> <p>The Habitats Directive requires that development proposals likely to have a significant effect on a European site are subject to an Appropriate Assessment.</p> <p>The Councils must ensure that international responsibilities and obligations for conservation are fully met, and that, consistent with the objectives of the designation, statutorily designated sites are protected from damage and deterioration, with their important features conserved by appropriate management.</p>
<p>UK Designated Sites</p>	<p>Wildlife and Countryside Act 1981</p> <p>Protection of Badgers Act 1992</p> <p>Wild Mammals Protection Act 1996</p> <p>Deer Act 1991</p> <p>Conservation of Seals Act 1970</p> <p>Natural Environment and Rural Communities Act 2006</p>	<p>Chapter 5 of PPW</p> <p>1 Measures to conserve landscape and biodiversity</p> <p>2 Development management and statutory designations</p> <p>Technical Advice Note 5, 'Nature Conservation and Planning'</p>		<p>Sites of Special Scientific Interest (SSSI)</p> <ul style="list-style-type: none"> The purpose of SSSIs is to safeguard, for present and future generations, the quality, diversity and geographic range of habitats, species and geological features. There are 144 SSSI sites that lie partly or wholly within the Plan area, which are shown on the Constraints Map and listed in Appendix 7 of the Plan There is a presumption against development likely to damage a SSSI. Before authorising operations likely to damage any of the notified features on a SSSI, local planning authorities must give notice of the proposed operations to Natural Resources Wales, and must take its advice into account in deciding whether to grant planning permission and in attaching planning conditions <p>National Nature Reserve (NNR)</p> <ul style="list-style-type: none"> NNRs were initially established to protect sensitive features and to provide 'outdoor laboratories' for research. Their purpose has widened since those early days. As well as managing some of our most pristine habitats, our rarest species and our most significant geology. There are 8 NNR sites that lie partly or wholly within the Plan area, which are shown on the Constraints Proposals Map and listed in Appendix 7 of the Plan

POLISI AMG1: SPECIAL LANDSCAPE AREAS

When considering proposals within Special Landscape Areas (SLA) as identified by the proposals map and listed below, there will be a need to appropriately consider the scale and nature of the development thus ensuring that there is no detrimental impact on the landscape. The development should aim to add to the historic, visual, geographical, ecological and cultural features of the SLA.

Proposals should address and coincide with the prepared 'Statement of Significance'.

Where there are reasonable grounds to suggest that proposals may result in a significant adverse impact on the SLA (either located within or directly outside) the Council will require a Landscape and Visual Impact Assessment in order to further consider the impact of the development on the designated area.

In exceptional circumstances, where development is necessary and could result in significant impact on the landscape, appropriate mitigation and compensation measures should be provided.

Explanation:

- 7.5.9 Protecting the natural landscape is extremely important; however there are some areas of Gwynedd and Anglesey with special features meaning that it is appropriate for them to be afforded additional protection. These areas have been identified as Special Landscape Areas (SLAs). SLA is a non-statutory designation based on LANDMAP. LANDMAP, developed by Natural Resources Wales (formerly the Countryside Council for Wales) is a landscape resource that is based on a Geographical Information System where the features and characteristics of the landscape and influences on the landscape are recorded and evaluated to form a data set that is consistent on a national level.
- 7.5.10 The aim of the SLA protection is to ensure that any development proposal gives consideration to maintaining, enhancing or restoring the recognised character and quality of the areas. There will be a need to demonstrate a good standard of design, location and landscaping. 16 SLAs have been identified for Gwynedd and Anglesey as follows:-

Table 24: Schedule of SLAs

Gwynedd	01: Western Llŷn
	02: Porthmadog & Tremadog Bay
	03: Glaslyn & Dwyrdd Estuary Landscapes
	04: Penllyn
	05: Corris
	06: Barmouth Bay
	07: North-western Fringes of Snowdonia
	08: Foryd Bay
	09: Menai
	10: Bangor Mountain
Anglesey	11. Malltraeth Marsh and Surrounds
	12: Parciau Estatelands
	13: Parys Mountain and Slopes
	14: Mynydd Mechell and Surrounds
	15: Beaumaris Wooded Slopes and Llangoed Vale
	16: Southern Anglesey Estatelands

- 7.5.11 A 'Statement of Significance' has been prepared for each of the SLAs. This statement should be referred to when considering development proposals within the SLAs. In order to define the new SLAs a review was undertaken of the previous SLAs with the aim of ensuring that there was justification for their special protection. It is possible to examine the document which explains how SLAs are defined along with the 'Statement of Significance' by contacting the Joint Planning Policy Unit.

POLICY AMG2: PROTECTING AND ENHANCING FEATURES AND QUALITIES THAT ARE UNIQUE TO THE LOCAL LANDSCAPE CHARACTER

Proposals that would have an adverse impact upon landscape character as defined by the Landscape Character Areas included within the current Landscape Strategy for the relevant authority, must demonstrate through a landscape assessment how landscape character has influenced the design, scale, nature and site selection of the development.

A proposal will be granted provided that it doesn't have an adverse impact upon features and qualities which are unique to the local landscape in terms of visual, historic, geological, ecological or cultural aspects. Measures should be taken to ensure that the development doesn't:-

- 1. Cause significant adverse impact to the character of the built or natural landscape;**
- 2. Fail to harmonise with, or enhance the landform and landscape;**
- 3. Lose or fails to incorporate traditional features, patterns, structures and layout of settlements and landscape of both the built and natural environment.**

Particular emphasis will be given to the landscapes identified through the Landscape Character Areas as being of high and outstanding quality because of a certain landscape quality or a combination of qualities. Additional consideration will also be given to developments which directly affect the landscape character and setting of the AONBs or the National Park.

Explanation:

- 7.5.12 Protecting, conserving and enhancing the unique landscape features and character of the plan area are essential for maintaining the unique scenery and sense of place. Although protection is afforded to some of the features in question (e.g. trees and hedgerows, through Tree Preservation Orders and the Hedgerows Regulations), some of the other features that are not afforded protection have features that are unique to the local landscape. These contribute to local distinctiveness, and where appropriate should be protected.
- 7.5.13 The aim of this policy is to protect the range of various landscape features within the Plan area which have been recognised within the Landscape Character Areas. Further information regarding the Landscape Character Areas can be found within the relevant Landscape Strategy for each authority, and in the relevant LANDMAP data. Both sources of information should be taken into consideration when considering the impact of development upon landscape character.
- 7.5.14 Other relevant studies should also be taken into consideration as part of the evidence gathering process regarding landscape to ensure that the development proposals are informed by and reflect the distinctive character, qualities and sensitivity of the area. Other studies, include the Landscape Capacity and Sensitivity Study (2014).

Landscape Capacity and Sensitivity Study (2014).

POLICY AMG3: COASTAL PROTECTION

In considering proposals on the coast, including the Heritage Coast, there will be a need to ensure that the proposal conforms to the following criteria:-

- 1. The development due to its nature must be located on the coast or in open estuaries or nearby and that there is an overriding economic and social benefit from the development**
- 2. They do not cause unacceptable harm to:**
 - i. water quality**
 - ii. public access considerations**
 - iii. the built environment or the landscape or seascape character**
 - iv. the area's biodiversity interests (including features of European Protected Areas such as marine Special Areas of Conservation and Special Protected Areas) due to their location, scale, form, appearance, materials, noise or emissions or due to an unacceptable increase in traffic.**
- 3. Priority is given to locations with a close visual connection to current buildings or existing structures.**
- 4. There are no suitable alternative locations on the coast that have been developed.**
- 5. That the development is consistent with other policies within the Plan including Policy ARNA1.**

Explanation:

- 7.5.15 The Plan area's coast is a unique and important resource environmentally, socially and economically. National planning policy encourages local planning authorities to maintain, enhance and protect the coast, especially the areas which have been designated as Heritage Coast. Managing development is important for the future as a means of supporting the Heritage Coast and its setting as well as generally maintaining views into and out of the coastline.
- 7.5.16 It is recognised that some activities must be located on or near the coast or estuaries, for example, suitable schemes for defending the coastline, fishing needs or developments related to leisure activities that do not affect the conservation value of the coast itself. The Local Planning Authority will assess proposals to locate development on the coast or estuaries in order to ensure that this is the only location suitable for them and that they will not harm the natural resources of the coast, or its qualities and visitor experience to it. It is expected that development proposals on or near the coast will refer to the Landscape Character Assessment and the Seascape Assessment (local and regional). Biodiversity issues and the means of protecting sites and habitats are set out in General Policy and Policy AMG4.
- 7.5.17 Within the coastal areas that are protected as a Heritage Coast an emphasis will be placed on protecting and promoting the natural beauty of the coast, facilitating access for the public and public appreciation, maintaining the environmental quality of the waterfronts and promoting sustainable types of social and economic development.
- 7.5.18 The whole of the Plan area's coastline has been assessed by the Shoreline Management Plan, which shows that physical circumstances can limit the scope of possible coastal development, for

example, flooding, erosion and unstable land. National planning policy clearly states that the planning system should reduce the threats due to coastal change by avoiding inappropriate development in fragile areas or increase the effects of physical coastal changes. Therefore the Plan will control development in areas where these risks are identified in accordance with Policy ARNA1.

POLICY AMG4: LOCAL BIODIVERSITY CONSERVATION

Proposals should protect and enhance biodiversity that has been identified as being important to the local area. Proposals will be refused unless they can conform to all the following criteria:-

- 1. Ensure that there is no other satisfactory alternative site for the development.**
- 2. Ensure that the development is in a suitable location, avoiding locations that are of international, national and local biodiversity importance.**
- 3. Provide measures to mitigate potential detrimental impact. Protect and enhance the nature conservation features.**
- 4. Create, improve and manage wildlife habitats and natural landscape including wildlife corridors and stepping stones.**
- 5. Contribute towards achieving the targets set in the Local Biodiversity Action Plan.**

Where necessary, an Ecological Assessment which highlights the relevant biodiversity issues should be included with the planning application.

When a development can't protect or enhance biodiversity and the need for the development outweighs the importance of the site for nature conservation it should be clearly shown that there is no other appropriate location available and there are appropriate mitigation or compensation measures in place.

Explanation:

- 7.5.19 The aim of this policy is to ensure protection and improvements to local biodiversity. In particular, this policy will be a way of protecting those species and habitats that have been identified within the Gwynedd and Anglesey Local Biodiversity Action Plans.
- 7.5.20 Section 40 of the Natural Environment and Rural Communities Act 2006 ("the NERC Act") places a duty on all public authorities to consider the task of protecting biodiversity, provided this is consistent with exercising those functions appropriately.
- 7.5.21 Any application that may have a detrimental impact on protected species must be supported by an Ecological Assessment undertaken by a qualified professional. It will be essential to ensure that any survey related to the Ecological Assessment is undertaken at appropriate times of the year. When determining the need to carry out an Ecological Assessment there will be a number of qualifying factors that will require consideration, including scale, type and location of the development. Further guidance relating to the requirement for an Ecological Assessment can be received by contacting the relevant Biodiversity Officer for the Authority. Supplementary Planning Guidance will be published to provide advice on the matter.
- 7.5.22 In considering applications that could have a detrimental effect on locally important species and habitats, consideration will be given to the potential impact of the development could have on the conservation status of the species and habitat. The Council can impose planning conditions

as a way of overcoming and mitigating any possible negative effect that could arise from the development should permission be granted.

- 7.5.23 In exceptional circumstances mitigation measures can include appropriate measures to reduce the levels of disturbance, the creation of other appropriate habitats to maintain and improve the population that is affected or to facilitate the survival of individual species.

POLICY AMG5: PROTECTING SITES OF REGIONAL OR LOCAL SIGNIFICANCE

Proposals that are likely to cause direct or indirect significant harm to Local Nature Reserves (LNR), Wildlife Sites (WS) or regionally important geological / geomorphologic sites (RIGS) will be refused, unless it can be proven that there is an overriding social, environmental and/or economic need for the development, and that there is no other suitable site that would avoid having a detrimental impact on sites of nature conservation value and local geological importance.

When development is granted, assurance will be required that there are appropriate mitigation measures in place. It will be possible to use planning conditions and/or obligations in order to safeguard the site's biodiversity and geological importance.

Explanation:

- 7.5.24 Local Nature Reserves, Wildlife Sites and Regionally Important Geological/Geomorphologic Sites can contain a variety of nature conservation qualities and features of geological value, including a range of habitats that support a range of species.
- 7.5.25 Planning applications that affect sites that are important to local nature conservation are expected to include an Ecological Assessment of the site. It will be essential for the Assessment to be undertaken by a qualified professional, and to include an assessment of any possible mitigation measures. Supplementary Planning Guidance will be published to provide advice on the matter.
- 7.5.26 In the case of a development that would affect a RIGS site, if it is deemed that the development is more important than the significance of the site and that it is not practical to include measures to reduce the effect on the site, the developer must make suitable arrangements for the recording of the site by an individual who is experienced in the field before commencing the work and as the work progresses. It will be possible to include planning conditions or obligations to ensure this.
- 7.5.27 Where it can be proven that there is an overriding social/environmental and/or economic need for the development and where it can be proved that there is no other suitable site for the development, it must be ensured that there are appropriate mitigation measures such as "offsetting" should only be considered as a last resort. These could include creating new habitats for species or improving/managing current habitats in order to ensure that there is no deterioration in the nature conservation value of the local area.

PRESERVING AND ENHANCING HERITAGE ASSETS

7.5.28 Context

- It is important that heritage assets - encompassing archaeology and ancient monuments, listed buildings, conservation areas and historic parks, gardens and landscapes - are preserved.
- Local Planning Authorities (LPA's) have an important role in securing the preservation of the historic environment while ensuring that it accommodates and remains responsive to present day needs.

Introduction

7.5.29 The Councils have a duty in exercising their planning functions to preserve and enhance the significance, character and appearance of the Plan area's cultural and historic environment. It is recognised that the historic environment contributes to the enjoyment of life in the Plan area, provides a unique sense of identity and is a valuable economic asset. The term 'heritage assets' includes not only archaeological sites, historic buildings, settlements and also the wider historic landscape together with locally distinctive, valued and important buildings, areas and features.

7.5.30 The Councils will be collaborating with partners and stakeholders to preserve and enhance heritage assets through heritage and regeneration initiatives. This will include preserving and enhancing the visual character of the townscape along with the setting of the settlement.

POLICY PS17: PRESERVING AND ENHANCING HERITAGE ASSETS

In seeking to support the wider economic and social needs of the Plan area, the Local Planning Authorities will preserve and, where appropriate, enhance its unique heritage assets.

Proposals that will preserve and enhance the following heritage assets, their setting and significant views into and out of the building/area will be granted:

- 1. Scheduled Ancient Monuments and other areas of archaeological importance (in line with Policy AT4).**
- 2. Listed Buildings and their curtilages.**
- 3. Conservation Areas (in line with Policy AT1).**
- 4. Beaumaris Castle and Caernarfon Castle and Town Walls World Heritage Sites (in line with Policy AT1).**
- 5. Candidate World Heritage Sites.**
- 6. Registered Historic Landscapes, Parks and Gardens (in line with Policy AT1).**
- 7. Buildings of architectural/ historic/ cultural merit which are not designated or protected (in line with Policy AT3).**

National Development Management Policies

7.5.31 Existing legislation and national planning policy and guidance set out clear statements of national development management policy which should be referred to in formulating proposals and will be applied locally within the Plan area. These are therefore not repeated in the Plan as separate policies. In the interest of clarity these are:

Table 25 : Schedule of historic assets

	Legislation, Circulars, Regulations & Directions	National development management policy	Obligations
Scheduled Ancient Monuments	<p>Planning and the Historic Environment: Archaeology' Ancient Monuments and Archaeological Areas Act 1979</p> <p>Ancient Monuments (Class Consents) Order 1994 (SI 1994/1381)</p> <p>Welsh Office Circular 60/96, 'Planning and the Historic Environment: Archaeology'</p>	<p>Chapter 6 of PPW:</p> <ul style="list-style-type: none"> Financing archaeological works Ancient monuments and archaeological remains Archaeological investigation before development commences 	<ul style="list-style-type: none"> Any proposal to carry out works at a scheduled ancient monument which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding, or covering up a monument must be the subject of an application for scheduled monument consent. An application for scheduled monument consent also has to be made for works which may be beneficial to the monument, such as consolidating masonry, or for conducting a research excavation. It is an offence to carry out such works at the site of a scheduled ancient monument without first obtaining scheduled monument consent. <p>Scheduled Ancient Monuments are shown on the Constraints Map</p>
Listed Buildings & Conservation Areas	<p>Planning (Listed Buildings and Conservation Areas) Act 1990</p> <p>Welsh Office Circular 61/96, 'Planning and the Historic Environment: Conservation Areas</p> <p>1/98: Planning and the Historic Environment: Directions by the Secretary of State for Wales</p> <p>Planning (Listed Buildings and Conservation Areas) (Wales) Regulations 2012</p>	<p>Chapter 6 of PPW:</p> <ul style="list-style-type: none"> Preservation of listed buildings and optimum viable use Proposals affecting a listed building or its setting Consent to demolish a listed building/use of conditions Conservation Areas and assessments Conservation Area consent: need to preserve or enhance character Conservation Area consent considerations 	<p>Listed Buildings:</p> <ul style="list-style-type: none"> Listing means that when a building is included on a Listed Building Register, it is necessary to apply for 'Listed Building consent' from the LPA before carrying out works which would affect the building's character as a building of special architectural or historic interest Under Section 9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 it is a criminal offence to demolish a listed building, or alter or extend such a building in a way which would affect its character, without consent, and the penalties for this can be heavy. Listed building Consent is required for: <ul style="list-style-type: none"> demolition or any work which is the opinion of the Authority, affects the character of a listed building. works of maintenance or repair do not usually need consent provided that the materials, detailing, and finished effect match the original work exactly.

		<ul style="list-style-type: none"> • Advertisements in Conservation Areas • 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales' published by CADW 	<p>Conservation Areas:</p> <ul style="list-style-type: none"> • There is a duty on LPA's in exercising its planning functions to 'pay special attention to the desirability of preserving or enhancing the character or appearance of the area' (Section 72 of the 1990 Act). • Conservation area consent is required for the demolition of unlisted buildings in the area (Section 74 of the 1990 Act). • Anyone wishing to carry out works to a tree, which would require consent if there were a tree preservation order in place, must give six weeks' notice of their intention to do so to the local authority. <p>There is no statutory requirement to have regard to the provisions of the development plan when considering applications for listed building or conservation area consent</p> <p>In terms of associated planning applications for changes of use of a listed building or development that affects the setting of a listed building the Council will expect applicants to demonstrate how their proposals have been arrived at in the context of the PPW aim to identify the optimum viable use that is compatible with the character and setting of the listed building, or takes full account of the setting of any listed building in the vicinity and that developers demonstrate that the setting will not be harmed.</p> <p>Conservation Areas are shown on the Constraints Map and listed in Appendix 7 of the Plan</p>
<p>World Heritage Sites</p>	<p>Welsh Office Circular 61/96 , 'Planning and the Historic Environment: Historic Buildings and Conservation Areas</p>	<ul style="list-style-type: none"> • Chapter 6 PPW 	<p>Conservation Areas are shown on the Constraints Map and listed in Appendix 7 of the Plan</p> <p>World Heritage Sites are a material consideration to be taken into account by local planning authorities in the determination of planning applications</p> <p>The impact of development proposals on both the sites and their settings should be carefully considered</p> <p>World Heritage Sites are shown on the Constraints Map and listed in Appendix 7 of the Plan</p>

<p>Registered Historic Landscapes, Parks and Gardens</p>		<ul style="list-style-type: none"> • Chapter 6 PPW • Register of Landscape Parks and Gardens of Special Historic Interest in Wales • Guide to Good Practice on using the Register of Landscapes of Historic Interest in Wales published by CADW 	<p>The landscapes, parks and gardens on the Register have no statutory protection, but they must be taken into account when developments proposals are made that either affect them directly or that affect their setting.</p> <p>Historic Landscapes, Parks and Gardens are shown on the Constraints Map and listed in Appendix 7 of the Plan</p>
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7.5.32 It is recommended that developers take the above into account when formulating development proposals.

7.5.33 Strategic Policy PS17 builds on national planning policy and guidance and reflects the importance that is attached within the Plan towards preserving or enhancing the heritage integrity of the Plan area. In certain instances the need for preservation will outweigh the benefit of development. More often, a heritage asset will be an opportunity for retaining local identity through the repair and reuse of heritage assets and strengthening this through respect for local characteristics of design, for the interpretation of hidden heritage assets, or for the enhancement of the characteristic natural environment. All new developments within historic areas should be designed in such a way as to preserve and enhance their special character.

7.5.34 Strategic Policy PS17 also recognises the importance, where appropriate, of protecting the setting of a heritage asset. Considerable damage can be done to the architectural or historic interest of an asset if the development is insensitive in design, scale or positioning. The setting of an asset is often an essential feature of its character. The setting may be limited to the immediate surroundings, but it can extend for a considerable distance. Strategic Policy PS17 requires that development proposals take full account of the setting of any heritage asset and that developers demonstrate that the setting will not be harmed.

- 7.5.35 Strategic Policy PS 17 also affords protection to Candidate World Heritage Sites. Presently there is only one 'Candidate' site namely the 'Candidate North Wales Slate Industry World Heritage Site'. To ensure suitable recognition for the slate industry's significance to the development of mankind, its enduring cultural, environmental and technological legacy, and with a view to maximising the current and future contribution of the industry to the Gwynedd economy, in June 2010, on behalf of a range of stakeholders, GC successfully presented an application to the DCMS for the industry to be included on the UK's list of tentative World Heritage Sites to be submitted to UNESCO. The UK's tentative list was formally presented to UNESCO in January 2012. Gwynedd Council and its partners are currently preparing the required documentation to support a nomination for the Slate Industry World Heritage Site, aiming to further to clarify the potential scale and scope of the Slate Industry World Heritage Site. Any development which impairs on the integrity or authenticity of a site as a 'Candidate' World Heritage Site' of 'Outstanding Universal Value' will not be approved.

POLICY AT1: CONSERVATION AREAS, WORLD HERITAGE SITES AND REGISTERED HISTORIC LANDSCAPES, PARKS AND GARDENS

Proposals within or affecting the setting and/ or significant views into and out of Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens shown on the Constraints Map must, where appropriate, have regard to:

- 1. Adopted Conservation Area Character Appraisals, Conservation Area Plans and Delivery Strategies.**
- 2. World Heritage Site Management Plans.**
- 3. The Register of Landscape, Parks and Gardens of Special Historic Interest in Wales.**
- 4. Other detailed assessments adopted by the Local Planning Authority.**

Development proposals should be supported by a Heritage Impact Assessment, where appropriate.

Explanation:

- 7.5.36 This policy aims to ensure that the findings of detailed assessment documents are fully taken into account when considering development proposals. Each detailed assessment document, e.g. Conservation Area Character Appraisals, will provide a clear and agreed definition of those features that constitute the special character, appearance and historic value of an area. These detailed assessment documents will carry significant weight in determining planning applications.
- 7.5.37 A Heritage Impact Assessment should provide the Local Planning Authority with enough information to adequately understand the impact of the proposals on the significance of any heritage assets affected.
- 7.5.38 A Heritage Impact Assessment will always be required for the following designated heritage assets:
- i. Listed buildings and curtilages.
 - ii. Planning permission applications for sites within the setting of a listed building.
 - iii. Planning permission applications for sites/buildings in or within the setting of conservation areas.

- iv. Planning permission applications for sites within the setting of a scheduled ancient monument.
- v. Planning permission applications for sites in or within the setting of registered parks and gardens.
- vi. Conservation area consent applications.

7.5.39 The Heritage Impact Assessment may form part of the Design and Access Statement but the 'Statement' is not a substitute for an 'Assessment'. The level of information provided should be appropriate and proportionate to the significance of the heritage asset, and the potential impact of the proposals upon that significance. Carrying out a pre-application meeting with relevant officers in the Council will ensure that heritage assets are identified at the earliest stage. Supplementary Planning Guidance will be published to provide advice on the matter.

POLICY AT2: ENABLING DEVELOPMENT

Enabling development which aims to secure the preservation and/or alternative use of a listed building or a building which makes a significant positive contribution to the character of a conservation area or a Registered Historic Landscape, Park and Garden will only be granted provided all the following criteria can be met:

1. **It will not materially harm the heritage values of the heritage asset or its setting**
2. **It avoids detrimental fragmentation of management of the historic asset.**
3. **It will secure the long-term future of the heritage asset and, where applicable, its continued use for a sympathetic purpose.**
4. **It is necessary to resolve problems arising from the inherent needs of the heritage asset, rather than the circumstances of the present owner, or the purchase price paid.**
5. **Sufficient subsidy is not available from any other source.**
6. **It is demonstrated that the amount of enabling development is the minimum necessary to secure the future of the heritage asset, and that its form minimizes harm to other public interests.**
7. **The public benefit of securing the future of the heritage asset through such enabling development decisively outweighs the disbenefits of breaching other public policies.**

Proposals will be subject to an agreed programme of works. The condition or state of restoration of the building or feature must be in accordance with the programme of works prior to the enabling developments occupation.

Explanation:

- 7.5.40 Enabling development is that which may not otherwise be permitted, but which is used to fund works to secure the future of a vulnerable historic buildings or features of national or local importance. Such buildings or features may also include important buildings etc. within Conservation Areas and/or a Registered Historic Landscape, Park and Garden.
- 7.5.41 Enabling development is an exception to normal policies and should only be used as a last resort in genuinely exceptional circumstances ensure that a listed building to preserve historic buildings or features from dilapidation and/or disuse.
- 7.5.42 Development proposals should be considered and formulated with an understanding of the

design and significance of buildings and their settings, parks and gardens and their relationship with the historic buildings that are located within and adjacent to them. For example preserving key views and vistas to the building, and views from the building to its surroundings will be important determining considerations. Development proposals will also have to demonstrate how they have considered the guidance contained in 'Conservation Principles for the Sustainable Management of the Historic Environment in Wales' published by CADW.

POLICY AT3: LOCALLY OR REGIONALLY SIGNIFICANT NON-DESIGNATED HERITAGE ASSETS

Proposals will be required to conserve and seek opportunities to enhance buildings, structures and areas of locally or regionally significant non-designated heritage assets, for example:

- 1. The sympathetic re-use of redundant and under-used historic buildings and areas which are consistent with their conservation; and**
- 2. Opportunities to enhance the Plan area's historic public realm by ensuring that all development, including transport and infrastructure work, is sympathetic to the historic environment.**

Distinctive elements of the Plan area's historic environment, which creates a sense of local character and identity and variation across the Plan area, will be conserved, enhanced and their potential to contribute towards wider social, cultural, economic and environmental benefits will be exploited.

Explanation:

7.5.43 There are a significant number of historic assets whilst not meeting the very special criteria to merit inclusion on a statutory list are, nevertheless, of value to the identity of the Plan area due to their contribution to local built character and/ or social or economic associations. For example, these include*:

- i. the individual and distinctive character and appearance of the Plan area's historic market towns and villages
- ii. historic buildings and structures related to the quarrying industries
- iii. historic rural structures
- iv. ecclesiastical sites including churches, chapels and monuments
- v. the transport network heritage

*(this list is not exhaustive)

7.5.44 Whilst it would be inappropriate to afford these 'assets' the same level of protection as those that have been formally designated, they are still worthy of retention for their contribution to local character and identity. Consequently Policy AT3 will ensure that full consideration is given to the conservation and continued use of such buildings as part of the protection and enhancement of the special identity of the Plan area.

POLICY AT4: PROTECTION OF NON-DESIGNATED ARCHAEOLOGICAL SITES

Proposals which may affect sites that are of potential national archaeological importance or are of acknowledged local heritage importance including sites of industrial archaeology that are not scheduled will:

- 1. Be assessed in terms of the intrinsic importance of the 'site' and the potential extent of harm.**
- 2. Require, where appropriate, either an archaeological assessments and/ or field evaluation by an archaeological body or a professionally qualified archaeologist in order to determine the archaeological impact of the proposed development before the Planning Authority determines the application.**

A proposal which affects locally important archaeological remains will only be granted if the need for the development overrides the significance of the archaeological remains.

Where proposals are acceptable, a site a site a condition will be attached to the permission stating that no development should take place until an agreed programme of archaeological work has taken place.

Explanation:

7.5.45 Scheduled Ancient Monuments only form a small proportion of the total number of archaeological and historic sites. A large proportion of historic and archaeological sites, including industrial archaeological sites are not afforded statutory protection. To ensure that archaeological sites of potential national importance are not destroyed the Local Planning Authority will adopt a precautionary approach towards their protection. Consequently, where a proposed development is likely to affect a significant site on the Regional Historic Environment Record (maintained by Gwynedd Archaeological Trust), or where a site's significance has not previously been ascertained, the developer will be required to commission either an Archaeological Assessment and or an Archaeological Field Evaluation. The assessment/evaluation results must be submitted with the planning application, in addition to a plan showing how the impact of the proposal on the archaeological remains will be mitigated. The assessment/evaluation will be paid for by the prospective developer. The assessment/evaluation should be conducted by an archaeological body or a professionally qualified archaeologist. Sites which are found to be of 'national importance' will need to be assessed in accordance with Welsh Office Circular 60/96, 'Planning and the Historic Environment: Archaeology' and the relevant guidance in Planning Policy Wales.

7.5.46 When assessing a development proposal affecting archaeological remains, which are of local importance, or their setting, consideration will be given to the following factors:

- i. significance of the remains;
- ii. reasons for locating the development in this location;
- iii. practicality of incorporating mitigation measures to minimise the development's impact; and safeguard the site's archaeological value.

WASTE MANAGEMENT

7.5.47 Context

- The National Waste Strategy Towards Zero Waste – One Wales: One Planet 2009 provides an overarching framework for the management of all types of waste, with the overall aim of reducing residual waste to zero by 2050. It is supported by a series of sector plans which details how the outcomes, targets and Policies in Towards Zero Waste are to be implemented.
- In order to enable the North Wales authorities to achieve the targets contained within the Municipal Sector Plan and Collections Infrastructure and Market Sector Plan (CIMSP) a number of projects have been established across North Wales, including the North Wales Residual Waste Treatment Partnership Project, which seeks to divert residual waste from landfill. Also, a partnership between North Wales Local Authorities and the private sector has secured the construction of anaerobic digestion plants in Gwynedd and Denbighshire to process food waste collected from households and businesses, generating renewable energy for the grid and the production of biofertiliser for use on local farmland. These projects will influence the spatial need for certain types of waste facility
- Waste is a cross cutting issue because it is produced by all types of land use, during construction, operation and demolition. The need to change the way in which waste is dealt with is recognised in policy at all levels.
- Anglesey and Gwynedd are rural authorities with a rich and varied landscape which includes the Llyn/Môn Areas of Outstanding Natural Beauty. Further, the Gwynedd Local Planning Authority Area abuts the Snowdonia National Park Authority. Both authorities have limited road infrastructure serving a network of small communities and scattered settlements. Measures should be taken to encourage the sustainable transfer of waste by ensuring that there is adequate waste management provision across the authority area. The Councils aim to reduce the amount of waste disposed of through landfill sites. Due to the nature of waste management facilities it may be appropriate to locate the provision on a suitable employment site.
- It is necessary to ensure that any proposed policies comply with the principles of Planning Policy Wales (PPW) (Edition 7, 2014). The relevant Technical Advice Note that relates to waste is TAN 21 Waste (2014).

Introduction

- 7.5.48 The Plan has regard to, and is compatible with, the content of the Collections Infrastructure and Markets Sector Plan (CIMSP). One of the requirements of the Plan is to identify the types of location where waste management uses are likely to be acceptable.

POLICY PS18: WASTE MANAGEMENT

The Councils will seek to ensure an adequate availability of land in appropriate locations for an integrated network of waste facilities to meet regional and local obligations in accordance with the requirements of the current relevant national/regional policy/guidance. The sites and types of facilities chosen will promote a sustainable approach to waste management based on the waste hierarchy of prevention and reuse, preparation for reuse, recycling, other recovery and then disposal whilst taking into consideration the unique character of the area including the transport links and rural nature.

POLICY GWA1: PROVISION OF WASTE MANAGEMENT AND RECYCLING INFRASTRUCTURE

Land and property listed below shown on the Proposals Maps, is allocated for the provision of infrastructure that could sustain or add to the range of suitable waste management facilities.

	Site name	Location
Gwynedd	Land at Cibyn Industrial Estate	Caernarfon
	Llwyn Isaf Site	Clynnog Fawr
	Coed Bolyh Mawr	Near Bethel
	Penygroes Industrial Estate	Penygroes
	Williams & Williams	Pencaenewydd
	H Parry Composting	Chwilog
	Cookes	Penrhyndeudraeth
	Cefn Graianog,	Llanllyfni
	Bryncir Quarry	Bryncir
	Nanhoron Granite Quarry	Nanhoron, Pwllheli
	Part of Peblig	Caernarfon
	Penrhyn Quarry	Bethesda
	Griffiths Crossing	Caernarfon
	Cefn Bychan	Blaenau Ffestiniog
	Manod Quarry	Blaenau Ffestiniog
Anglesey	Penhesgyn	Penmynydd
	Recycling Centre	Gwalchmai
	Mona Industrial Estate	Mona
	Former Anglesey Aluminium Site	Holyhead
	Rhuddlan Bach Quarry	Brynteg
	Cae'r Glaw Quarry	Gwalchmai
	Nant Newydd Quarry	Brynteg
	Bwlch Gwyn Quarry	Holland Arms

In addition to the above allocated sites, waste management and recycling infrastructure, excluding landfill and open windrow composting, may be acceptable on existing industrial estates, quarries and brownfield sites. Proposals for waste management and recycling infrastructure (which are not proposed on the above allocated sites) will be assessed on their own merit provided that there is a justifiable need for the development. The justifiable need should refer to the local need as specified within the Municipal Sector Plan and Collections Infrastructure and Markets Sector Plan (CIMSP).

Any new development must be suitable in terms of size and scale and must not have an adverse impact upon the landscape, the natural environment or the amenity and health of the local population.

Explanation:

- 7.5.49 In order to deal with waste sustainably, it is essential that the Plan area has an adequate integrated network of waste facilities. TAN 21 aims to ensure that the right facilities are located

in the right place and at the right time to meet environmental, economic and social needs.

- 7.5.50 The sites have been allocated to direct developers to locations that are considered suitable for waste management and recycling facilities. The policy acknowledges that there may be other suitable sites on existing industrial estates, quarries and sites allocated for employment uses where B2 & B8 uses are acceptable in principle. The suitability of a site will depend on a variety of different factors, including the nature and scale of the waste facility and any site constraints such as flood risk, sensitive landscape and ecological sensitivity. Annex C of TAN 21 sets out the detailed planning issues which are necessary for applicants and planning authorities to have regard to whilst preparing and determining applications for waste management proposals. Any proposal that will need planning permission will be required to comply with all the other relevant policies in the Plan.
- 7.5.51 In accordance with the waste hierarchy set out in TAN 21, a sustainable approach to waste management will require greater emphasis on reduction, re-use and recovery and less reliance on disposal without recovery.
- 7.5.52 TAN 21 states that the resultant materials from the demolition of buildings may be recycled on site using temporary plant and machinery where it would be appropriate and would not cause a detrimental impact on neighbours in terms of noise and dust. The guidance explains that where there are longer term prospects for a sufficient and economic supply of demolition and construction waste within an appropriate catchment area, it may be appropriate to identify a permanent repository or urban quarry for this purpose. It is considered that the criteria referred to in the above policy should be used to guide the determination of planning applications for storage repositories of construction and demolition waste to avoid unnecessary landfilling of inert waste.

POLICY GWA2: WASTE MANAGEMENT OUTSIDE DEVELOPMENT BOUNDARIES AND ALLOCATED SITES

Proposals for the management of waste outside development boundaries and allocated sites (in accordance with Policy GWA1) (including biodegradable waste by means of composting, including anaerobic digestion and in vessel composting) will be granted provided there is a demonstrable need for the development and that all the following criteria can be met:-

- 1. Allocated sites are either unavailable or unsuitable for the proposed activity.**
- 2. There are no suitable sites within the development boundary.**
- 3. The proposal will have incorporated measures to mitigate impact upon the environment and the health and amenity of the local population.**
- 4. The proposal is of an appropriate scale and nature in terms of the site and its surroundings.**
- 5. The proposal wouldn't have an adverse impact upon the natural environment and heritage value of the area.**

Explanation:

- 7.5.53 The Councils consider that in some instances, some waste management facilities may be acceptable on agricultural land as part of farm diversification, particularly where it can be demonstrated that the waste is generated locally and the output is applied locally. The rural nature of the Plan area may also necessitate small scale facilities being located outside development boundaries to reflect existing transport infrastructure.

- 7.5.54 Proposals within or directly adjacent to landscape designated areas such as Areas of Outstanding Natural Beauty, the National Park and Special Landscape Areas will be rigorously tested to ensure that there isn't any adverse impact upon the designation or its setting.
- 7.5.55 Currently there is no required need for landfill provision within the Plan area. As part of the process of monitoring the Plan, measures will be taken to review the future landfill requirement. Any proposed landfill which has proven a demonstrable need would have to conform to Policy GWA2.

POLICY GWA3: LOW AND VERY LOW LEVEL RADIOACTIVE WASTE TREATMENT AND STORAGE

Facilities for the treatment storage or disposal of Low and Very Low Level radioactive waste generated on site to facilitate an existing business will be granted, provided:

- 1. It is consistent with the national strategy for managing Low and Very Low Level radioactive waste and discharges and/or the decommissioning plans for the Wylfa Nuclear Power Station.**
- 2. The outcome of social economic and environmental health assessments justify it being dealt with on site or appropriate locations outside the main nuclear site.**
- 3. Facilities are sited and designed in order to minimise adverse impacts on the environment and appropriate environmental restoration measures are available.**
- 4. Proposals shall comply with the general considerations set out in Policy GWA1**

Explanation:

- 7.5.56 Within the Plan area there are businesses, research establishments as well as health care establishments which produce low and very low radioactive waste. A more notable low and very low level producer of radioactive waste is the existing nuclear power station at Wylfa which is due to stop producing electricity in 2015. The process of decommissioning will then start. The decommissioning process is likely to give rise to a large quantity of Low and Very Low Level radioactive waste.
- 7.5.57 The national policy for handling such waste is to deal with them as far up the waste hierarchy as possible. However it is likely that some of this waste will need to be disposed of either on or adjacent to licensed nuclear sites or to landfill sites elsewhere.
- 7.5.58 Current NRW guidance is that some Low and Very Low Level radioactive wastes may be suitable for disposal at existing non-hazardous landfill sites. Planning permission may be required for such disposal depending on the conditions attached to any existing planning permission. An appropriate consent /permit from the NRW would also be required.
- 7.5.59 This Policy provides for the implementation of such facilities within the confines of the Licensed Site, This Policy applies solely to the storage of Low and Very Low Level radioactive wastes and would not permit the disposal of intermediate Level Waste at the site.

MINERALS

7.5.60 Context

- The overarching objective in planning for minerals is to ensure supply is managed in a sustainable way so that the best balance between environmental, economic and social considerations is struck, while making sure that the environmental and amenity impacts of any extraction are kept to a level that avoids causing demonstrable harm to environmental and amenity interests.
- The Regional Technical Statement sets out how aggregates demand will be met in the region for a 25 year period ending in 2036 and provides a strategic basis for local development plans in the region.

Introduction

- 7.5.61 The Plan area can claim major deposits of almost all main rock types including slate, limestone, coal, various igneous rocks, and sandstone including sand and gravel deposits. The Regional Technical Statement recommends that the Plan should make allocations for land based sand and gravel resources, but in accordance with Paragraph 13 of MPPW other mineral resources are to be safeguarded including high PSV Dolerite, Igneous rock, Limestone and Coal.

STRATEGIC POLICY PS19: MINERALS

The Councils will contribute to regional and local demand for a continuous, secure and sustainable supply of minerals by:

- 1 Safeguarding known / potential mineral resources from permanent development that would sterilize them or hinder extraction.
- 2 Maintaining a 7 year land bank of Sand and Gravel and 10 year land bank of crushed rock aggregate reserves in line with national guidance.
- 3 Maximise the use of secondary and recycled materials and mineral wastes.
- 4 Acknowledge that where the principles of sustainable development can be achieved, the extension of existing quarries and/or new quarries is likely to be appropriate.
- 5 Where there is a need for new capacity of minerals, these should come from locations of low environmental constraint and take into account transport implications.
- 6 Protect maritime wharf and railhead facilities as a means of encouraging sustainable transport of aggregates.
- 7 Ensuring good restoration and aftercare.
- 8 Minimising potential conflict between mineral and non-mineral land uses.
9. All Dormant and long-inactive minerals sites identified on the proposals map will be reviewed to assess their potential to contribute to the land bank and the likelihood of their re-opening. Where appropriate, Prohibition Orders will be served.

POLICY MWYN1: SAFEGUARDING MINERAL RESOURCES

Mineral Safeguarding Areas have been identified and are shown on the Proposals Map to ensure that known mineral resources are safeguarded for the future. Mineral resources will be safeguarded from non-mineral development which would sterilise or hinder their extraction. Proposals for non-mineral development will only be granted within Mineral Safeguarding Areas where:-

1. Such development would not have a significant impact on the viability of future exploitation of the mineral; or extraction of the mineral is undertaken prior to the carrying out of the development.
2. It can be demonstrated that the need for the development outweighs the need to protect the mineral resource and, where feasible, extraction of the mineral is undertaken prior to the carrying out of the development.

Explanation:

- 7.5.62 As Mineral resources are finite and are not evenly distributed, knowledge about their whereabouts is essential for making effective and sustainable planning decisions and to consider the needs of future generations. Access to mineral resources can be prevented or restricted (sterilised) by non-mineral development and the process of mineral safeguarding ensures that this does not occur unnecessarily when planning applications are determined. An effective safeguarding system requires the adoption of 'mineral safeguarding areas and the adoption of suitable policies.
- 7.5.63 Anglesey and Gwynedd have metalliferous and industrial minerals such as copper, zinc, manganese, gold and silver. Significant proven deposits of copper and zinc are located in Anglesey around Parys Mountain which should be afforded particular protection from other development and to acknowledge the potential for future exploitation. Although prices have fluctuated in recent years, the world demand for these minerals has increased.
- 7.5.64 A special safeguarding area or area of search would be justifiable, given the likelihood of the metalliferous resource around Parys Mountain, but also in consideration of the infrastructure requirements to recommence working.
- 7.5.65 A decision to safeguard a particular mineral resource does not imply that planning permission will be granted for its working. In instances where there has need for the development outweighs the need to protect the mineral resource the developer would be encouraged to secure the prior removal of the mineral, wherever appropriate in terms of economic feasibility and environmental and other planning considerations, prior to the commencement of the development.

POLICY MWYN2: SUSTAINABLE SUPPLY OF MINERAL RESOURCES

A land bank of permitted reserves for aggregate will be maintained in accordance with national and regional guidelines

Explanation:

- 7.5.66 The Plan should ensure that an adequate and sustainable supply of mineral resources can be produced to meet the area's needs without compromising the environment, amenity, geodiversity, or future resource needs. In practice, ensuring an adequate and sustainable supply of aggregates will mean enabling the apportionment set out in the RTS First Review to be met. National guidance requires the maintaining of a 7 year land bank of Sand and Gravel and 10 year land bank of crushed rock aggregate reserves for the duration of the Plan. Where it is not possible to maintain the land bank permitted reserves, the preferred areas of search identified in the plan will serve to maintain the provision of mineral reserves.

POLICY MWYN3: PREFERRED AREAS OF SEARCH

To maintain future provision to meet the demonstrated need of the industry concerned, 'Preferred Areas of Search' for future supplies of sand and gravel have been identified on the Proposals Map in the following areas:-

**Cae Efa Lwyd, Penygroes
Tan y Bryn, Penygroes
Bodychain, Llanllyfni
Derwyn Fawr, Bryncir
Llecheiddior Uchaf, Bryncir**

To maintain future provision to meet the demonstrated need of the industry concerned, 'Preferred Areas of Search' for future supplies of crushed rock have been identified on the Proposals Maps in the following areas:-

**Rhuddlan Bach
Cae'r Glaw
Gwyndy
Bwlch Gwyn
Hengae
Nant Newydd**

Explanation:

- 7.5.67 The above policy aims to facilitate the additional provision of sand and gravel, and crushed rock reserves to meet the identified shortfalls highlighted by the First Review of the North Wales Regional Technical Statement. By comparing existing land banks (December 2010) and the apportionment for sand and gravel and crushed rock Tables 5.2 and 5.3 of the First Review of the North Wales Regional Technical Statement highlights a 3.7 million tonne shortfall for sand and gravel in Gwynedd and a 131 shortfall of crushed rock in Anglesey.
- 7.5.68 However, the Councils do not have sufficient information to allocate specific sites for sand and gravel but considers that Preferred Broad Areas of Search for sand and gravel and crushed rock can be identified on information derived from BGS published data and the National Assembly for

Wales commissioned report The Sand and Gravel Resources of North Wales, produced by the University of Liverpool and Enviros (2003) together with the previous study, 'Assessment of Sand and Gravel Resources in the Eastern Llyn Peninsula', undertaken by Liverpool University in 1988.

- 7.5.69 The preferred areas of search identified above provide the potential for the release of new reserves which are far greater than the minimum allocation of 3 million tonnes recommended by the RTS in order to allow for the uncertainties involved, to provide choice to the Minerals Industry and to encourage local supply to minimise transport distances.

POLICY MWYN4: MINERAL DEVELOPMENTS

Mineral exploration, working or extension to existing operations will be granted to maintain the Plan area's landbank of aggregates, or to meet a demonstrated need for other minerals provided the following criteria are met:

- 1. There is no unacceptable harm to the amenity or health of local residents in terms of visual impact, levels of dust, noise, vibration, odour and light as a result of the operation itself or the resulting traffic movements;**
- 2. There is a suitable buffer between mineral development and sensitive development;**
- 3. There is no unacceptable harm to the stability and support of adjacent land;**
- 4. The development is sensitively screened and landscaped;**
- 5. The development will not have a significant adverse impact on sites of international, national, regional or local environmental, nature conservation, landscape and /or heritage importance;**
- 6. The proposal does not sterilize or otherwise prevent the working of other significant mineral deposits;**
- 7. The proposal does not increase the extent of active mineral working in a particular locality beyond its environmental capacity;**
- 8. There is no unacceptable harm to land drainage groundwater and water resources;**
- 9. The proposal ensures that the potential use of the resource is maximised and there is satisfactory disposal of any waste arising from the mineral operation;**
- 10. Where blasting is proposed, the proposal includes a scheme of blasting to demonstrate that it can be controlled to meet the conditions detailed in Mineral Technical Advice Note MTAN (Wales) 1: Aggregates, or any amendments;**
- 11. The proposal includes a scheme for the after use of the site and details of the restoration and aftercare required to achieve it in accordance with Policy MWYN/11;**
- 12. Wherever economically feasible, mineral waste or products should be transported by rail or water;**

This policy is applicable to mineral exploration operations that fall outside the scope of Part 22 of the Town and Country Planning (General Permitted Development) Order 1995.

Explanation:

- 7.5.70 Even though mineral working is a temporary use of land it can have considerable impact on the local amenity and on the environment, some impacts could render the development unacceptable. This policy seeks to identify those aspects of mineral development that require control in the interest of the local amenity and the environment. MPPW required development plans to set out the criteria that will be applied to mineral proposals and lists the issues to be

addressed. Many of these issues are addressed by policies elsewhere within the Plan and National Policy. As with many other types of development, mineral operations can have a cumulative adverse impact on the environment and/or local amenity.

- 7.5.71 Both Councils are aware of the responsibility to protect the Areas of Outstanding Natural Beauty. Mineral Planning Policy Wales 2000 (MPPW) supported by Minerals Technical Advice Note (Wales) 1 Aggregates 2004 make it clear that mineral development should only be allowed in Areas of Outstanding Natural Beauty in exceptional circumstances. The MPPW sets out matters that should be taken into account when considering proposed mineral extraction in or close to Areas of Outstanding Natural Beauty.
- 7.5.72 The reference to environmental capacity of mineral workings on a locality should be assessed on a case by case basis, subject to the assessment of all environmental and amenity criteria, typically transportation economic, cultural, environmental and social impacts.
- 7.5.73 Where reference is made to 'Suitable buffer', this relates to MTAN 1 and MTAN 2 recommended distances. These don't necessarily apply to prior extraction or exploratory, both of which would need to be considered on a case by case basis.

POLICY MWYN5: LOCAL BUILDING STONE

The temporary working or reopening of small-scale mineral operations to provide traditional building materials for the repair and/or alteration of buildings or walls of architectural or historic importance or the construction of new buildings, walls or other structures on sensitive sites will be granted provided that:

- 1. It is compatible with other Plan policies and that it is in the interests of building conservation, the local landscape and sustainability.**
- 2. Where it can be demonstrated that the need cannot be met from existing reserves/sources.**

The duration should be considered on a case by case basis, taking into account the need for the mineral type concerned. The Council will attach a condition specifying end use to which the stone is to be put.

Explanation:

- 7.5.74 The impact of the County's built environment on the character of the area is recognised. In many parts of area, the character of building materials plays an important part in local heritage. The Councils recognises the importance of allowing for the use of local building stone where it can be demonstrated that there is a genuine specific need that cannot be met from existing reserves/quarries.

POLICY MWYN6: BUFFER ZONES AROUND MINERAL SITES

Planning applications for mineral extraction within the buffer zones identified on the Proposals Map will not normally be permitted unless a new buffer zone can be provided to reflect the minimum distances referred to in MTAN 1 : Aggregates. A notional buffer zone will be applied to all new planning applications for mineral working in accordance with the minimum distances referred to in MTAN 1 : Aggregates and MTAN 2: Coal, and in cases where the notional buffer zones can not achieve the minimum distances required, developments will be refused.

Extensions to existing mineral workings will only be granted where a suitable buffer can be maintained between mineral development and sensitive development.

Proposals for sensitive developments (in particular housing, hospitals and schools) as defined by MTAN 1 : Aggregates, within the buffer zones identified on the Proposals Map and within any notional buffer zones will be refused.

Development within a buffer zone which is less than the recommended distance will ~~only~~ be refused unless clear and justifiable reason is provided, and it can be demonstrated that there will be no adverse impacts or conflicts with the mineral operation.

Within the Development High Risk Areas for Coal identified on the Proposals Map, development shall only be granted within settlement boundaries where it can be demonstrated that the potential for subsidence has been the subject of geotechnical investigation and that appropriate measures to minimise the impact of subsidence by ensuring best practice to design and control of development may be applied including mitigation in the form of remediation and prior extraction where appropriate.

Explanation:

- 7.5.75 Mineral Buffer zones are shown on the Proposals Map around all quarries and mineral operations, including dormant sites. The purpose of buffer zones is to protect both mineral reserves (resources with planning permission) and mineral resources from development that may sterilise them, but also to ensure the environmental effects of quarrying do not adversely affect sensitive development.
- 7.5.76 The Councils recognises the benefits of establishing such zones in protecting local amenity and sensitive areas whilst maintaining the viability of approved mineral working. The buffer zones identified in the Proposals Maps have been specified in accordance with the criteria set out in MTAN 1: Aggregates. The minimum distances required are 100 metres for sand and gravel and 200 metres for hard rock quarries. For the purposes of clarity, hard rock quarries include extraction from hard rock mineral working deposits. The buffer zones identified in the Proposals Maps as well as any notional buffer zones are defined from the outer edge of the area where extraction and processing operations can take place including site haul roads.
- 7.5.77 In accordance with MTAN 2, the Plan designates 'Development High Risk Areas for Coal. These are based on the Coal Authority's risk map for Anglesey which indicates the presence of 'Mine Entries with Potential Zone of Influence', south east of Llangefni in and around Pentre Berw and east of Malltraeth, where evidence of coal mining features suggest that the area has the

potential for instability. It is material to consider whether a development will be affected by subsidence and to consider the acceptability of proposed mitigation measures”.

POLICY MWYN7: RAILHEAD AND WHARF FACILITIES

Existing and potential railhead and wharf facilities identified on the Proposals Maps will be safeguarded. Proposals that adversely affect the future availability of these facilities, or facilities for bulk mineral transportation will be refused.

Explanation:

- 7.5.78 Construction aggregates are a relatively low value product with a high transport cost. Transportation in bulk to distant markets is essential to maintain low unit cost competitiveness with primary aggregates from locations nearer to the market. The Plan area has the highest level of slate waste resources in the UK, and has a leading role to play in the supply of slate waste as a secondary aggregate. Furthermore, whilst the Councils have no direct control over their development, marine aggregates are recognised as a valuable resource and provide an alternative to land-won aggregates.
- 7.5.79 Bulk transportation may be achieved by rail and/or by sea. Where access to a strategic rail network is available it is important that potential bulk transport outlets for secondary aggregates be safeguarded. This can contribute to a more sustainable system of transporting minerals and reduce pressure on the existing road network.

POLICY MWYN8: EXPLORATION WORKS

Proposals for exploration works will be granted for a temporary period provided satisfactory environmental safeguards are in place and full reinstatement provisions are undertaken upon completion.

Explanation:

- 7.5.80 Some mineral exploration works are permitted development under the Town and Country Planning (General Permitted Development) Order 1995 if certain conditions are complied with. In order to ensure that any proposal is viable detailed feasibility studies must be first undertaken. Such studies include exploratory works including drilling boreholes, seismic surveys and carrying out trial excavations. These operations may potentially cause pollution to the water environment, necessitating the need for full consultation with the Natural Resource Wales on any such proposals. Any subsequent mineral applications will be assessed on their own merits without prejudice to whether permission has been granted for exploratory works.

POLICY MWYN9: BORROW PITS

Proposals for the development of borrow pits will be granted provided that:

1. **There are demonstrable environmental benefits to be gained**
2. **They can be developed in accordance with other relevant policies of the plan and in particular other mineral policies.**
3. **They are a temporary use of land linked to the timescale of the development proposed**

Explanation:

7.5.81 Borrow pits are temporary mineral workings developed to supply a particular construction project. Borrow pits can offer significant environmental benefits over mineral supply from existing reserves by reducing transport distances. They should be located near to the project and preferably supply material direct without the use of public roads. There needs to be clear environmental benefits for the use of a borrow pit and restoration works should be to a high standard.

POLICY MWYN10: RESTORATION AND AFTER CARE

Applications for mineral working will be refused unless a comprehensive scheme for restoration, aftercare and after use, including details of proposed funding where necessary is included. Schemes must show progressive working and restoration unless it can be demonstrated that this is not practical without sterilising permitted reserves. The scheme should address the following matters:

1. **The existing use of the site**
2. **Adjoining land uses**
3. **The proposed after-use of the site**
4. **The surrounding landscape character**
5. **The proposed final landform**
6. **The in-situ soil resource, its conservation during site working, and its use in the progressive restoration and afteruse**
7. **Timetable detailing the progressive restoration of the site to a high standard**
8. **The potential for natural recolonisation or for enhancing or providing wildlife habitats, agriculture, forestry, geoconservation and amenity use**
9. **The potential for community benefit and employment**
10. **Other policies of the Plan**

Explanation:

7.5.82 Mineral sites are normally restored within the land use the categories listed above. Nearly all other after-uses will require a separate planning permission including proposals for recreation, industrial and housing. The Council must be satisfied before an application is determined that no matter how long the development, the site can be properly restored and brought back into beneficial after use within a recognisable timescale. The MTAN sets out comprehensive guidelines on how a high standard of restoration and aftercare should be achieved and how

beneficial after use should be provided. The Council will not permit new mineral development without a comprehensive detailed scheme of restoration and aftercare being agreed.

Monitoring and implementation

- 8.1 Monitoring is an important part of evidence based policy making in order to assess whether the Plan's policies are achieving their objective and the Plan's strategy is being delivered.
- 8.2 Local planning authorities are required to develop a monitoring framework to enable the collation of valuable information on the performance of a Plan's policies. The framework set out below comprises a series of indicators, targets and triggers for further action in relation to each theme and its objectives. It will form the basis for assessing the effectiveness of key policies. It also indicates the linkages between the plan themes, objectives and policies. This will provide a basis for the annual monitoring report (AMR).
- 8.3 The indicators have been developed in accordance with Welsh Government guidance on monitoring and where possible are based on indicators referred to in the "Local Development Plan Manual" as well as other indicators considered to be useful to assess the effectiveness of policies.
- 8.4 The Councils have attempted to avoid risks to the delivery of the Plan by adopting a proactive approach to removing constraints and a thorough assessment process. Application of the Candidate Sites Assessment Methodology has ensured as far as it is possible to do so that the sites can be developed and that any constraints to their development can be addressed. Topic Paper 1 published alongside the Deposit Plan records the assessment process and identifies any known factors that need to be considered on a site by site basis. Should any issues arise with the deliverability of allocated sites this will be picked up through thresholds in the monitoring and addressed accordingly through the Annual Monitoring Report (AMR).
- 8.5 The Sustainability Appraisal/Strategic Environmental Assessment (SA/ SEA) Scoping Report identifies the indicators that will be used to monitor progress on sustainability issues and more specifically sustainable development. These are set out in a separate framework which will be used as a tool for monitoring sustainable development in the plan area. Once the Plan is adopted these indicators will also be monitored.
- 8.6 The information gathered through the monitoring framework and the SA/SEA monitoring framework will be reported in the annual monitoring report (AMR). Local planning authorities are required to produce AMR's following the adoption of LDPs in order to review the plan's progress and to assess the effectiveness of its policies and proposals. The AMR will identify actions that need to be taken to resolve any issues raised through the monitoring process. This could include amendments to policies in order to improve their effectiveness, and in more extreme cases could result in a review of part or of the whole plan. The AMR will report information covering the preceding financial year and will be submitted to the Welsh Government by 31 October each year and will be available to view on each Council's website.
- 8.7 Irrespective of the AMR's findings, the Council is required to carry out a review of the whole plan every 4 years.
- 8.8 In accordance with Welsh Government guidance, the Council will seek to integrate its approach to monitoring the LDP with other Council strategies and plans.

Theme 1: Support and create safe, healthy, distinctive and vibrant communities

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
<p>SO1 Safeguard and strengthen the Welsh language and culture and promote its use as an essential part of community life</p> <p>SO2 Ensure that the appropriate physical or community infrastructure is in place e.g. water supply, health facilities, schools, community facilities or that it can be provided (e.g. by means of developer contributions) to cope with every kind of development</p>	<p>PS1 – PS5 PCYFF1CYF1, CYF3 – CYF7 TWR1 – TWR5 MAN4 – MAN6 TAI1 – TAI6 TAI9 – TAI10 TAI14 – TAI19 ISA1 – ISA5 TRA1 – TRA4 PS8 – PS15</p>	<p>D1 % Welsh speakers in 2021</p>	Contribute to safeguarding and strengthening the Welsh language	Any development given consent where the evidence shows that it will not promote the Welsh language in any one year
			<p>D2 Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption</p>	<p>Prepare and adopt a Supplementary Planning Guidance to promote the maintenance and creation of distinctive and sustainable communities within 6 months of the Plan's adoption</p> <p>Not adopting a SPG within 6 months of the Plan's adoption</p>
<p>SO3 Improve and maintain safe, efficient, high quality, modern and integrated transport networks to employment, services and education/training facilities particularly by foot, bicycle and public transport, thus reducing where possible the number of journeys in private cars</p> <p>SO4 Maximise the opportunities of Holyhead as a major international gateway and the A55, E22 Trans European network route and the A5025, A487, A470 as key transportation corridors</p>		<p>D3 Levels of private car</p>	Stable or declining number of private car	Increase in private

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
		ownership	ownership levels	car ownership levels
		D4 Levels of public transport usage	Year on year increase in public transport	Decrease in year on year use of public transport
		D5 Average journey times	A decrease in average car journey times from the plan baseline date	An increase in year on year average car journey times
		D6 Frequency of bus services	Increased frequency of bus services	No increase in frequency of bus services
		D7 Number of applications affecting disused railway lines	No applications affecting disused railway lines	Any applications affecting disused railway lines
		D8 Number of allocated sites that are restricted	Remove barriers that would restrict	1 allocated site not gaining planning

8. Monitoring and Implementation

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
		<p>due to issues that relate to infrastructure</p> <p>D9 Number of community services and facilities lost as a result of change of use</p> <p>D10 Number of new services and facilities to address the needs from large development projects in the plan area.</p>	<p>development on allocated sites</p> <p>Prevent the loss of community services and facilities</p> <p>That sufficient Services or facilities are provided to address the need from large development projects during the plan period.</p>	<p>consent due to issues relating to infrastructure that can't be overcome in any one year</p> <p>Loss of any community service or facility as a result of a change in use unless material planning considerations indicate otherwise</p> <p>Lack of key services i.e. educational, health to address the needs of the workforce and the local population.</p>

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
		<p>D11 Protected space</p> <p>Open</p>	<p>No net loss of protected open space.</p>	<p>Loss of protected open space without the proposal satisfying the criteria in policy ISA4 in any one year</p>

8. Monitoring and Implementation

Theme 2: Sustainable Living

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
<p>SO5 Ensuring that development in the Plan area supports the principles of sustainable development and creates sustainable communities whilst respecting the varied role and character of the centres, villages and countryside</p> <p>SO6 Minimize, adapt and mitigate the impacts of climate change. This will be achieved by:</p> <ul style="list-style-type: none"> ensuring that highly vulnerable development is directed away from areas of flood risk wherever possible; reduce the need for energy and other resources in developments; promote renewable and low carbon energy production within the area; make use of suitable previously developed land and unoccupied buildings or ones that are not used to their full capacity, where available; manage, protect and enhance the quality and quantity of the water environment and reduce water consumption <p>SO7 Ensure that all new development meets high standards in terms of quality of design, energy efficiency, safety, security and accessibility, relates well to existing development, enhances public realm and develops locally distinctive quality places</p> <p>SO8 Ensure that settlements are sustainable, accessible and meet all the needs of their communities in accordance with the settlement</p>	<p>PS1 – PS2 PS4 – PS6 PCYFF 1 – PCYFF5 ADN1 – ADN2 ARNA1 TRA4 PS15</p>	<p>D12 Number of sensitive development (as defined by TAN15) permitted in C1 and C2 floodplain not meeting all TAN15 tests (paragraph 6.2 i-v)</p> <p>D13 Housing units provided on previously developed land</p> <p>D14 Number and type of stand-alone renewable energy and low carbon schemes that receive planning consent on annual basis</p> <p>D15 Prepare and adopt a</p>	<p>No development permitted that conflicts with TAN15 (not including those considered exceptions in TAN15)</p> <p>Housing units on previously developed land = 25% of all housing development</p> <p>No policy target</p> <p>Prepare and adopt a Supplementary Planning</p>	<p>1 or more developments permitted in any one year in C1 and C2 floodplain not meeting all TAN15 tests</p> <p>Less than 20% housing units provided on previously developed land in any one year</p> <p>Less than 1 development annually for 3 consecutive years</p> <p>Supplementary</p>

hierarchy				Planning Guidance not adopted with 12 months of adoption
		Supplementary Planning Guidance on design matters	Guidance on design matters within 12 months of adoption	
		<p>D16 New housing built or with planning consent in accordance with the plan wide percentage distribution by the end of the Plan period</p>	<p>No more than 55% in the Regional Subcentre and the Urban Service Centres;</p> <p>At least 20% in the Local Service Centres;</p> <p>No more than 25% in the Villages and the Clusters</p>	<p>Less than the identified % in any one year</p>

Theme 3: Support growth and regeneration under the umbrella of Anglesey Energy Island and other plans and strategies, which will transform the local economy, building on those elements of its unique economic profile that are identified as being of regional and national significance (economy and regeneration)

LDP Strategic Objective	Relevant LDP Policies	Indicators	Policy Targets	Trigger Level
<p>SO9 Ensure that a network of employment sites and premises of a size and quality is safeguarded and allocated in sustainable locations that best meet the needs of existing businesses and are able to support the growing sectors of the local economy, attracting investment, and retaining and increasing the number of indigenous jobs</p> <p>SO10 Secure opportunities for improving the skills and education of the workforce</p>	<p>PS2 - PS3</p> <p>PS8 – PS12</p> <p>CYF1 – CYF4</p> <p>CYF6 - CYF7</p> <p>MAN1 – MAN3</p> <p>MAN7</p>	<p>D17 Amount of employment land (use class B1, B2 and B8) and floor space lost to other uses.</p>	<p>No loss of employment land/floor space unless in accordance with Policy CYF2 or Policy CYF4.</p>	<p>Any loss of 1 or more premises or an area of land within use class B1, B2 or B8 that does not accord with Policy CYF2 or Policy CYF4</p>
<p>SO11 Diversify the Plan area’s rural economy building on opportunities, offering local employment opportunities with good quality jobs that are suitable for the local community and respects environmental interests</p> <p>SO12 Promote vital and vibrant town centres in Amlwch, Bangor, Blaenau Ffestiniog, Holyhead, Caernarfon, Llangefni, Porthmadog and Pwllheli, that have rediscovered their purpose as centres for work and services, and that are vibrant and attractive places for residents and visitors</p> <p>SO13 Manage the area as an alternative and sustainable destination for tourists by providing facilities of a high standard that meet modern day needs and offer benefits throughout the year</p>	<p>TWR1 - TWR5</p> <p>TAI3</p> <p>TAI8</p> <p>ISA3</p>	<p>D18 Amount of employment development permitted on allocated sites as a % of total employment development permitted.</p>	<p>That employment land allocations meet employment land needs (in terms of quantity, quality and location) and that development is located in accordance with the JLDP’s Spatial Strategy.</p>	<p>The development of non-allocated sites for major employment proposals.</p>
		<p>D19 Amount of retail, office and leisure development permitted</p>	<p>That development is located in accordance</p>	<p>1 or more retail, office or leisure development</p>

		<p>in town centres as a % of all development permitted.</p>	<p>with the JLDP's Retail Hierarchy (policy MAN1) ensuring vital and viable town centres.</p>	<p>permitted outside of designated town centre boundaries contrary to policy MAN1.</p>
<p>D20 Amount of development permitted that could lead to the loss of retail premises (use class A1) through change of use applications within the primary retail core.</p>	<p>No loss of retail premises through change of use within the primary retail core.</p>	<p>Loss of a retail premise (A1 use class).</p>		
<p>D21 Amount of development permitted that could lead to the loss of village shops or public houses through change of use applications within villages.</p>	<p>No loss of village shops or public houses.</p>	<p>Loss of a village shop or public house unless material circumstances indicate otherwise.</p>		
<p>D22 Number of new or improved tourism facilities</p>	<p>All related development</p>	<p>Failure to deliver</p>		

8. Monitoring and Implementation

		<p>D23 New higher standard of tourism accommodation</p>	<p>proposals All related development proposals</p>	<p>Failure to deliver</p>
		<p>D24 Number of employment development (B1, B2 or B8) permitted not located on sites set out in Policy CYF2.</p>	<p>Opportunities to locate a business on suitable sites or in suitable buildings within or near villages or in the countryside</p>	<p>Less than 1 for development employment uses (B1, B2 or B8) permitted within or close to a village or in the countryside in any one year.</p>

Theme 4: To give everyone access to housing appropriate to their needs

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
<p>SO14 To ensure that a sufficient and appropriate range of housing sites is available in sustainable locations in accordance with the settlement hierarchy</p> <p>SO15 To provide a mixture of good quality and affordable housing units, of a range of types and tenures to meet the housing requirements of all sections of the population</p>	PS13 – PS15 TA11 – TA19	D25 Supply of land that is available for housing	Maintain a 5 year housing land supply	Housing land supply falling below the 5 year requirement
		D26 The number of permissions given and new housing completed annually	That enough units receive permission annually to maintain a sufficient supply of housing in the landbank. That the Plan provides 2,604 units between 2011 and 2018 and 5,298 between 2018 and 2026 (i.e. units that have been completed). The rate of development does not exceed the 2,604 units in the 2011 to 2018 period.	Less than 250 units receive planning permission for two consecutive years. Growth level less than 372 units per annum for two consecutive years for 2011-18 or 662 units per annum for 2018-26. More than 500 units completed for two consecutive years for the period 2011 to 2018.

8. Monitoring and Implementation

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
		<p>D27 Number of affordable housing units that receive planning permission per annum.</p> <p>D28 Number of affordable housing units completed annually</p> <p>D29 Number of local market housing units permitted in the relevant settlements.</p> <p>D30 Monitor affordable housing targets and thresholds on allocated sites.</p>	<p>No target in the policy</p> <p>At least 1,400 affordable housing units on land identified within the Plan.</p> <p>No permissions for an open market unit in these settlements.</p> <p>Correspond with the targets in Policy TA19.</p>	<p>Less than 45 new affordable units receiving planning permission for two consecutive years.</p> <p>Growth level less than 65 affordable units per annum for two consecutive years for 2011-18 or 117 units per annum for 2018-26.</p> <p>Open market unit receiving permission in the settlements listed in Policy TA15.</p> <p>A level that is less than (at least) 25% or (at least) 15% in the house price areas for two consecutive years without justification from a viability</p>

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
		<p>D31 Work to identify permanent and temporary pitches to meet the demand by Gypsies and Travellers.</p> <p>D32 Average density of developments that have been permitted on allocated sites.</p> <p>D33 Prepare and adopt a Supplementary Planning Guidance for Affordable Housing.</p>	<p>Identify appropriate pitches to meet the need within the Plan area.</p> <p>100% of sites are 30 units per hectare.</p> <p>Supplementary Planning Guidance for Affordable Housing.</p>	<p>perspective.</p> <p>That appropriate pitches have been identified within a year of adopting the Plan.</p> <p>That the average total of the permitted units on new allocated sites are less than 10% of the expected level.</p> <p>No Supplementary Planning Guidance adopted within 12 months of the date of adopting the Plan.</p>

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
		D34 Prepare and adopt a Supplementary Planning Guidance for Local Market Housing.	Supplementary Planning Guidance for Local Market Housing.	No Supplementary Planning Guidance adopted within 12 months of the date of adopting the Plan.

Theme 5: Protect and enhance the natural and built environment

Plan Strategic Objective	Relevant Plan Policies	Indicators	Policy Targets	Trigger Level
SO16 Protect, enhance and manage the natural and heritage assets of the Plan area, including its natural resources, wildlife habitats, and its landscape character and historic environment SO17 Encourage waste management based on the hierarchy of reduce, re-use, recovery and safe disposal SO18 Meet the needs of minerals locally and regionally in a sustainable manner	PS16 - PS19 MWYN1 - 10 GWA1 – GWA3 AMG1 – AMG5 AT1 - AT4	D35 Amount of development permitted which could adversely affect the features of a protected site for nature conservation.	No development will take place that could adversely affect the features of a protected site for nature conservation.	1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit and /or NRW.

		<p>D36 Amount of development permitted which could adversely affect the special qualities of an Area of Outstanding Natural Beauty (AONB).</p>	<p>No development will take place that could adversely affect the special qualities of an AONB.</p>	<p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit/Landscape Officer and/ or NRW.</p>
		<p>D37 Amount of development permitted which could adversely affect a Special Landscape Area (SLA).</p>	<p>No development will take place that could adversely affect a SLA.</p>	<p>1 or more developments permitted where there is an outstanding objection from the Authority's Biodiversity Unit/Landscape Officer and/ or NRW.</p>

8. Monitoring and Implementation

		<p>D38 Amount of developments permitted which could adversely affect a European protected species, or significant harm to species protected by any other statute.</p>	<p>No development will take place with the potential to result in the detriment to the conservation status of European protected species, or significant harm to species protected by any other statute.</p>	<p>1 or more developments where there is an outstanding objection from the Authority's Biodiversity Unit and/or NRW.</p>
		<p>D39 Amount of developments permitted that would have an adverse impact on a Listed Building, Conservation Area, World Heritage Site, Historic Landscape, Park and Garden, or on their setting</p>	<p>No development will take place that would have an adverse impact on a Listed Building, Conservation Area, World Heritage Site, Historic Landscape, Park and Garden, or on their setting</p>	<p>1 or more developments where there is an outstanding objection from the Authority's Conservation Officer, CADW and/or GAT.</p>
	<p>D40 Mineral land bank in JLDP area.</p>	<p>Maintain a 7 year supply of sand and gravel and a 10 year land supply of crushed rock aggregate reserves.</p>	<p>Less than 7 year land supply for sand and gravel and less than 10 year supply for crushed rock</p>	

		<p>D41 Amount of development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource.</p>	<p>No development permitted within a mineral buffer zone that would lead to the sterilisation of the mineral resource.</p>	<p>aggregates. 1 or more developments permitted where there is an outstanding objection from the Authority's Mineral's Officer and/or the Coal Authority.</p>
		<p>D42 Supply of sites for waste management or recycling facilities</p>	<p>Maintain a supply of sites for waste management or recycling infrastructure</p>	<p>Loss of 1 of the sites listed in Policy GWA 1 unless material planning considerations indicate otherwise.</p>

Tests of soundness

Procedural Tests

P1: it has been prepared in accordance with the Delivery Agreement including the Community Involvement Strategy

P2: the plan and its policies have been subjected to sustainability appraisal including strategic environmental assessment

Consistency Tests

C1: it is a land use plan which has regard to other relevant plans, policies and strategies relating to the area or to adjoining areas

C2: it has regard to national policy

C3: it has regard to the Wales Spatial Plan

C4: it has regard to the relevant community strategy/ies

Coherence & Effectiveness Tests

CE1: the plan sets out a coherent strategy from which its policies and allocations logically flow and, where cross boundary issues are relevant, it is compatible with the development plans prepared by neighbouring authorities

CE2: the strategy, policies and allocations are realistic and appropriate having considered the relevant alternatives and are founded on a robust evidence base

CE3: there are clear mechanisms for implementation and monitoring

CE4: it is reasonably flexible to enable it to deal with changing circumstances

Topic Paper 1	Candidate Sites Assessment (2013)
Topic Paper 1A	Candidate Sites Assessment – update (2015)
Topic Paper 2	Relevant Strategies and Plans (2015)
Topic Paper 3	Population and Housing (2015)
Topic Paper 4	Describing the housing and spatial growth (2013)
Topic Paper 4A	Describing the housing and spatial growth – update (2014)
Topic Paper 5	Developing the settlement hierarchy (2015)
Topic Paper 6	Urban Capacity Study (2015)
Topic Paper 7	Retail (2013)
Topic Paper 8	Strategic Flood Consequence Assessment (Level 1) (2013)
Topic Paper 9	Tourism (2013)
Topic Paper 10	Welsh Language and Culture (2015)
Topic Paper 10A	Language Profile - Gwynedd (2014)
Topic Paper 10B	Language Profile - Anglesey (2014)
Topic Paper 11	Minerals (2015)
Topic Paper 12	Waste (2015)
Topic Paper 13	Community Infrastructure (Baseline Information) (2015)
Topic Paper 14	Open Space Assessment (2015)
Topic Paper 15	Transport (2015)

Appendix 2 - Schedule of key documents

Topic Paper 16	Student accommodation (2015)
Topic Paper 17	Local Market Housing (2015)
Topic Paper 18	Identifying Gypsy and Traveller Sites (2015)
Background Paper	Affordable Housing Viability Study (2013)
Background Paper	Affordable Housing Viability Study – update (2014)
Background Paper	Employment Land Study (2012)
Background Paper	Retail Study Gwynedd and Anglesey (2013)
Background Paper	Review of Special Landscape Areas Gwynedd and Anglesey (2013)
Background Paper	Gwynedd Landscape Strategy (Update 2012)
Background Paper	Anglesey Landscape Strategy (Update 2011)
Background Paper	Scoping Renewable Energy Opportunities Gwynedd (2012)
Background Paper	Anglesey Renewable Energy Capacity Study (2014)
Background Paper	Housing and Language Study Gwynedd and Anglesey (2014)

Background Paper	Gwynedd and Anglesey Population and Household Forecasts: Assumptions, methodology and scenario results (2014)
Background Paper	Explaining the difference between the Welsh Government's 2008 based and 2011 based projections for Gwynedd (2014)
Background Paper	Explaining the difference between the Welsh Government's 2008 based and 2011 based projections for the Isle of Anglesey (2014)
Background Paper	Scoping of potential development sites: Pwllheli (Development Appraisal Report) (2014)

Copies of the above can be seen on Gwynedd Council's and the Isle of Anglesey County Council's websites or obtained from the Joint Planning Policy Unit:

<https://www.gwynedd.gov.uk/en/Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Joint-Local-Development-Plan/Supporting-documents/Supporting-documents.aspx>

<http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-local-development-plan-anglesey-and-gwynedd/supporting-documents?redirect=false>

Other studies

Housing Land Availability Studies (Gwynedd) (annual) <https://www.gwynedd.gov.uk/en/Council/Strategies-and-policies/Environment-and-planning/Planning-policy/Joint-Housing-Land-Availability-Study.aspx>

Housing Land Availability Studies (Anglesey) (annual) <http://www.anglesey.gov.uk/planning-and-waste/planning-policy/joint-housing-land-availability-study/>

West Wales Shoreline Management Plan 2

http://www.westofwalesmp.org/content.asp?nav=23&parent_directory_id=10

Sub-regional Centre:

1. Bangor

29. Gwalchmai,
30. Niwbwrch,
31. Llannerch-y-medd

Urban Service Centres:

Anglesey

2. Amlwch
3. Caergybi
4. Llangefni

Gwynedd

5. Blaenau Ffestiniog
6. Caernarfon
7. Porthmadog
8. Pwllheli

Gwynedd

32. Bethel,
33. Bontnewydd,
34. Botwnnog,
35. Chwilog,
36. Deiniolen,
37. Rachub,
38. Tremadog,
39. Y Ffôr

Local, Rural and Coastal Villages:

A) Local Villages

Local Service Centres:

Anglesey

9. Biwmares,
10. Benllech,
11. Bodedern,
12. Cemaes,
13. Gaerwen,
14. Llanfairpwll,
15. Porthaethwy,
16. Pentraeth,
17. Rhosneigr,
18. Y Fali

Gwynedd

19. Abermaw,
20. Abersoch,
21. Bethesda,
22. Criccieth,
23. Llanberis,
24. Llanrug,
25. Nefyn,
26. Penrhyndeudraeth,
27. Penygroes,
28. Tywyn

Ynys Môn

40. Bethel,
41. Bodffordd,
42. Bryngwran,
43. Brynsiencyn,
44. Caergeiliog,
45. Dwyran,
46. Llandegfan,
47. Llanddaniel Fab,
48. Llanfachraeth,
49. Llanfaethlu,
50. Llanfechell,
51. Llanfihangel yn Nhowyn,
52. Llangaffo,
53. Llangristiolus,
54. Llanrhyddlad,
55. Pencarnisiog,
56. Penysarn,
57. Rhosybol,
58. Talwrn,
59. Tregelle

Gwynedd

60. Abererch,
61. Brynrefail,
62. Caeathro,
63. Carmel,
64. Cwm y Glo,
65. Dinas (Llanwnda),

Service Villages:

Anglesey

66. Dinas Dinlle,
67. Dolydd a Maen Coch,
68. Efailnewydd,
69. Garndolbenmaen,
70. Garreg-Llanfrothen,
71. Groeslon,
72. Llandwrog,
73. Llandygai,
74. Llangybi,
75. Llanllyfni,
76. Llanystumdwy,
77. Nantlle,
78. Penisarwaun,
79. Pentref Uchaf,
80. Rhiwlas,
81. Rhosgadfan,
82. Rhostryfan,
83. Sarn Mellteyrn,
84. Talysarn,
85. Trefor,
86. Tregarth,
87. Tudweiliog,
88. Waunfawr,
89. Y Fron

B) Coastal/ Rural Villages:

Anglesey

90. Aberffraw,
91. Carreglefn,
92. Llanbedrgoch,
93. Llanddona,
94. Llanfaelog,
95. Llangoed,
96. Malltraeth,
97. Moelfre,
98. Pont Rhyd y Bont
99. Trearddur

Gwynedd

100. Aberdaron,
101. Borth y Gest,
102. Clynnog Fawr,
103. Corris,
104. Edern,
105. Fairbourne,

106. Llanaelhaearn,
107. Llanbedrog,
108. Llangian,
109. Llithfaen,
110. Morfa Bychan,
111. Morfa Nefyn,
112. Mynytho,
113. Rhoshirwaun,
114. Sarn Bach,
115. Y Felinheli

Clusters:

Anglesey

116. Bodorgan,
117. Bro Iarddur (Trearddur),
118. Bryn Du,
119. Brynminceg (Old Llandegfan),
120. Brynrefail,
121. Brynteg,
122. Bwlch Gwyn,
123. Capel Coch,
124. Capel Mawr,
125. Capel Parc,
126. Carmel,
127. Cerrigman,
128. Cichle,
129. Haulfre (Llangoed),
130. Elim,
131. Glanyrafon,
132. Glyn Garth,
133. Gorsaf Gaerwen,
134. Hebron,
135. Hendre Hywel (Pentraeth),
136. Hermon,
137. Llanddeusant,
138. Llaneilian,
139. Llanfaes,
140. Llanfairynghornwy,
141. Llangadwaladr,
142. Llansadwrn,
143. Llanyngenedl,
144. Llynfaes,
145. Marianglas,
146. Mynydd Mechell,
147. Nebo,

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| 148. | Penygroes, | 192. | Llangwnadl, |
| 149. | Pen y Marian, | 193. | Llaniestyn, |
| 150. | Pengorffwysfa, | 194. | Llanllechid, |
| 151. | Penlon, | 195. | Llannor, |
| 152. | Penmon, | 196. | Llanwnda, |
| 153. | Pentre Berw, | 197. | Llwyn Hudol, |
| 154. | Pentre Canol (Holyhead), | 198. | Machroes, |
| 155. | Penygraigwen, | 199. | Maes Tryfan, |
| 156. | Porth Llechhog (Bull Bay), | 200. | Minffordd, |
| 157. | Rhoscefnhir, | 201. | Minffordd (Bangor), |
| 158. | Rhosmeirch, | 202. | Mynydd Llandygai, |
| 159. | Rhostrehwfa, | 203. | Nebo, |
| 160. | Bryn y Mor (Valley), | 204. | Pantglas, |
| 161. | Rhydwyn, | 205. | Pencaenewydd, |
| 162. | Star, | 206. | Penmorfa, |
| 163. | Traeth Coch (Red Wharf Bay), | 207. | Penrhos, |
| 164. | Trefor, | 208. | Pentir, |
| 165. | Tyn Lon (Glan yr Afon), | 209. | Pentrefelin, |
| 166. | Tynyngongl | 210. | Pistyll, |
| | | 211. | Pontllyfni, |
| | | 212. | Rhiw, |
| | | 213. | Rhos Isaf, |
| | | 214. | Rhoslan, |
| | | 215. | Rhydyclafdy, |
| | | 216. | Saron (Llanwnda), |
| | | 217. | Sling, |
| | | 218. | Swan, |
| | | 219. | Tai'n Lon, |
| | | 220. | Talwaenydd, |
| | | 221. | Talybont, |
| | | 222. | Tan y Coed, |
| | | 223. | Treborth, |
| | | 224. | Ty'n-lon, |
| | | 225. | Ty'n y Lon, |
| | | 226. | Waun (Penisarwaun). |
- Gwynedd
- | | |
|------|---------------------|
| 167. | Aberdesach, |
| 168. | Aberllefenni, |
| 169. | Aberpwll, |
| 170. | Bethesda Bach, |
| 171. | Bryncir, |
| 172. | Bryncroes, |
| 173. | Bryn Eglwys, |
| 174. | Bwlchtocyn, |
| 175. | Penrhos (Caeathro), |
| 176. | Caerhun/Waen Wen, |
| 177. | Capel Uchaf, |
| 178. | Capel y Graig, |
| 179. | Ceidio, |
| 180. | Corris Uchaf, |
| 181. | Crawia, |
| 182. | Dinas (Llyn), |
| 183. | Dinorwig, |
| 184. | Friog, |
| 185. | Gallt y Foel, |
| 186. | Glasinfryn, |
| 187. | Groeslon Waunfawr, |
| 188. | Llanaber, |
| 189. | Llandderfel, |
| 190. | Llanengan, |
| 191. | Llanfor, |

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
Sub-Regional Centre	Bangor	The city has a sub-regional role and a for the Plan area and a more local role. It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.	The Plan aims to maintain and improve Bangor's status as a settlement of national significance and a strategic centre for the North West. A higher proportion of housing units, employment, retail and leisure. Housing units provided through urban capacity (infill, windfall, re-use of buildings, and long-term vacant housing back in use) and allocations. Allocations take the form of estate-scale development where appropriate. A proportion of affordable housing will be required. The Plan promotes opportunities for varied employment opportunities on the Bryn Cegin regional strategic site and Parc Menai sub-regional strategic site. Provide opportunities for both start-up, and encourage clusters of businesses. It also attempts to provide for retail growth to maintain the city's important regional role in offering a choice of comparison and convenience goods.
Urban Service Centre	Amlwch, Blaenau Ffestiniog, Caernarfon, Holyhead, Llangefni, Porthmadog and Pwllheli	These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Llangefni and Caernarfon also have an administrative function for their counties.	The Plan aims to ensure that the economic potential of Urban Service Centres is maximised. It will match their role for the local economy with a corresponding growth in varied housing units. New enterprises will be encouraged to set up and grow as will opportunities for expansion, focussing on their unique strengths, e.g. linkages to the nuclear sector, tourism and leisure. Housing will meet general need and affordable housing on allocated sites, windfall and infill sites, re-use of

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
			buildings and long term vacant housing. It will encourage community, health, leisure and entertainment facilities in them. A range of comparison and convenience shopping will be promoted.
Local Service Centre	Abersoch, Barmouth, Bethesda, Biwmares, Benllech, Bodedern, Cemaes, Criccieth, Gaerwen, Llanberis, Llanfairpwll, Llanrug, Menai Bridge, Nefyn, Penrhyndeudraeth, Penygroes, Pentraeth, Rhosneigr, Tywyn, Valley.	These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.	Maintain and vary their employment and service opportunities and thus their function in the network of settlements. This will increase the opportunity for surrounding rural communities to easily access basic facilities and services. Housing growth will be guided to bring about opportunities for open market housing, unless the evidence indicates that the need is for local market housing. Relatively smaller housing allocations, windfall and infill sites, re-use of buildings and long term vacant homes. All of these Centres will contribute to meeting the need for affordable housing units. Convenience shopping to meet day-to-day needs and specialist or independent shops.
Service Villages	Bethel, Bontnewydd, Botwnnog, Chwillog, Deiniolen, Gwalchmai, Llannerch-y-medd, Newbrough, Rachub, Tremadog, Y Ffôr.	They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.	The degree of development will be led by local requirements for employment and local housing, commensurate with the individual settlements. A higher proportion of housing will be guided to the Service Villages compared to other Villages. There will be housing allocations in the Service Villages, where appropriate to provide appropriate open market housing (unless the
Local/Rural/Coastal Villages	Too numerous to list here – see list at	There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have	

CATEGORY	WHICH SETTLEMENTS (in alphabetical order)	FUNCTION	IMPLICATIONS
	beginning of this Appendix.	comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.	<p>evidence indicates that the need is for local market housing) and a proportion of affordable housing.</p> <p>In order to reflect the character and role of the other Villages, a more limited level of housing units will be promoted, to meet the needs of local communities themselves and reduce opportunities, particularly in the Coastal Villages, for new housing stock to be used as summer or holiday homes. New provision most likely to be provided through infill sites, re-use of buildings or completion of larger sites already benefitting from planning consent. An emphasis will be on the provision of homes that are affordable for local communities or local market housing, where the evidence supports this approach.</p> <p>The emphasis will be on retention of existing day-to-day services and facilities, unless evidence supports an alternative approach.</p>
Clusters	Too numerous to list here – see list at beginning of this Appendix.	Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.	Only affordable housing units to meet local need, on plots conforming to policy requirements.

Tables 1 and 2 below identifies the number of units with Planning permission on the 1st April 2014. Figures are given for each Community Council within the Gwynedd Planning Area and Ynys Môn and broken down into separate settlements and open countryside within each Community.

H/D – N/S refers to units not started on 1st April 2014 whilst **W/D – U/C** refers to units under construction. The figures in column **A** refer to new build Units whilst those in column **B** refer to Units created from conversions.

Table 3 identifies the number of units per individual Community Council and individual settlements that the Joint Planning Policy Unit have assessed as being unlikely to be developed within the plan period for a variety of reasons e.g. they have been in the land bank for longer than 5 years.

Table 4 identifies allocated sites that have gained planning permission in the period between 1 April 2014 and 1 December 2014.

Table 1: Gwynedd Local Planning Authority Area

TIR AR GYFER TAI LAND FOR HOUSING			Ebrill / April - 2014			
Rhif No.	Cymuned Community	Anheddle Settlement	H/D - N/S		W/D - U/C	
			A	B	A	B
00	ABERMAW	Cyfanswm / Total	53	11	4	5
		Cefn Gwlad / Open C'Side	0	0	0	0
		Abermaw	53	11	4	5
		Llanaber	0	0	0	0
01	ARTHOG	Cyfanswm / Total	5	1	1	1
		Cefn Gwlad / Open C'Side	0	1	0	0
		Fairbourne	5	0	1	1
		Friog	0	0	0	0
02	CORRIS	Cyfanswm / Total	0	0	0	1
		Cefn Gwlad / Open C'Side	0	0	0	0
		Aberllefenni	0	0	0	0
		Corris	0	0	0	0
		Corris Uchaf	0	0	0	1
03	FFESTINIOG	Cyfanswm / Total	3	0	3	4
		Cefn Gwlad / Open C'Side	0	0	0	0
		Blaenau Ffestiniog	3	0	3	4
		Talwaenydd	0	0	0	0
04	LLANDDERFEL	Cyfanswm / Total	2	0	0	0
		Cefn Gwlad / Open	0	0	0	0

		C'Side				
		Llandderfel	1	0	0	0
		Llanfor	0	0	0	0
		Glanrafon	1	0	0	0
05	LLANFROTHEN	Cyfanswm / Total	0	0	0	0
		Cefn Gwlad / Open C'Side	0	0	0	0
		Garreg-Llanfrothen	0	0	0	0
06	LLANGYWER	Cyfanswm / Total	0	0	0	0
		Cefn Gwlad / Open C'Side	0	0	0	0
07	MAWDDWY	Cyfanswm / Total	0	0	0	0
		Cefn Gwlad / Open C'Side	0	0	0	0
08	PENRHYNDEUDRAETH	Cyfanswm / Total	11	0	7	4
		Cefn Gwlad / Open C'Side	0	0	0	0
		Minffordd	0	0	0	0
		Penrhyndeudraeth	11	0	7	4
09	TYWYN	Cyfanswm / Total	62	3	15	14
		Cefn Gwlad / Open C'Side	0	0	0	0
		Tywyn	62	3	15	14
10	ABERGWYNGREGYN	Cyfanswm / Total	0	0	0	0
		Cefn Gwlad / Open C'Side	0	0	0	0
11	BANGOR	Cyfanswm / Total	150	9	27	27
		Cefn Gwlad / Open C'Side	0	0	0	0
		*Bangor	150	9	27	27
12	BETWS GARMON	Cyfanswm / Total	0	0	0	1
		Cefn Gwlad / Open C'Side	0	0	0	1
13	BETHESDA	Cyfanswm / Total	17	7	7	4
		Cefn Gwlad / Open C'Side	0	0	0	0
		Bethesda	12	7	5	4
		Rachub	5	0	2	0
14	CAERNARFON	Cyfanswm / Total	136	8	12	7
		Cefn Gwlad / Open C'Side	1	0	0	0

		Caernarfon	135	8	12	7
15	LLANBERIS	Cyfanswm / Total	12	0	4	1
		Cefn Gwlad / Open C'Side	0	0	0	1
		Llanberis	12	0	4	0
16	LLANDYGAI	Cyfanswm / Total	17	0	0	0
		Cefn Gwlad / Open C'Side	1	0	0	0
		Bryn Eglwys	0	0	0	0
		Llandygai	15	0	0	0
		Mynydd Llandygai	0	0	0	0
		Sling	0	0	0	0
		Tregarth	1	0	0	0
17	LLANDWROG	Cyfanswm / Total	2	2	2	1
		Cefn Gwlad / Open C'Side	0	2	0	1
		Bethesda Bach	0	0	0	0
		Carmel	0	0	0	0
		Dinas Dinlle	2	0	0	0
		Dolydd a Maen Coch	0	0	0	0
		Groeslon	0	0	0	0
		Llandwrog	0	0	0	0
		Ty'n Lon	0	0	0	0
		Y Fron	0	0	2	0
18	LLANDDEINIOLEN	Cyfanswm / Total	23	2	4	0
		Cefn Gwlad / Open C'Side	1	0	0	0
		Bethel	18	0	0	0
		Brynrefail	0	0	0	0
		Deiniolen	2	2	3	0
		Dinorwig	0	0	0	0
		Gallt y Foel	0	0	0	0
		Penisarwaun	1	0	1	0
		Rhiwlas	1	0	0	0
		Waun_Penisarwaun	0	0	0	0
19	BONTNEWYDD	Cyfanswm / Total	29	0	0	0
		Cefn Gwlad / Open C'Side	0	0	0	0
		Bontnewydd	29	0	0	0
20	Y FELINHELI	Cyfanswm / Total	42	0	23	4
		Cefn Gwlad / Open C'Side	0	0	0	0
		Aberpwll	0	0	0	0
		Y Felinheli	42	0	23	4

21	LLANLLECHID	Cyfanswm / Total	0	1	0	0
		Cefn Gwlad / Open C'Side	0	1	0	0
		Llanllechid	0	0	0	0
		Talybont	0	0	0	0
22	LLANLLYFNI	Cyfanswm / Total	12	5	3	7
		Cefn Gwlad / Open C'Side	0	2	0	2
		Llanllyfni	0	0	1	1
		Nantlle	0	0	0	0
		Nebo	4	0	0	0
		Penygroes	6	3	2	4
		Talysarn	2	0	0	0
23	LLANRUG	Cyfanswm / Total	43	0	4	3
		Cefn Gwlad / Open C'Side	0	0	0	1
		Crawia	0	0	0	0
		Cwm y Glo	12	0	2	1
		Llanrug	31	0	1	1
		Tanycoed	0	0	0	0
		Ceunant	0	0	1	0
24	LLANWENDA	Cyfanswm / Total	43	1	10	2
		Cefn Gwlad / Open C'Side	0	1	1	0
		Dinas	24	0	2	0
		Llanwenda	3	0	0	0
		Dolydd a Maen Coch	0	0	1	0
		Maes Tryfan	0	0	0	0
		Rhos Isaf	3	0	1	0
		Rhosgadfan	0	0	0	2
		Rhostryfan	12	0	5	0
		Saron	1	0	0	0
25	PENTIR	Cyfanswm / Total	250	1	45	2
		Cefn Gwlad / Open C'Side	0	1	0	0
		*Bangor	250	0	42	1
		Caerhun_Waun Wen	0	0	0	1
		Capel y Graig	0	0	0	0
		Glasinfryn	0	0	3	0
		Minffordd	0	0	0	0
		Pentir	0	0	0	0
		Treborth	0	0	0	0
26	WAUNFAWR	Cyfanswm / Total	3	2	5	0
		Cefn Gwlad / Open C'Side	0	0	0	0
		Caethro	0	0	0	0

		Groeslon_Waunfawr	0	0	0	0
		Penrhos_Caeathro	0	0	0	0
		Waunfawr	3	2	5	0
30	ABERDARON	Cyfanswm / Total	3	1	3	2
		Cefn Gwlad / Open C'Side	0	1	1	2
		Aberdaron	1	0	1	0
		Rhiw	1	0	0	0
		Rhoshirwaun	1	0	1	0
32	BOTWNNOG	Cyfanswm / Total	7	1	4	1
		Cefn Gwlad / Open C'Side	1	1	0	1
		Botwnnog	5	0	0	0
		Bryncroes	0	0	2	0
		Sarn Mellteyrn	1	0	2	0
33	BUAN	Cyfanswm / Total	1	0	2	0
		Cefn Gwlad / Open C'Side	0	0	0	0
		Ceidio	0	0	0	0
		Rhydyclafdy	1	0	1	0
		Boduan	0	0	1	0
34	CLYNNOG	Cyfanswm / Total	3	2	1	1
		Cefn Gwlad / Open C'Side	0	2	0	1
		Aberdesach	0	0	0	0
		Capel Uchaf	0	0	0	0
		Clynnog	0	0	1	0
		Pantglas	0	0	0	0
		Pontllyfni	3	0	0	0
		Swan	0	0	0	0
		Tai'n Lon	0	0	0	0
35	CRICCIETH	Cyfanswm / Total	54	1	0	1
		Cefn Gwlad / Open C'Side	0	0	0	0
		Criccieth	54	1	0	1
36	DOLBENMAEN	Cyfanswm / Total	1	1	0	0
		Cefn Gwlad / Open C'Side	0	0	0	0
		Bryncir	0	0	0	0
		Garndolbenmaen	0	0	0	0
		Penmorfa	0	0	0	0
		Pentrefelin	1	1	0	0
37	LLANAELHAEARN	Cyfanswm / Total	2	1	1	2

		Cefn Gwlad / Open C'Side	0	1	0	1
		Llanaelhaearn	0	0	0	0
		Trefor	2	0	1	1
38	LLANBEDROG	Cyfanswm / Total	2	0	2	0
		Cefn Gwlad / Open C'Side	0	0	1	0
		Llanbedrog	2	0	1	0
39	LLANENGAN	Cyfanswm / Total	25	1	16	1
		Cefn Gwlad / Open C'Side	0	0	1	0
		Abersoch	20	1	10	1
		Bwlchtocyn	0	0	0	0
		Llanengan	5	0	1	0
		Llangian	0	0	0	0
		Machroes	0	0	0	0
		Mynytho	0	0	4	0
		Sarn Bach	0	0	0	0
40	LLANNOR	Cyfanswm / Total	10	0	1	1
		Cefn Gwlad / Open C'Side	0	0	0	0
		Abererch	0	0	0	0
		Efailnewydd	0	0	1	0
		Llannor	0	0	0	0
		Llwyn Hudol	0	0	0	0
		Penrhos	0	0	0	0
		Pentreuchaf	0	0	0	1
		Y Ffor	9	0	0	0
		Rhos Fawr	1	0	0	0
41	LLANYSTUMDWY	Cyfanswm / Total	0	3	2	1
		Cefn Gwlad / Open C'Side	0	3	0	1
		Chwilog	0	0	1	0
		Llangybi	0	0	0	0
		Llanystumdwy	0	0	1	0
		Pencaenewydd	0	0	0	0
		Rhoslan	0	0	0	0
42	NEFYN	Cyfanswm / Total	41	4	7	7
		Cefn Gwlad / Open C'Side	0	1	0	0
		Ederm	9	0	2	0
		Morfa Nefyn	13	0	3	0
		Nefyn	19	3	2	7
43	PISTYLL	Cyfanswm / Total	3	0	0	1
		Cefn Gwlad / Open	0	0	0	1

		C'Side						
		Llithfaen	3	0	0	0		
		Pistyll	0	0	0	0		
44	PORTHMADOG	Cyfanswm / Total	30	19	3	26		
		Cefn Gwlad / Open C'Side	0	1	0	0		
		Borthygest	0	1	0	0		
		Morfa Bychan	7	0	3	0		
		Porthmadog	13	17	0	26		
		Tremadog	10	0	0	0		
45	PWLLHELI	Cyfanswm / Total	41	2	2	0		
		Cefn Gwlad / Open C'Side	0	0	0	0		
		Pwllheli	41	2	2	0		
46	TUDWEILIOG	Cyfanswm / Total	2	0	4	1		
		Cefn Gwlad / Open C'Side	0	0	3	1		
		Dinas	0	0	0	0		
		Llangwnadl	0	0	0	0		
		Llaniestyn	0	0	0	0		
		Tudweiliog	2	0	1	0		
			2014					
		Cyfanswm / Total	1140	89	224	133		
	GWYNEDD	Ebrill / April - 2014	HEB DDECHRAU		WEDI DECHRAU			
			NOT STARTED		UNDER CONSTRUCTION			
			1229		357			

* Nodyn/Note : Nifer o unedau ar gyfer Bangor i'w gael o dan Ardal Cyngor Dinas Bangor ac Ardal Cyngor Cymuned Pentir
 Number of Units for Bangor are found under Bangor City Council and Pentir Community Council Areas.

Table 2: Ynys Môn

TIR AR GYFER TAI LAND FOR HOUSING			Ebrill / April - 2014			
Rhif No.	Cymuned Community	Anheddle Settlement	H/D - N/S		W/D - U/C	
			A	B	A	B
10	ABERFFRAW	Cyfanswm / Total	7	6	0	0
		Cefn Gwlad / Open C'Side	0	2	0	0
		Aberffraw	7	4	0	0
11	AMLWCH	Cyfanswm / Total	41	13	5	4
		Cefn Gwlad / Open C'Side	0	3	0	1

		Amlwch	22	9	1	3
		Bull Bay	19	1	4	0
12	BIWMARIS / BEAUMARIS	Cyfanswm / Total	39	2	0	2
		Cefn Gwlad / Open C'Side	0	0	0	0
		Beaumaris	38	2	0	2
		Llanfaes	1	0	0	0
13	BODEDERN	Cyfanswm / Total	0	5	0	0
		Cefn Gwlad / Open C'Side	0	4	0	0
		Bodedern	0	1	0	0
14	BODDFORDD	Cyfanswm / Total	1	4	0	5
		Cefn Gwlad / Open C'Side	0	4	0	5
		Bodffordd	0	0	0	0
		Llynfaes	0	0	0	0
		Tyn Lon	0	0	0	0
		Trefor	1	0	0	0
15	BODORGAN	Cyfanswm / Total	6	4	2	5
		Cefn Gwlad / Open C'Side	0	4	0	1
		Bethel	0	0	0	0
		Hermon	3	0	0	0
		Malltraeth	2	0	1	0
		Llangadwaladr	1	0	1	4
		Bodorgan	0	0	0	0
16	BRYNGWRAN	Cyfanswm / Total	23	2	0	0
		Cefn Gwlad / Open C'Side	1	2	0	0
		Bryngwrان	22	0	0	0
17	CWM CADNANT	Cyfanswm / Total	10	0	3	0
		Cefn Gwlad / Open C'Side	0	0	0	0
		Llandegfan	8	0	3	0
		Llansadwrn	2	0	0	0
		Brynminceg	0	0	0	0
		Cichle	0	0	0	0
		Glyn Garth	0	0	0	0
18	CYLCH Y GARN	Cyfanswm / Total	2	12	2	6
		Cefn Gwlad / Open C'Side	0	10	0	3
		Rhydwyn	0	0	0	2
		Llanrhyddlad	1	2	1	1
		Llanfairynghornwy	1	0	1	0
19	CAERGYBI / HOLYHEAD	Cyfanswm / Total	615	43	4	3
		Cefn Gwlad / Open C'Side	0	0	0	0

		Holyhead	615	42	4	3
		Holyhead Mountain	0	1	0	0
20	LLANBADRIG	Cyfanswm / Total	6	8	4	2
		Cefn Gwlad / Open C'Side	0	5	1	0
		Cemaes	1	1	3	2
		Tregele	5	2	0	0
21	LLANDANIEL FAB	Cyfanswm / Total	5	4	0	0
		Cefn Gwlad / Open C'Side	0	4	0	0
		Llanddaniel	5	0	0	0
	*Gweler / See CC 33	Gaerwen Station				
22	LLANDDONA	Cyfanswm / Total	3	2	3	0
		Cefn Gwlad / Open C'Side	0	1	2	0
		Llanddona	3	1	1	0
23	LLANDDYFNAN	Cyfanswm / Total	2	13	2	1
		Cefn Gwlad / Open C'Side	1	11	1	0
		Capel Coch	0	1	1	0
		Talwrn	1	1	0	1
		Hebron/Maenaddwyn	0	0	0	0
24	LLANEILIAN	Cyfanswm / Total	27	0	3	2
		Cefn Gwlad / Open C'Side	0	0	1	2
		Penysarn	19	0	1	0
		Pengorffwysfa	0	0	0	0
		Nebo	4	0	0	0
		Cerrigman	4	0	1	0
		Llaneilian	0	0	0	0
25	LLANERCHYMEDD	Cyfanswm / Total	17	2	1	5
		Cefn Gwlad / Open C'Side	0	1	0	4
		Llanerchymedd	14	1	1	1
		Carmel	3	0	0	0
		Bachau	0	0	0	0
26	LLANEUGRAD	Cyfanswm / Total	0	9	1	0
		Cefn Gwlad / Open C'Side	0	9	1	0
		Marianglas	0	0	0	0
27	LLANFACHRAETH	Cyfanswm / Total	7	1	1	0
		Cefn Gwlad / Open C'Side	2	1	0	0
		Llanfachraeth	5	0	1	0
28	LLANFAELOG	Cyfanswm / Total	27	6	6	2
		Cefn Gwlad / Open C'Side	1	6	0	2
		Rhosneigr	17	0	0	0

		Llanfaelog	6	0	5	0
		Bryn Du	1	0	1	0
		Pencarnisiog	2	0	0	0
29	LLANFAETHLU	Cyfanswm / Total	6	7	0	2
		Cefn Gwlad / Open C'Side	0	6	0	2
		Llanfaethlu	6	1	0	0
30	LLANFAIR ME	Cyfanswm / Total	26	2	7	1
		Cefn Gwlad / Open C'Side	1	0	2	1
		Benllech	7	2	4	0
		Brynteg	9	0	0	0
		Llanbedrgoch	4	0	1	0
		Red Wharf Bay	1	0	0	0
		Tynygongl	3	0	0	0
		Bwlch Gwyn	1	0	0	0
31	LLANFAIRPWLL	Cyfanswm / Total	33	1	6	0
		Cefn Gwlad / Open C'Side	0	0	0	0
		Llanfairpwll	33	1	6	0
32	LL'FAIR YN NEUBWLL	Cyfanswm / Total	76	1	1	3
		Cefn Gwlad / Open C'Side	1	1	0	3
		Ll'fihangel Nhowyn	1	0	0	0
		Caergeiliog	74	0	1	0
33	LL'HANGEL ESCEIFIOG	Cyfanswm / Total	12	2	7	2
		Cefn Gwlad / Open C'Side	1	1	0	1
		Gaerwen	3	0	0	1
		Pentre Berw	8	1	7	0
		Gaerwen Station	0	0	0	0
34	LLANGEFNI	Cyfanswm / Total	62	9	6	1
		Cefn Gwlad / Open C'Side	1	0	0	0
		Llangefni	57	9	5	1
		Rhosmeirch	4	0	1	0
	* gweler / see CC 36 Llangristiolus	Rhostrehwfa				
35	LLANGOED	Cyfanswm / Total	17	5	1	1
		Cefn Gwlad / Open C'Side	0	5	0	1
		Llangoed	13	0	1	0
		Glan yr Afon	4	0	0	0
		Pen y Marian	0	0	0	0
		Haulfre	0	0	0	0
		Penmon	0	0	0	0
36	LLANGRISTIOLUS	Cyfanswm / Total	13	3	4	5

Appendix 5 - Units with Planning Permission Apr 14

		Cefn Gwlad / Open C'Side	0	3	1	5
		Llangristiolus	3	0	3	0
		Rhostrehwfa	8	0	0	0
		Capel Mawr	2	0	0	0
37	LLANIDAN	Cyfanswm / Total	19	3	2	1
		Cefn Gwlad / Open C'Side	0	2	1	0
		Brynsiencyn	19	1	1	1
38	MECHELL	Cyfanswm / Total	25	4	1	9
		Cefn Gwlad / Open C'Side	0	4	1	9
		Llanfechell	21	0	0	0
		Carreglefn	3	0	0	0
		Mynydd Mechell	1	0	0	0
39	PORTHAETHWY / MENAI BRIDGE	Cyfanswm / Total	100	7	2	0
		Cefn Gwlad / Open C'Side	0	0	0	0
		Menai Bridge	100	7	2	0
40	MOELFRE	Cyfanswm / Total	7	5	0	2
		Cefn Gwlad / Open C'Side	1	4	0	2
		Moelfre	5	1	0	0
		Brynrefail	1	0	0	0
41	PENMYNYDD	Cyfanswm / Total	3	18	0	1
		Cefn Gwlad / Open C'Side	1	18	0	1
		Star	2	0	0	0
42	PENTRAETH	Cyfanswm / Total	7	2	9	0
		Cefn Gwlad / Open C'Side	1	0	0	0
		Pentraeth	4	1	8	0
		Rhoscefnhir	2	1	1	0
		Hendre Hywel	0	0	0	0
43	RHOSCOLYN	Cyfanswm / Total	10	4	1	1
		Cefn Gwlad / Open C'Side	1	2	0	0
	*yn cynnwys / inc 49 Y Fali/Valley	Four Mile Bridge	9	2	1	1
44	RHOSYBOL	Cyfanswm / Total	13	5	4	0
		Cefn Gwlad / Open C'Side	0	4	2	0
		Rhosybol	12	1	2	0
		Rhosgoch	1	0	0	0
		Capel Parc	0	0	0	0
		Pengraigwen	0	0	0	0
45	RHOSYR	Cyfanswm / Total	43	7	15	3
		Cefn Gwlad / Open C'Side	0	7	0	2
		Newborough	24	0	2	0

		Llangaffo	0	0	0	0
		Dwyran	16	0	11	1
		Pen-lon	3	0	2	0
46	TREARDDUR	Cyfanswm / Total	164	8	4	0
		Cefn Gwlad / Open C'Side	0	4	0	0
		Trearddur	164	4	4	0
		Bro Iarddur	0	0	0	0
47	TREF ALAW	Cyfanswm / Total	9	15	3	0
		Cefn Gwlad / Open C'Side	0	15	1	0
		Llanddeusant	9	0	0	0
		Elim	0	0	2	0
		Pen y Groes	0	0	0	0
48	TREWALCHMAI	Cyfanswm / Total	7	1	4	0
		Cefn Gwlad / Open C'Side	1	0	0	0
		Gwalchmai	6	1	4	0
49	Y FALI / VALLEY	Cyfanswm / Total	36	7	6	1
		Cefn Gwlad / Open C'Side	0	5	0	0
		Valley	35	2	5	0
		Llanynghenedl	1	0	1	1
	*canlyniadau / results - CC43 - Rhoscolyn	Four Mile Bridge				
		Bryn y Mor, Y Fali	0	0	0	0
			2014			
		Cyfanswm / Total	1527	252	120	70
	YNYS MÔN	Ebrill / April - 2014	HEB DDECHRAU		WEDI DECHRAU	
			NOT STARTED		UNDER CONSTRUCTION	
			1779		190	

U/D:19/09/14

Table 3: Number of Units unlikely to be developed during the Plan period **Gwynedd**

Rhif / No.	Cymuned / Community	Anheddle / Settlement	Nifer o unedau sy'n annhebygol i'w cwblhau / Number of units unlikely to be completed
11	Bangor	Bangor	32
18	Llanddeiniolen	Bethel	14
45	Pwllheli	Pwllheli	5
00	Abermaw	Abermaw	26
09	Tywyn	Tywyn	6

Ynys Môn

Rhif / No.	Cymuned / Community	Anheddle / Settlement	Nifer o unedau sy'n annhebygol i'w cwblhau / Number of units unlikely to be completed
18	Caergybi / Holyhead	Caergybi / Holyhead	268
34	Llangefni	Llangefni	19
11	Amlwch	Amlwch	4
11	Amlwch	Porthllechog / Bull Bay	15
12	Biwmares / Beaumaris	Biwmares / Beaumaris	4
39	Porthaethwy / Menai Bridge	Porthaethwy / Menai Bridge	40
49	Y Fali / Valley	Y Fali / Valley	10
32	Llanfair yn Neubwll	Caergeiliog	73
20	Llanbadrig	Tregele	5
24	Llaneilian	Penysarn	14
37	Llanidan	Brynsiencyn	13
40	Moelfre	Moelfre	4
30	Llanfair M.E.	Brynteg	6
36	Llangristiolus	Rhostrehwfa	7
47	Tref Alaw	Llantrisant (cefn gwlad agored / open countryside)	7
41	Penmynydd	Penmynydd (cefn gwlad agored / open countryside)	4
41	Penmynydd	Cefn gwlad agored / open countryside	6
46	Trearddur	Trearddur	100

Table 4: JLDP Allocated sites which have gained planning permission in the period 1 April 2014 up to 1 December 2014

Centre	Site Reference Number	Site Name
Deiniolen	T65	Land near Pentre Helen

A copy of the SMP 2, which includes maps setting out the affected coastal areas, can be viewed at (http://www.westofwalesmp.org/content.asp?nav=23&parent_directory_id=10).

PDZ	SMP2 Policy Boundaries			Preferred Policies		
	MAN	PU	Policy Name	Policy Comments	2025	2055
11	22	PU11.14	Ro Wen coast	This would involve relocation of property owners and businesses from Fairbourne	HTL	MR
		PU11.15	Ro Wen spit		MR	MR
		PU11.16	Fairbourne Embankment		HTL	MR
	24	PU11.15	Barmouth North	This may include the relocation of properties	HTL	MR
12	27	PU12.10	Briwet & Dwryrd Gorge	Maintain toll road and railway line	NAI	NAI
		PU12.11	Upper Dwryrd Estuary	Local Management of defences to maintain main roads	MR	NAI
		PU12.12	Penrhyndeudraeth Headland	This might not preclude local private management of defences subject to normal approvals	NAI	NAI
	28	PU12.15	Samson Bay		NAI	NAI
		PU12.16	Morfa Bychan	Sustain natural dune defence with management of access. Develop a long term management plan for adaptation within Holiday Park area and potential future flood risk to village.	MR	MR
	29	PU12.17	Criccieth Shingle Banks	Consideration of potential to realign the railway	HTL	MR
		PU12.19	Castle Headland		NAI	NAI
		PU12.21	Y Dryll		NAI	NAI
		PU12.22	Dwyfor	Consider impact on railway	MR	NAI
		PU12.23	Glanllynnau Cliffs	Maintain geological exposure	NAI	NAI
		PU12.24	Afon Wen	Concerns over long term sustainability. Consider possible realignment in land of the railway.	HTL	MR
		PU12.25	Penychain east	This might not preclude local private management of defences subject to normal approvals.	NAI	NAI
	13	31	PU13.1	Penychain and western section of the bay		NAI
PU13.2			Abererch	Subject to national consideration of railway	HTL	MR
PU13.7			Golf Course	Detailed study to allow transition between Traeth Crugan and South Beach	HTL	MR
PU13.8			Traeth Crugan	Intent to create new entrance estuary to the Afon Penrhos and to manage new defence to the core of Pwllheli	HTL	MR
PU13.9			Llanbedrog	This would not preclude local management of the slipway area.	NAI	NAI
32		PU13.10	Mynydd Tir Cwmwd		NAI	NAI
		PU13.11	The Warren	Progressive management of the retreating shoreline to maintain the beach	HTL	MR
		PU13.12	Abersoch	Consider opening up tidal flooding of the Afon Soch and planning of future use of the entrance	HTL	MR
		PU13.14	Borth Fawr Central	Opportunity for adaptation	HTL	MR

Appendix 6 - Coastal Change Management Area

PDZ	SMP2 Policy Boundaries			Preferred Policies		
	MAN	PU	Policy Name	Policy Comments	2025	2055
		PU13.15	Machroes	This would not preclude local management of the road.	HTL	MR
	33	PU13.16	Machroes headland		NAI	NAI
		PU13.17	St Tudwal's islands		NAI	NAI
		PU13.18	Porth Ceiriad		NAI	NAI
		PU13.19	Cilan Headland		NAI	NAI
14	34	PU14.1	Mynydd Cilan West		NAI	NAI
		PU14.2	Hells Mouith South	Local readjustment and dune management	NAI	NAI
		PU14.3	Hells Mouth Centre		NAI	NAI
		PU14.4	Hells Mouth North	Future realignment or loss of road	NAI	NAI
		PU14.5	Rhiw		NAI	NAI
	35	PU14.6	Ysgo		NAI	NAI
	36	PU14.7	Aberdaron East	Consider how the transition between Aberdaron Village frontage and this unit is managed to allow adaptation.	NAI	NAI
		PU14.8	Aberdaron Village and coastal slope	Develop Managed Realignment within a framework for sustainable development of the village. Address transport issues.	HTL	MR
		PU14.9	Uwchmynydd		NAI	NAI
	37	PU14.10	Ynys Enlli	Consider adaptation to landing stage	NAI	NAI
38	PU14.11	South West Llyn	Local management would not be precluded to allow adaptation of use within a principle of allowing natural evolution of the coast.	NAI	NAI	
15	39	PU15.1	Carreg Ddu to Trwyn y Tal	Overarching policy setting the base intent for the zone.	NAI	NAI
		PU15.2	Porth Dinllaen, including Morfa Nefyn	This would require detailed planning for adaptation at Porth Dinllaen and managed retreat at the access at Morfa Nefyn	HTL	MR
	40	PU15.4	Trwyn y Tal to Trwyn Maen Dylan	Overarching policy setting the base intent for the zone.	NAI	NAI
		PU15.5	Trefor	A detailed local plan would be needed to sustain amenity value of the area.	MR	MR
		PU15.6	Aberdesach	Local management of the shingle bank and river discharge to sustain natural defence of the area.	MR	MR
16	41	PU16.1	Pontllyfni	This would not preclude maintenance of private defence during the first epoch. Review flood risk to main road and sewage works	NAI	NAI
		PU16.2	Pontllyfni to Dinas Dinlle	Maintain sediment supply to the north	NAI	NAI
		PU16.3	Dinas Dinlle	Manage transition between Dinas Dinlle Head and open coast with the intent to manage flood risk to village on higher ground.	HTL	MR

PDZ	SMP2 Policy Boundaries			Preferred Policies			
	MAN	PU	Policy Name	Policy Comments	2025	2055	
		PU16.4	Morfa Dinlle	Develop management to self sustaining dune frontage. This would not specifically preclude management of the local area at Fort Belan subject to normal approvals.	MR	MR	
		PU16.5	Foryd bay	Manage flood defence initially with the intention of returning the bay to a naturally functioning system.	HTL	MR	
		PU16.6	Traeth Abermenai	This would include further examination of potential flood risk to Dwyran, with the intent to provide defence.	NAI	NAI	
		PU16.7	Abermenai Spit and Traeth Llanddwyn	Removal of forestry to allow width for coastal adjustment	NAI	NAI	
	42	PU16.8	Newborough Forest	Removal of forestry to allow width for coastal adjustment	NAI	NAI	
		PU16.10	Bodowen Cliffs		NAI	NAI	
	43	PU16.13	Waterloo Port to Glan y Mor -Y Felinheli	This would not preclude local management through private funding subject to normal approvals.	NAI	NAI	
		PU16.15	Glan-y-mor Lodge to Bridge		NAI	NAI	
		PU16.16	Bridge to Barras		NAI	NAI	
		PU16.17	Barras to Mermaid Inn	Intent to maintain access but with future need for adaptation to increased flood risk.	HTL	MR	
	44	PU16.18	Llanfair Bay		NAI	NAI	
		PU16.20	Pont Cadnant to Gallows point	This would not preclude private works subject to normal approvals.	NAI	NAI	
		PU16.23	Drumlin		NAI	NAI	
		PU16.25	Llanfaes to Penmon	Potential need to realign road	NAI	NAI	
	45	PU16.26	Bridge to Garth		NAI	NAI	
		PU16.30	Penrhyn Headland		NAI	NAI	
	46	PU16.31	Afon Ogwen to Madryn		NAI	NAI	
		PU16.32	Afon Aber	Adapt defences to maintain natural sediment drift with long term intent to protect transport route from potential flooding.	MR	MR	
	17	47	PU17.1	Trwyn y Parc Headland		NAI	NAI
			PU17.2	Traeth mawr	Maintain natural function of dune system and estuary	NAI	NAI
		PU17.3	Aberffraw	Adapt road and quay to support natural function of the estuary	HTL	MR	
		PU17.4	Aberffraw cliffs	This might not preclude appropriate management of the road at Porth Trecastell	NAI	NAI	

Appendix 6 - Coastal Change Management Area

PDZ	SMP2 Policy Boundaries			Preferred Policies			
	MAN	PU	Policy Name	Policy Comments	2025	2055	
	48	PU17.5	Porth Trecastell to Rhosneigr	This would not preclude management of defences at Cerrig Defaid in the first two epochs.	MR	MR	
		PU17.8	Traeth Crigyll and Traeth Cymyran	Relocation of facilities to RAF Valley	NAI	NAI	
	49	PU17.9	General policy for Southwest	Management to local bays is defined below.	MR	MR	
		PU17.10	Borthwen	This would not preclude local private defence subject to normal approvals	MR	MR	
		PU17.14	Northwest coast		NAI	NAI	
	50	PU17.16	Penrhos Bay	Examination of potential flood risk	MR	MR	
		PU17.17	Penrhos Headland	This would not preclude local private defence subject to normal approvals	NAI	NAI	
	51	PU17.19	General policy for Inland Sea	Local defence to sustain Four Mile Bridge and local defence against flood within hinterland	MR	MR	
	52	PU17.21	Newlands	Co-ordinated approach to slowing erosion	MR	MR	
		PU17.22	Afon Alaw	Long term planning to reduce residual flood risk	MR	MR	
		PU17.23	Traeth Gribin to Trwyn Cliperau	This would not preclude local private defence subject to normal approvals	MR	MR	
	18	53	PU18.1	Twyn Cliperau to Wylfa Head	Overarching policy for whole area, with local policy as set out below	NAI	NAI
			PU18.2	Porth Tywynmawr		MR	NAI
			PU18.3	Porth Trefadog		MR	NAI
			PU18.4	Porth Trwyn		NAI	NAI
PU18.5			Porth Swtan		NAI	NAI	
PU18.6			Cemlyn Bay and Headland		MR	NAI	
54		PU18.18	Cemaes Bay west		NAI	NAI	
		PU18.12	Pig y Barcud Cliffs		NAI	NAI	
55		PU18.13	Trwyn y Parc to Trwyn Cwmryd	Overarching policy for whole area, with local policy as set out below	NAI	NAI	
		PU18.14	Porth Wen Brickworks		MR	MR	
		PU18.16	Trwyn Costog		MR	MR	
		PU18.18	Porth Elian		HTL	MR	
56		PU19.1	General		NAI	NAI	
		PU19.2	Portobello		MR	MR	
		PU19.3	Traeth Dulas		NAI	NAI	
57		PU19.4	Porth Lydan		MR	MR	
		PU19.6	Moelfre to Traeth Bychan		NAI	NAI	
		PU19.7	Traeth Bychan Centre		MR	NAI	
	PU19.8	Traeth Bychan South		NAI	NAI		
58	PU19.9	Borth Wen Cliffs		NAI	NAI		

PDZ	SMP2 Policy Boundaries			Preferred Policies		
	MAN	PU	Policy Name	Policy Comments	2025	2055
		PU19.11	Trwyn Dwlban		NAI	NAI
		PU19.13	Croesfryn		NAI	NAI
		PU19.14	Afon Nodwydd		MR	MR
		PU19.15	Llanddona Beach		NAI	NAI
		PU19.16	Trwyn Penmon Cliffs		NAI	NAI
		PU19.17	Puffin Island		NAI	NAI

Key:

PDZ = Policy Development Zones

MAN = Management Area

PU = Policy Unit

HTL = Hold the Line

NAI = No Active Intervention

MR = Managed Realignment

Special Areas of Conservation (SAC)		
<p>Gwynedd</p> <ol style="list-style-type: none"> 1. Aber Woodlands 2. Pen Llŷn Seacliffs 3. Afon Gwyrfai and Llyn Cwellyn 4. Eifionydd Fens 5. Eryri 6. Llŷn Fens 7. Meirionnydd Oakwood and Bat Sites 8. Glynllifon 9. Migneint – Arenig - Dduallt 	<ol style="list-style-type: none"> 10. Llŷn Peninsula and the Sarnau 11. River Dee and Bala Lake 12. Y Berwyn <p>Anglesey</p> <ol style="list-style-type: none"> 13. Anglesey Fens 14. Cemlyn Bay 15. Glan-traeth 16. Anglesey Coast: Saltmarsh 	<ol style="list-style-type: none"> 17. Glannau Ynys Gybi/Holy Island Coast 18. Llyn Dinam <p>Gwynedd & Anglesey</p> <ol style="list-style-type: none"> 19. Abermenai to Aberffraw Dunes 20. Menai Strait and Conway Bay
Special Protection Areas (SPA)		
<p>Gwynedd</p> <ol style="list-style-type: none"> 1. Aberdaron Coast and Bardsey Island 2. Mynydd Cilan, Trwyn y Wyifa and Ynysoedd Sant Tudwal 3. Migneint – Arenig - Dduallt 4. Lavan Sands, Conway bay 5. Y Berwyn 	<p>Anglesey</p> <ol style="list-style-type: none"> 6. Holy Island Coast 7. Ynys Feurig, Cemlyn Bay and The Skerries 8. Puffin Island 	<p>Gwynedd & Anglesey</p> <ol style="list-style-type: none"> 9. Liverpool Bay
RAMSAR		
<p>Gwynedd & Anglesey</p> <ol style="list-style-type: none"> 1. Anglesey and Llŷn Fens 		

Sites of Special Scientific Interest (SSSI)		
Gwynedd		
1. Aber Geirch	55. Mynydd Tir y Cwmwd a'r Glannau at Garreg yr Imbill	102. Cors Goch
2. Aber Mawddach Estuary	56. Morfa Dyffryn	103. Cors y Farl
3. Afon Dyfi near Machlwyd	57. Morfa Harlech	104. Glan-Traeth
4. Afon Dyfrdwy	58. Mountain Cottage Quarry	105. Glannau Penmon - Biwmaris
5. Afon Gwyrfai a Llyn Cwellyn	59. Mwyngloddiau Llanfrothen	106. Glannau Porthaethwy
6. Afon Seiont	60. Mynydd Penarfynnydd	107. Glannau Rhoscolyn
7. Barmouth Hillside	61. Mynydd Tir y Cwmwd a'r Glannau at Garreg yr Imbill	108. Glannau Ynys Cybi: Holy Island Coast
8. Mwynfa Benallt a Nant y Gadwen	62. Pant Cae Haidd	109. Gwenfro a Rhos y Gad
9. Berwyn	63. Pen Banar	110. Henborth
10. Broadwater	64. Penmaen	111. Llanbadrig – Dinas Gynfor
11. Caeau Tan y Bwlch	65. Porth Ceiriad, Porth Neigwl ac Ynysoedd Sant Tudwal	112. Llyn Alaw
12. Caeau Tyddlyn Dicwm	66. Porth Dinlaen i Borth Pistyll	113. Llyn Bodgylched
13. Caerau Uchaf	67. Porth Townyn i Borth Wen	114. Llyn Garreg-Llwyd
14. Cappas Lwyd	68. Rhiw-For-Fawr	115. Llyn Hafodol a Cors Clegyrrog
15. Carreg y Llam	69. Rhosgyll Fawr	116. Llyn Llygeirian
16. Chwarel Gwenithfaen Madoc	70. Rhyllech Uchaf	117. Llyn Llywenan
17. Coed Cwmgwared	71. Talhenbont	118. Llyn Maelog
18. Coed Dinorwic	72. Tan y Grisiau	119. Llyn Padrig
19. Coed Elerion	73. Tiroedd a Glannau rhwng Criccieth and Afon Glaslyn	120. Llyn Traffwll
20. Coed Tremadog	74. Traeth Lafan	121. Llynau Y Fali – Valley Lakes
21. Coedydd Aber	75. Tryweryn River Sections	122. Malltraeth Marsh/Cors Ddyga
22. Coedydd Afon Menai	76. Tyddyn Gyrfwr	123. Mariandyrys
23. Coedydd Dyffryn Ffestiniog (Gogleddol)	77. Tyn-Llan	124. Mynydd Parys
24. Coedydd Nanmor	78. Wern Road Section	125. Nantanog
25. Cors Geirch	79. Wig Bar a'r Glannau i Borth Alwm	126. Newborough Warren - Ynys Llanddwyn
26. Cors Gyfelog	80. Y Foryd	127. Penrhos Ligwy
27. Cors Hirdre	81. Ynys Enlli	128. Penrhynoedd Llangadwaladr
28. Cors Llanllyfni	82. Ynysoedd y Gwylanod, Gwylan Islands	129. Porth Diana
29. Cors Llyferin	83. Yr Eifl	130. Puffin Island – Ynys Seiriol
30. Cors y Sarnau		131. Rhoscolyn Reedbed
31. Cors y Wlad		132. Rhosneigr
		133. Rhosneigr Reefs
		134. Rhosydd Llanddona

<p>32. Dinas Dinlle 33. Dyfi 34. Eithinog 35. Eryri 36. Foel Gron a Thir Comin Mynytho 37. Gallt y Bwlch 38. Glanllynau a Glannau Pen-Ychain to Griccieth 39. Glannau Aberdaron 40. Glannau Tonnau to Friog 41. Glasiyn 42. Glynllifon 43. Gwydir Bay 44. Llwyn y Coed 45. Llyn Glasfryn 46. Llyn Padarn 47. Llyn Peris 48. Llystyn Isaf 49. Maen Gwyn 50. Migneint – Arenig - Dduallt 51. Moel Tryfan 52. Moelypenmaen 53. Morfa Abererch 54. Morfa Dinlle</p>	<p>Anglesey</p> <p>84. Arfordir Gogleddol Penmon 85. Baron Hill Park 86. Beddmanarch-Cymryan 87. Bwrdd Arthur 88. Cadnant Dingle 89. Cae Gwyn 90. Caeau Talwrn 91. Carmel Head 92. Cemlyn Bay 93. Clegir Mawr 94. Coed y Gell a Morfa Dulas 95. Cors Bodeilio 96. Cors Bodwrog 97. Cors Goch 98. Cors Erddreiniog 99. Cors y Farl 100. Craig Wen/Cors Castell 101. Fferam Uchaf</p>	<p>135. Salbri 136. The Skerries 137. Sgystau Glas Ynys Môn 138. Traeth Lligwy 139. Tre Wilmot 140. Tre'r Gof 141. Trwyn Dwlban 142. Ty Croes 143. Tyddyn y Waen 144. Tywyn Aberffraw 145. Waun Eurad 146. Y Werthyr 147. Ynys Feurig</p>
<p>National Nature Reserves (NNR)</p>		
<p>Gwynedd</p> <p>1. Coed Tremadog 2. Cors Geirch 3. Morfa Dyffryn 4. Morfa Harlech 5. Ynys Enlli</p>	<p>Anglesey</p> <p>6. Cors Bodeilio 7. Cors Erddreiniog 8. Cors Goch 9. Newborough Warren and Ynys Llanddwyn</p>	

Conservation Areas		
<p>Gwynedd</p> <ol style="list-style-type: none"> 1. Aberdaron 2. Barmouth 3. Aberpwll 4. Bangor 5. Bontnewydd 6. Bryn Eglwys 7. Braichmelyn 8. Caernafon 9. Clynog Fawr 10. Criccieth 11. Dolbenmaen 12. Glasinfryn 13. Glynllifon 14. Porthmadog 15. Portmeirion 16. Pwllheli 17. Nefyn 18. Llanellhaearn 	<ol style="list-style-type: none"> 19. Llandwrog 20. Llanestyn 21. Llandygai 22. Llanengan 23. Liangian 24. Liangybi 25. Llanllechid 26. Llanwnda 27. Llanystumdwy 28. Lôn y Graig-Bethesda 29. Llwybr Main/Tan y Bwlich-Mynydd Llandygai 30. Porthdinllaen 31. Porthmadog 32. Pwllheli 33. Rhos Elfed-Bethesda 34. Rhos Gordon-Bethesda 35. Tanysgafell-Bethesda 36. Trefor 36. Tregarth 	<ol style="list-style-type: none"> 37. Tremadog 38. Y Faenol 39. Ynys Enlli <p>Anglesey</p> <ol style="list-style-type: none"> 40. Aberffraw 41. Amlwch 42. Amlwch Port 43. Beaumaris 44. Bodedern 45. Cemaes 46. Holyhead Central 47. Holyhead Mountain 48. Holyhead/ Newry Beach 49. Llanfechell 50. Llangefni 51. Menai Bridge
<p>Historical Gardens and Parks</p>		
<p>Gwynedd</p> <ol style="list-style-type: none"> 1. Boduan 2. Broom Hall 3. Caernarfon: Comin Morfa 4. Castell Bryn Bras 5. Castell Penrhyn 6. Cefnamlwch 7. Faenol 	<ol style="list-style-type: none"> 8. Glasinfryn 9. Glynllifon 10. Plas Bodegroes 11. Plas yn Rhiw 12. Portmeirion 13. Tan yr Allt 14. Rhiwlas 	<p>Anglesey</p> <ol style="list-style-type: none"> 15. Bodorgan 16. Bodowen 17. Carreglwyd 18. Cestyll 19. Llanidan 20. Plas Berw 21. Plas Gwyn 22. Plas Newydd

Historical Landscapes		
<p>Gwynedd</p> <ol style="list-style-type: none"> 1. Aberglaslyn 2. Arduwy 3. Bala & Bala Lake 4. Blaenau Ffestiniog 	<ol style="list-style-type: none"> 5. Dinorwig 6. Dysynni Valley 7. Mawddach 8. Ogwen Valley 9. Nantlle Valley 	<ol style="list-style-type: none"> 10. North Arllechwedd 11. Llyn a Bardsey Island <p>Môn</p> <ol style="list-style-type: none"> 12. Penmon

7.1 SAFE, HEALTHY, UNIQUE AND ACTIVE COMMUNITIES

Welsh language and culture		58
PS1	Welsh language and culture	

Infrastructure and developer contributions		59 - 65
PS2	Infrastructure and developer contributions	
ISA1	Infrastructure provision	
ISA2	Community facilities	
ISA3	Further and higher education development	
ISA4	Safeguarding existing open space	
ISA5	Provision of open spaces in new housing developments	

Information and communications technology		65 - 66
PS3	Information and communications technology	

Sustainable transport, development and accessibility		66 - 73
PS4	Sustainable transport, development and accessibility	
TRA1	Transport network developments	
TRA2	Parking standards	
TRA3	Safeguarding disused railway lines	
TRA4	Managing transport impacts	

7.2 LIVING SUSTAINABLY

Sustainable development and climate change		74 - 82
PS5	Sustainable development	
PS6	Alleviating and adapting to the effects of climate change	
PCYFF1	Development criteria	

PCYFF2	Design and place shaping
PCYFF3	Design and landscaping
PCYFF4	Carbon management
PCYFF5	Water conservation

Renewable energy technology		82 - 88
PS7	Renewable energy technology	
ADN1	On-shore wind energy	
ADN2	Other renewable energy technologies	

Coastal change management		88 - 91
ARNA1	Coastal Change Management Area	

7.3 ECONOMY AND REGENERATION

Proposals for major infrastructure projects		92 - 97
PS8	Proposals for large infrastructure projects	
PS9	Wylfa Newydd related development	

Providing Opportunities for a Flourishing Economy		97 - 108
PS10	Providing opportunity for a flourishing economy	
CYF1	Safeguarding and allocating land and units for employment use	
CYF2	Ancillary Uses on Employment Sites	
CYF3	New large single user industrial or business enterprise on sites which are not safeguarded or allocated for employment purposes	
CYF4	Alternative uses of employment sites	
CYF5	Reuse and conversion of rural buildings, use of residential properties or new build units for business/ industrial use	
CYF6	Regeneration Sites	
CYF7	Holyhead Regeneration Area	

The Visitor Economy		108 - 117
PS11	The Visitor Economy	
TWR1	Visitor Attractions and Facilities	
TWR2	Holiday Accommodation	
TWR3	Static caravan and chalet sites and permanent alternative camping accommodation	
TWR4	Holiday Occupancy	
TWR5	Touring caravan, camping and temporary alternative camping accommodation	
Town Centres and Retail Development		117 - 125
PS12	Town centres and retail developments	
MAN1	Proposed town centre developments	
MAN2	Primary retail areas (Retail Core)	
MAN3	Retailing outside defined town centres but within development boundaries	
MAN4	Safeguarding village shops and public houses	
MAN5	New retailing in villages	
MAN6	Retailing in the countryside	
MAN7	Hot food take-away uses	

7.4 SUPPLY AND QUALITY OF HOUSING

A balanced housing provision		126 - 141
PS13	Housing provision	
TAI1	Appropriate housing mix	
TAI2	Subdivision of existing properties to self-contained flats & Houses in Multiple Occupation (HMOS)	
TAI3	New build purpose built accommodation, Housing in Multiple Occupation and other housing with shared facilities for transient construction workers	

TAI4	Residential care homes, extra care housing or specialist care accommodation for the elderly
TAI5	Local market housing
TAI6	Purpose built student accommodation
TAI7	Replacement dwellings
TAI8	Residential use of caravans, mobile homes or other forms of non-permanent accommodation

Affordable housing		141 - 147
PS14	Affordable housing	
TAI9	Affordable housing threshold & distribution	
TAI10	Exception sites	

Gypsy and Traveller accommodation		147 - 152
TAI11	Safeguarding existing gypsy & traveller sites	
TAI12	Gypsy and Traveller site allocations	
TAI13	Sites for Gypsies and Traveller pitches	

Location of housing		152 - 168
PS15	Settlement strategy	
TAI14	Housing in Sub-regional Centre & Urban Service Centres	
TAI15	Housing in Local Service Centres	
TAI16	Housing in Service Villages	
TAI17	Housing in Local, Rural & Coastal Villages	
TAI18	Housing in Clusters	
TAI19	Conversion of traditional buildings in open countryside	

7.5 Natural and built environment

Conserving and enhancing the natural environment		169 - 179
PS16	Conserving and enhancing the natural environment	
AMG1	Special Landscape Areas	
AMG2	Protecting and enhancing features and qualities that are unique to the local landscape character	
AMG3	Coastal Protection	
AMG4	Local Biodiversity Conservation	
AMG5	Protecting Sites of Regional or Local Significance	

Preserving and enhancing heritage assets		180 - 187
PS17	Preserving and enhancing heritage assets	
AT1	Conservation Areas, World Heritage Sites and Registered Historic Landscapes, Parks and Gardens	
AT2	Enabling development	
AT3	Locally or regionally significant non-designated heritage assets	
AT4	Protection of non-designated archaeological sites	

Waste management		189 - 191
PS18	Waste management	
GWA1	Provision of waste management and recycling Infrastructure	
GWA2	Waste management outside development boundaries and allocated sites	
GWA3	Low and very low level radioactive waste treatment and storage	

Minerals		192 - 200
PS19	Minerals	
MWYN1	Safeguarding mineral resources	
MWYN2	Sustainable supply of mineral resources	

MWYN3	Preferred areas of search
MWYN4	Mineral developments
MWYN5	Local building stone
MWYN6	Buffer zones around mineral sites
MWYN7	Railhead and wharf facilities
MWYN8	Exploration works
MWYN9	Borrow pits
MWYN10	Restoration and after care

Appendix 9 Schedule of proposed Supplementary Planning Guidance

The following table provides a schedule of proposed Supplementary Planning Guidance to be prepared at different stages. Since the following Supplementary Planning Guidance will support policies included in the adopted Joint Local Development Plan they will not be adopted until the Plan's adoption in accordance with an agreed work programme.

Title	Relevant Deposit Plan Policies	Timescale
Planning obligations, incorporating developer contributions for a range of infrastructure	PS2 and ISA1 plus use specific policies, e.g. ISA5 (open spaces), TA18 (affordable housing)	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version to be submitted prior to/ at Examination.
Maintenance and creation of distinctive and sustainable communities	PS1, ISA1, PS5	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination.
Affordable housing	PS13, PS14, TAI9, TAI10	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended. Draft version may need to be submitted prior to/ at Examination. Commuted sum issues to be included in Planning Obligations SPG.
Local market housing	TAI5	New SPG. Draft version may need to be submitted prior to/ at Examination.
Type and mix of housing	TAI1	New SPG. To be prepared within 18 months of the Plan's adoption.
Open spaces in new residential development	ISA5	Current adopted SPG (Gwynedd) will be revised, updated and extended within 18 months of the Plan's adoption. Planning obligations SPG to pick up Section 106 issues.
Tourism development – attractions and accommodation	TWR2, TWR3, TWR4, TWR5	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended within 18 months of the Plan's adoption.
Design, incorporating carbon management, accessibility, infill sites, lighting (this list is not exhaustive)	PS5, PS6, PCYFF1, PCYFF2, PCYFF3, PCYFF4, PCYFF5	Current adopted SPGs (Gwynedd and Anglesey) will be revised, updated and extended within 18 months of the Plan's adoption.
Site/ area specific development briefs	TAI1, PCYFF1, CYF7	New SPGs. To be prepared within 18 months of the Plan's adoption.

Conversion of buildings into self-contained flats or housing in multiple occupation	TAI2, PCYFF1, PCYFF2	New SPG. To be prepared within 12 months of the Plan's adoption.
Conversion of buildings in the countryside	TAI19, CYF5	Current adopted SPG (Gwynedd and Anglesey) will be revised and updated within 18 months of adoption. Design SPG to pick up on aesthetic issues.
Change of use of community facilities and services, employment sites, retail units	ISA2, CYF2, CYF3, MAN2, MAN4	New SPG. To be prepared within 18 months of the Plan's adoption.
Biodiversity in planning	AMG4, AMG5	Current adopted SPG (Gwynedd) will be revised, updated and extended within 18 months of the Plan's adoption. Planning obligations SPG to pick up Section 106 issues.
Heritage assets	AT1	New SPG. To be prepared within 18 months of the Plan's adoption.
Locating Stand-alone renewable energy development	PS7, ADN1, ADN2	Current adopted SPG (Gwynedd and Anglesey) will be revised and updated within 18 months of the Plan's adoption.
Wylfa Newydd	PS9	Current adopted SPG (Anglesey) to be revisited after the Plan's adoption. Planning obligations SPG to pick up Section 106 issues. Other SPGs likely to pick up theme based issues.

Glossary of Terms

TERM	ACRONYM (where appropriate)	Description
5 year supply		Technical Advice Note (TAN) 1 states that Local Planning Authorities must ensure that sufficient land is genuinely available to provide a 5 year supply of land for housing. This land supply must inform the strategy contained in the development plan.
A1, A2 and A3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. A1 refers to establishments categorised as shops, A2 are establishments categorised as Financial and professional services and A3 are categorised in Wales as restaurants, cafés, drinking establishments and hot food takeaways.
Adoption		The final confirmation of a development plan status by a local planning authority (LPA). All previous structure, local plans, unitary development plans and interim planning policies are then superseded.
Affordable housing		Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to the price of general market housing.
Affordable Housing Viability Study		A study that identifies the level of affordable housing that is viable to be provided on open market housing sites within different Housing Price Areas in the plan Area.
After-Use		The ultimate land-use to which former mineral or waste sites are returned.
Aggregates		Sand, gravel, crushed rock and other bulk materials used by the construction industry.
Aggregates Safeguarding		The protection of aggregate resources from unnecessary sterilisation by other types of development.
Anglesey Energy Island Programme		The Anglesey Energy Island Programme is a collective effort between several stakeholders within the public and private sector working in partnership to put Anglesey at the forefront of energy research and development, production and servicing, in order bring significant economic rewards.
Annual Monitoring Report	AMR	A report submitted to the Welsh Government by the local planning authorities which assess the effectiveness of the Plan against a set of indicators and targets.
Appropriate Assessment	AA	A more detailed assessment that needs to be carried out if the Habitat Regulations Assessment Screening Report finds that there is likelihood that the LDP will have a significant effect on an International site, alone or in-combination with other plans or projects.

Glossary of Terms

TERM	ACRONYM (where appropriate)	Description
B1, B2 and B8 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. B1 refers to establishments categorised as 'business', B2 are establishments categorised as 'general industry' and B8 refers to establishments categorised as 'storage or distribution'.
Baseline		A description of the present state of the area against which to measure change.
Biodiversity		A term used to describe the variety of life on Earth, including the wide variety of ecosystems and living organisms, animals, plants, their habitats and their genes.
Bond		A security payment to ensure that any maintenance or restoration of a site is secured.
Borrow Pits		Temporary mineral workings developed to supply a particular construction project.
Brownfield land/ sites		Land which is, or was, previously occupied by a permanent structure (excluding agriculture or forestry buildings) and associated fixed surface infrastructure. This includes the curtilage of development, defence buildings and land used for mineral extraction and waste disposal where provision for restoration has not been made.
Bulky Goods		A category of consumer goods that are of a large physical nature (for example DIY, furniture, carpets) that sometimes require large areas for storage or display.
C2 and C3 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. C2 refers to establishments categorised as Residential Institutions and C3 are categorised as Dwelling Houses.
Cadw		The Welsh Government's historic environment service working for an accessible and well-protected historic environment for Wales.
Candidate Sites		The Local Development Plan Manual (Welsh Government 2006) recommends that local planning authorities engage with developers and landowners at the evidence gathering stage of the Plan process to obtain information about potential development sites that may be included in the plan. Accordingly, in October 2011, the Councils formally invited developers, landowners, agents, Council departments and others with an interest in land to submit sites they wished to be considered for development or reuse through the Plan, for a range of uses, including housing, employment, retail, leisure, waste, transport (e.g. park and ride sites), open space and other community uses.
Caravans: Static Caravan		A caravan that can only be moved by articulated vehicle.

Glossary of Terms

TERM	ACRONYM (where appropriate)	Description
Caravans: Touring Caravan		A caravan that can be towed by a motor vehicle.
Chalet		A one storey semi-permanent construction which is still moveable. A chalet will be classed as a single unit if it can only be occupied by one person/family in a single instance despite having two axles.
Change of Use		A change in the way that land or buildings are used. Planning permission is usually necessary in order to change from one 'use class' to another.
Climate change		Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Often regarded as a result of human activity and fossil fuel consumption.
Clusters		Settlements with at least 10 housing units in a group that is sufficiently tightly placed to be easily defined and with links to settlements higher up in the settlement hierarchy.
Coastal Change Management Area		An area defined where the accepted shoreline management plan policy is for 'no active intervention' or 'managed realignment' during the Plan period.
Commitments (or committed development)		All land with current planning permission for development (particularly residential development).
Community		People living in a defined geographical area, or who share other interests.
Community Infrastructure Levy	CIL	CIL is a method of securing generalised contributions from developers. The Government legislated for CIL in the 2008 Planning Act. Implementing Regulations followed, and CIL came into force in England and Wales on 6 April 2010.
Community Involvement Strategy	CIS	The CIS identifies how the Councils intend to involve consultation bodies and the public in the preparation of the LDP. The CIS is submitted to the Welsh Government as part of the Delivery Agreement for its support.
Community Land Trust		Is a not-for-profit, community organisation run by local people to develop housing and other assets at permanently affordable levels for long-term community benefit. It is a constituted, legal entity with the ability to hold and manage assets, and is defined in law.

Glossary of Terms

TERM	ACRONYM (where appropriate)	Description
Compensation		Providing for the equivalent of what has been lost. In biodiversity, compensation may be bigger or more than the actual original habitat due to the time delay, often years, for the compensation habitat to reach the size/quality of the original habitat.
Comparison Goods		Non perishable goods for retail sale which are often stocked in a wide range of sizes, styles, colours and qualities, including furniture, carpets, televisions etc.
Conservation Area		Areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance
Conservation Area Character Appraisals		A published document defining the special architectural or historic interest that warranted the area being designated
Consultation		Formal process where comments are invited on a particular topic or set of topics, or a draft document.
Convenience Goods		A category of consumer goods which are bought frequently, quickly and with a minimum of emotional involvement; the category includes goods such as sweets, cigarettes, prescription drugs, magazines, and most grocery products.
Conversions		Generally means the physical work necessary to change of use of a building from a particular use, classified in the use classes order, to another use. Can also mean the sub-division of residential properties into self-contained flats or maisonettes.
Cultural Heritage		Relates to both the physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present for the benefit of future generations.
D1 and D2 Use Class		These are some of the Use Classes set out in the Town and Country Planning (Use Class) order 1987. D1 refers to establishments categorised as Non-residential institutes and D2 are establishments categorised as Assembly and Leisure.

Glossary of Terms

TERM	ACRONYM (where appropriate)	Description
Delivery Agreement	DA	A document comprising the local planning authorities' timetable for the preparation of the Plan together with its Community Involvement Strategy, submitted to the Welsh Government for agreement.
Deposit		A formal stage of consultation in which comments are invited on the full draft Plan.
Deposit Plan		A full draft of the Joint Local Development Plan which undergoes a formal consultation period.
Development		Development, as it is defined in planning law is the 'carrying out of building, engineering, mining or other operations in, on, over or under land.' (Section 55 of the 1990 Planning Act as amended).
Elderly Mentally Infirm		Is an umbrella term to help classify a range of illnesses mainly affecting the elderly.
Employment land/ site		Land used for employment purposes by one or more of the following: offices, manufacturing, research and development, storage and distribution.
Enhancements		Biodiversity enhancements are an improvement to a habitat/species population over and above what is already there. This could be through increasing/restoring habitats or increasing/improving opportunities for species.
Enterprise Zone		A specially designated area within which businesses are granted numerous advantages and incentives such as income tax credits, equipment tax refunds and property tax credits. At its core, the enterprise zone is a means to targeting a specific geographical area for economic revitalisation.

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TERM	ACRONYM (where appropriate)	Description
		Creating an enterprise zone encourages investment and promotes economic growth in that area.
Evidence Base		The information and data gathered by the Councils to justify the "soundness" of the policy approach set out in the Plan, including physical, economic, and social characteristics of an area.
European Directive		A legislative act of the European Union which requires member states to achieve a particular outcome/target.
European/ international Sites		Any site that has been designated as a site of international nature conservation importance either as a Special Protection Area (SPA), a Special Area of Conservation (SAC) or a Ramsar Site.
Exception Site		Small scale sites either within or immediately adjacent to the development boundary which provides 100% affordable housing. Enabled exception sites will have the minimum amount of open market housing to make the proposal viable.
Extra Care Homes		Similar to sheltered housing, offering independent living but with the benefit of on-site care provision.
Geodiversity		The range of rocks, fossils, minerals, soils, landforms and natural processes that go to make up the Earth's landscape and structure.
Green / Blue Infrastructure		A green/ blue infrastructure can be defined as an interconnected network of land and water features that support native species, maintains natural ecological processes, prevents flooding, sustains air and water resources, and contributes to the health and quality of life of local communities.
Gypsies and Travellers		Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or family's or dependants education or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such.

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TERM	ACRONYM (where appropriate)	Description
Habitats Regulation Assessment	HRA	A HRA is a requirement of European Directive 92/43/EEC which assesses the potential effects a Local Development Plan may have on one or more European sites (Natura 2000 sites). The assessment should conclude whether or not a proposal or policy in a Plan would adversely affect the integrity of the site in question.
Habitats Regulation Assessment Screening Report		An assessment which looks at whether the Deposit Plan is likely to have a significant effect on an International site, alone or in-combination, and therefore whether an Appropriate Assessment (AA) is required to see whether the Plan would have an adverse effect on site integrity.
Heritage Assets		Encompasses, structures and open spaces considered to be of special historic, archaeological, architectural or artistic interest (Listed Buildings, Historic Parks and Gardens and Scheduled Ancient Monuments) along with World Heritage Sites.
Historic Landscape		Landscapes thought to be of national historic value and importance which have been included on Cadw/ Countryside Council for Wales (CCW)/ ICOMOS Register of Landscape of Historic Interest in Wales. In two volumes, it identifies 58 landscapes of outstanding or special historic interest, which are considered to be the best examples of different types of historic landscapes in Wales.
Historic Parks and Gardens		These are parks and gardens which are thought to be of national importance and have been included on the Cadw/ICOMOS Register of Parks and Gardens of Special Historic Interest in Wales. The Register was compiled in order to aid the informed conservation of historic parks and gardens by owners, local planning authorities, developers, statutory bodies and all concerned with them. It is non-statutory and has been issued in six volumes.
Houses in Multiple Occupation	HMO	Planning legislation defines neither multiple occupation nor HMOs, as such, but relies on both the concept of a “single household” and “family” in making distinctions for land-use purposes.
Housing Land Availability		The total amount of land reserved for residential use awaiting development
Housing Market Areas		The North West Wales Local Housing Market Assessment identified housing market areas within the sub-region based upon travel to work areas and local knowledge to be able to understand the levels of demand and need within these areas.

Glossary of Terms

TERM	ACRONYM (where appropriate)	Description
Housing Needs Study		A survey of a particular area or settlement to support a reasonable mix and balance of house types and sizes so as to cater for a range of housing needs within the locality.
Housing Price Areas		Different house price areas within the plan area identified in the Affordable Housing Viability Study.
ICOMOS		International Council on Monuments and Sites.
Infrastructure		Infrastructure includes services such as roads, transport facilities, water supplies, sewerage and associated waste water treatment facilities, waste management facilities, energy supplies (electricity and gas) and distribution networks and telecommunications infrastructure. Soft infrastructure includes ICT and telecommunications.
International Sites		For the purpose of the HRA and the LDP International sites comprise Special Areas for Conservation (SACs), candidate SACs (cSACs), Special Protection Areas (SPA) and Ramsar sites.
Key diagram		The diagrammatic interpretation of the LDP's spatial strategy.
LANDMAP		LANDMAP is the national information system, devised by the Countryside Council for Wales (now known as Natural Resources Wales), for taking landscape into account in decision-making.
Landbank (Minerals):		A stock of planning permissions (usually relating to non-energy minerals) to provide for continuity of production in spite of fluctuations in demand. Normally expressed in terms of the number of years reserves based on recent rates of supply.
Landbank (housing)		The amount of units with planning consent for housing.
Land Use Planning		The framework for how land is used and developed is largely provided by the planning system, which aims to secure the most efficient and effective use of land in the public interest, and to ensure that necessary services and facilities are built where they are most needed.

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TERM	ACRONYM (where appropriate)	Description
Listed Buildings		A building of special architectural or historic interest. Listed buildings are graded I, II* or II with grade I being the highest. Listing includes the interior as well as the exterior of the building, and any buildings or permanent structures.
Local Development Plan	LDP	The required statutory development plan for each local planning authority area in Wales under Part 6 of the Planning and Compulsory Purchase Act 2004. A land use plan that is subject to independent examination, which will form the statutory development plan for a local authority area. It should include a vision, strategy, area wide policies for development types, land allocations, and where necessary policies and proposals for key areas of change and protection.
Local Housing Market Assessment	LHMA	A study that identifies evidence about housing need and demand in the area.
Local Nature Reserve		Non-statutory habitats of local significance designated by local authorities where protection and public understanding of nature conservation is encouraged.
Local planning authority	LPA	A planning authority responsible for the preparation of the LDP.
Local / Rural / Coastal Villages		There are generally fewer services and facilities offered within them, which means they have less influence. Some Coastal Villages have comparatively more services and facilities, but the existence of a higher proportion of holiday homes or second homes means there is a need to control further change in them.
Local Service Centres		These are recognized as centres for facilities and services meeting the needs of their own populations and their direct catchment areas. They have some employment and retail opportunities and very good links with either an Urban Service Centre or the Sub-Regional Centre, whichever is nearest.
Low Impact Development		Development associated with lifestyles that, through low negative environmental impact, either enhance or do not significantly diminish environmental quality and are integrally connected with sustainable land management. This is also known as One Planet Development.

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TERM	ACRONYM (where appropriate)	Description
Micro-generation		The small-scale production of heat and/or power from low carbon sources.
Mineral Buffer Zone		Areas of protection around permitted and proposed mineral workings where new developments which would be sensitive to adverse impact, including residential areas, hospitals and schools should be resisted.
Mineral resource		A mineral deposit (the basic raw materials of the Earth) that has a value to society and is capable of being extracted economically, or which may be viable in the foreseeable future.
Minerals Safeguarding		The protection of mineral resources from unnecessary sterilisation by other types of development.
Mitigation		Measures to avoid, reduce or offset significant adverse effects.
Mixed use		Developments or proposals comprising more than one land use type on a single site.
Natura 2000		A network of protected areas across the European Union, comprising SACs, SPAs and Ramsar Sites.
Need (in retail terms):		The balance of supply and demand between retailers and consumers. Often expressed as personal expenditure available to support additional shops and/or extensions to existing shops.
Nursing Homes		Setting which provides residential accommodation with health care, especially for elderly people.
Objective		A statement of what is intended, specifying the desired direction of change in trends.
Out-of-Centre		In retailing terms, a location that is clearly separate from the primary shopping area of a town centre but not necessarily outside the town centre boundary.
Out-of-Town		In retailing terms, an out-of-centre location is land not clearly within the current town centre boundary.

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TERM	ACRONYM (where appropriate)	Description
Permitted Development Rights		Certain types of minor changes can be made to your house or business without needing to apply for planning permission.
Phasing		The development of a site in gradual stages over a period of time rather than all at once
Place making		A design process aimed at creating integrated communities that are based upon high quality, distinct, accessible areas, which will help, generate strong a sense of community enabling healthy lifestyles.
Planning agreements or obligations or contributions		Legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken. For example, the provision of highways. Sometimes called "Section 106" agreements.
Planning gain		The benefits or safeguards, often for community benefit, secured by way of a planning obligation as part of a planning approval and usually provided at the developer's expense. For example, affordable housing, community facilities or mitigation measures.

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TERM	ACRONYM (where appropriate)	Description
Planning Inspectorate		An executive agency of the Government responsible for the public examination of the Plan.
Planning Policy Wales	PPW	A document setting out the land use planning policies of the Welsh Assembly Government.
Population and household projections		The prediction of future populations based on the present age-sex structure, and with the present rates of fertility, mortality and migration.
Preferred Search Zone		An area of Bangor identified as the preferred area for the location of purpose built student accommodation.
Preferred Strategy		Part of the pre-deposit suite of documents that outlines the Councils' preferred strategy for growth or change.
Primary Shopping Area		An area within the defined town centre where retailing and the number of shops is most concentrated.
Proposals Map		A component of the Local Development Plan showing the location of proposals on an Ordnance Survey base map.
Protected species		Plants and animal species afforded protection under certain Acts and Regulations.
Ramsar Sites		Sites designated under the Ramsar Convention to protect wetlands that are of international importance, particularly as waterfowl habitats.
Reclamation (in terms of mineral operations)		Operations designed to return an area to an acceptable environmental state, whether for the resumption of the former land use or for a new use. It includes restoration, aftercare, soil handling, filling and contouring operations.
Recycling		The recovery of materials from the waste stream for re-use or conversion into other products.
Regionally Important Geodiversity Sites	RIGS	A non-statutory regionally important geological or geomorphological site (basically relating to rocks, the Earth's structure and landform).

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TERM	ACRONYM (where appropriate)	Description
Registered Social Landlord		Independent societies, bodies of trustees or companies established for the purpose of providing low-cost social housing for people in housing need on a non-profit-making basis. Any trading surplus is used to maintain existing homes and to help finance new ones.
Representation		Comments in support of, or in opposition to, the deposit Local Development Plan
Residential Care Home		Setting where a number of older people live, usually in single rooms, and have access to on-site care services providing personal care only - help with washing, dressing and giving medication.
Restoration (in terms of minerals operations):		Steps to restore land affected by mineral extraction to a high standard suitable for an agreed after-use and including the carefully managed replacement of subsoil, topsoil or soil-making material.
Restore/achieve condition (in terms of biodiversity)		To restore a habitat that has significant relics of original habitat back to its former state. Achieving condition requires a habitat to go from poor condition to good.
Rural Enterprise Dwelling		Qualifying rural enterprises comprise land related businesses including agriculture, forestry and other activities that obtain their primary inputs from the site.
Scheduled Ancient Monuments	SAM	Nationally important monuments usually archaeological remains, that enjoy greater protection against inappropriate development through the Ancient Monuments and Archaeological Areas Act 1979.
Section 106 Agreement	S106	A legal agreement under section 106 of the 1990 Town & Country Planning Act. Section 106 agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.
Serviced Plots		Plots of land that have the required services in place to allow for future development usage.
Service Villages		They contain a number of local facilities and services, which include at least one key service or facility. They are obviously able to meet the day to day needs of households within them and in their area.

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TERM	ACRONYM (where appropriate)	Description
Shoreline Management Plan	SMP	A non-statutory document that sets out strategic guidance designed to assist coastal defence decision making for a defined length of coast over the next 50 years with revisions typically every 5 years.
Single Integrated Plan	SIP	This incorporates the vision and action plan of the Local Services Board for both counties. The purpose of the Plan is to promote joint working in order to improve economic, social and environmental well-being. It seeks to tackle complex issues that cannot be solved by one organization working alone. The plan has therefore been created in partnership, taking input from partners, service users, communities and residents.
Sites of Special Scientific Interest	SSSI	A site identified under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) as an area of special interest by reason of any of its flora, fauna, geological or physiographical features
Slippage Allowance		To allow for an element of choice, a lower than anticipated number of units on allocated sites or a delay in certain sites being implemented within the plan period a slippage allowance of 10% has been included in relation to the overall housing figure.
Soundness		To be considered sound, a Local Development Plan must be justified (founded on robust and credible evidence and be the most appropriate strategy) and effective (deliverable, flexible and able to be monitored). There are ten tests of soundness set out in guidance issued by the Welsh Government and the Planning Inspectorate against which the Plan will be assessed.
Specialist Care Accommodation		Accommodation which provides care for those with high support needs in a particular sector e.g. dementia.
Spatial		A characteristic that relates to a location/area

Glossary of Terms

TERM	ACRONYM (where appropriate)	Description
Special Areas of Conservation	SAC	A site designated under the European Community Habitats Directive, to protect internationally important natural habitats and species.
Special Landscape Area	SLA	A non-statutory conservation designation used by local government in some parts of the United Kingdom to categorise sensitive landscapes which are, either legally or as a matter of policy, protected from inappropriate development or other man-made influences.
Special Protection Areas	SPA	Sites classified under the European Community Directive on Wild Birds to protect internationally important bird species.
Stakeholders		Any individual or group with a vested interest in the outcome of the Plan.
Strategic Environmental Assessment	SEA	Generic term used to describe environmental assessment as applied to policies, plans and programmes. The SEA Regulations require a formal "environmental assessment of certain plans and programmes, including those in the field of planning and land use."
Strategic Search Area	SSA	An area that has been identified at a strategic level by TAN 8: Planning for Renewable Energy (WAG, 2005) as having the general characteristics that lend it to the accommodation of large wind farms.
Sub-Regional Centre		It plays a cross-boundary and local role in terms of employment, education, health and leisure opportunities. It is a retail centre not only for its own population but also for a wider area.
Sui-Generis		A term given to the use of land or buildings, not falling into any of the use classes identified by the Use Classes Order, for example theatres, launderettes, car showrooms and filling stations.
Supplementary Planning Guidance	SPG	Supplementary Planning Guidance may cover a range of issues, both thematic and site specific and provide further detail of policies and proposals in a development plan.
Sustainable Urban Drainage System	SUDS	A drainage system developed in line with sustainable development principles that take account of quantity, quality and amenity.

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TERM	ACRONYM (where appropriate)	Description
Sustainability Appraisal	SA	A tool for appraising policies and proposals to ensure they reflect sustainability development objects (i.e. social, environmental and economic factors). Each LPA is required by S62(6) of the Act to undertake an SA of the LDP. This form of SA fully incorporates the requirements of the SEA Directive. The term used in the LDP includes Strategic Environmental Assessment, unless otherwise made clear.
Sustainable Development		Development that meets the needs of the present without compromising the ability of future generations to meet their own needs.
Tai Teg		Tai Teg is a register of people in Gwynedd and Ynys Môn interested in homeownership who cannot currently afford to buy outright on the open market.
Technical Advice Notes	TANs	Documents produced by the Welsh Government to supplement Planning Policy Wales, which give detailed technical guidance to Local Planning Authorities on particular planning issues. They should be taken into account by LPAs in the development plan preparation process.
Test of Soundness		Concept against which the Plan is examined under Section 64(5)(b) of the 2004 Act.
Town Centres		Includes the core within a range of different-sized shopping and commercial centres.
Transport Implementation Strategy	TIS	Required by TAN 18 'Transport' (WAG, 2007) as part of the transport assessment process providing the information necessary to assess the suitability of an application in terms of travel demand and impact. The TIS should set objectives and targets relating to managing travel demand for the development and set out the infrastructure, demand management measures and financial contributions necessary to achieve them. The TIS should set a framework for monitoring the objectives and targets, including the future modal split of transport to development sites.
Travel Plan		A travel plan is a package of actions designed by a workplace, school or other organisation to encourage safe, healthy and sustainable travel options. By reducing car travel, Travel Plans can improve health and wellbeing, free up car parking space, and make a positive contribution to the community and the

Glossary of Terms

TERM	ACRONYM (where appropriate)	Description
		environment.
UNESCO		United Nations Education, Scientific and Cultural Organisation.
Urban Capacity Study		This study establishes the capacity within the Sub-regional Centre and the Urban and Local Service Centres that have been identified within the Plan, to provide new residential units. It contributes to establishing the potential for additional housing development within these Centres.
Urban Service Centres		These have a sub-county role in terms of providing a wide range of services and facilities for their own population and parts of the counties. Some, i.e. Llangefni and Caernarfon also have an administrative function for their counties.
Use Classes Order		The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories. Planning permission is not always needed for changes of use within the same use class.
Utilities		Public services: gas, electricity, water, sewerage, telephones.
Vision		An agreed statement of the overall aims of the Plan.
Wales Spatial Plan	WSP	A plan prepared and approved by the Welsh Government under S60 of the Act, which sets out a strategic framework to guide future development and policy interventions, whether or not these relate to formal land use planning control. Under S62 (5) (b) of the Act a local planning authority must have regard to the WSP in preparing a Local Development Plan.
Waste		Waste is any material or object that is no longer wanted and requires disposal. If a material or object is re-usable, it is still classed as waste if it has first been discarded.

Glossary of Terms

TERM	ACRONYM (where appropriate)	Description
Welsh Index of Multiple Deprivation (WIMD)		The official measure of deprivation in small areas in Wales. It is a relative measure of concentrations of deprivation at the small area level. It looks at issues such as income, housing, employment, access to services, health, environment, education and community safety.
Wildlife Sites		Locally important sites of nature conservation adopted by local authorities for planning purposes. A designation used to protect areas of importance for wildlife at a county scale, including Section 42 species and habitats of the Natural Environment and Rural Communities Act (2006).
Windfall Site (non-allocated)		A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan. Most "windfalls" are referred to in a housing context.
World Heritage Site	WHS	A site (such as a forest, mountain, lake, desert, monument, building, complex, or city) that is on the list maintained by the international World Heritage Programme administered by the UNESCO World Heritage Committee. The programme catalogues, names, and conserves sites of outstanding cultural or natural importance to the common heritage of humanity.