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Joint Planning Policy Unit Anglesey & Gwynedd

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Ein Cyf / Our Ref:

Eich Cyf / Your Ref:

Dyddiad / Date: 1 July 2016

Dear Sir

**Re: Deposit Plan – Joint Local Development Plan (Anglesey and Gwynedd) – additional documents**

In order to address your request for clarification during the Pre Hearing Meeting, previous correspondence and my letter dated the 27 June 2016 about aspects of the Sustainability Appraisal report, the associated appendices identifies those instances where some minor editorial amendments are required to improve clarity within the Sustainability Appraisal Report.

Appendix A sets out in a series of tables the changes in the strategic policies between the Preferred Strategy and the Deposit Plan, the policy numbers that are incorrect within Chapter 6 of the 2016 Sustainability Appraisal (SA) Report and a few other minor changes to Chapter 6 of the SA.

Appendix B provides an interim version of Chapter 6 outlining the changes identified in Appendix A in the form of 'track changes' to confirm that we have identified the minor editorial errors within the document and that these do not have significant implications for the SA. It is anticipated that the final addendum on the SA work will produce a composite version of Chapter 6 (and any other possible relevant parts of the SA that may require clarification) incorporating the correct policy numbers and any additional commentary where necessary.

Please do not hesitate to contact me via the Programme Officer if you require clarification.

Yours sincerely

**Nia H Davies**  
**Planning Manager (Policy)**

## Appendix A - Progression of JLDP Policies

### Appendix A - Progression of JLDP Policies

**Table 1 – Changes to Strategic Policies contained within Chapter 5 SA of Preferred Strategy**

Between the Preferred Strategy of 2013 and the Deposit Plan of 2015 a review of the strategic policies was undertaken to ascertain whether they were all required or whether there was overlap with either national policy or other strategic policies or would part of their content be better if included within a detailed policy. The table below shows how the policy numbers have changed between these two documents and highlights the 3 strategic policies that were not included within the Deposit Plan:

<b>ORIGINAL POLICY NUMBER IN CDLL.003: DRAFT PREFERRED STRATEGY DOCUMENT (2013):</b>	<b>CHANGED TO IN CDLL.004: DEPOSIT PLAN – WRITTEN STATEMENT (2015):</b>
<b>STRATEGIC POLICY PS1:</b> SUSTAINABLE DEVELOPMENT	<b>STRATEGIC POLICY PS5:</b> SUSTAINABLE DEVELOPMENT
<b>STRATEGIC POLICY PS2:</b> ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE	<b>STRATEGIC POLICY PS6:</b> ALLEVIATING AND ADAPTING TO THE EFFECTS OF CLIMATE CHANGE
<b>STRATEGIC POLICY PS3:</b> SETTLEMENT STRATEGY	<b>STRATEGIC POLICY PS15:</b> SETTLEMENT STRATEGY
<b>STRATEGIC POLICY PS4:</b> DEVELOPMENT IN THE COUNTRYSIDE	<b>NO POLICY</b> – THE MATTERS WITHIN PS4 WERE DEEMED TO BE ADDRESSED EITHER THROUGH NATIONAL POLICY OR IN OTHER STRATEGIC / DETAILED POLICIES WITHIN THE PLAN.
<b>STRATEGIC POLICY PS5:</b> INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS	<b>STRATEGIC POLICY PS2:</b> INFRASTRUCTURE AND DEVELOPER CONTRIBUTIONS
<b>STRATEGIC POLICY PS6:</b> PROPOSALS FOR LARGE INFRASTRUCTURE PROJECTS	<b>STRATEGIC POLICY PS8:</b> PROPOSALS FOR LARGE INFRASTRUCTURE PROJECTS
<b>STRATEGIC POLICY PS7:</b> NUCLEAR RELATED DEVELOPMENT AT WYLFA	<b>STRATEGIC POLICY PS9:</b> WYLFA NEWYDD RELATED DEVELOPMENT
<b>STRATEGIC POLICY PS8:</b> PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY	<b>STRATEGIC POLICY PS10:</b> PROVIDING OPPORTUNITY FOR A FLOURISHING ECONOMY
<b>STRATEGIC POLICY PS9:</b> THE VISITOR ECONOMY	<b>STRATEGIC POLICY PS11:</b> THE VISITOR ECONOMY
<b>STRATEGIC POLICY PS10:</b> TOWN CENTRES AND RETAIL	<b>STRATEGIC POLICY PS12:</b> TOWN CENTRE AND RETAIL DEVELOPMENTS
<b>STRATEGIC POLICY PS11:</b> A BALANCED HOUSING PROVISION	<b>STRATEGIC POLICY PS13:</b> HOUSING PROVISION
<b>STRATEGIC POLICY PS12:</b> AFFORDABLE HOUSING	<b>STRATEGIC POLICY PS14:</b> AFFORDABLE HOUSING
<b>STRATEGIC POLICY PS13:</b> GYPSY AND TRAVELLER ACCOMMODATION	<b>NO POLICY</b> - THE MATTERS WITHIN PS13 WOULD BE BETTER ADDRESSED IN DETAILED POLICIES WHICH SAFEGUARD EXISTING SITES, ALLOCATE SITES FOR IDENTIFIED NEED AND A CRITERIA BASED POLICY FOR ANY FUTURE APPLICATIONS.
<b>STRATEGIC POLICY PS14:</b> CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT	<b>STRATEGIC POLICY PS16:</b> CONSERVING AND ENHANCING THE NATURAL ENVIRONMENT
<b>STRATEGIC POLICY PS15:</b> PROTECTING AND ENHANCING CULTURAL AND HERITAGE ASSETS	<b>STRATEGIC POLICY PS17:</b> PRESERVING AND ENHANCING HERITAGE ASSETS
<b>STRATEGIC POLICY PS16:</b> RENEWABLE	<b>STRATEGIC POLICY PS7:</b> RENEWABLE ENERGY

## Appendix A - Progression of JLDP Policies

<b>ORIGINAL POLICY NUMBER IN CDLL.003: DRAFT PREFERRED STRATEGY DOCUMENT (2013):</b>	<b>CHANGED TO IN CDLL.004: DEPOSIT PLAN - WRITTEN STATEMENT (2015):</b>
ENERGY TECHNOLOGY	TECHNOLOGY
<b>STRATEGIC POLICY PS17: WASTE MANAGEMENT</b>	<b>STRATEGIC POLICY PS18: WASTE MANAGEMENT</b>
<b>STRATEGIC POLICY PS18: MINERALS</b>	<b>STRATEGIC POLICY PS19: MINERALS</b>
<b>STRATEGIC POLICY PS19: WELSH LANGUAGE AND CULTURE</b>	<b>STRATEGIC POLICY PS1: WELSH LANGUAGE AND CULTURE</b>
<b>STRATEGIC POLICY PS20: COMMUNITY INFRASTRUCTURE</b>	<b>NO POLICY - THE CONTENT OF THIS POLICY OVERLAPPED WITH OTHER STRATEGIC POLICIES, IN LIGHT OF THIS ITS CONTENT HAS BEEN INCLUDED WITHIN OTHER STRATEGIC AND DETAILED POLICIES WITHIN THE PLAN.</b>
<b>STRATEGIC POLICY PS21: INFORMATION AND COMMUNICATIONS TECHNOLOGY</b>	<b>STRATEGIC POLICY PS3: INFORMATION AND COMMUNICATIONS TECHNOLOGY</b>
<b>STRATEGIC POLICY PS22: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY</b>	<b>STRATEGIC POLICY PS4: SUSTAINABLE TRANSPORT, DEVELOPMENT AND ACCESSIBILITY</b>

**Table 2 – Changes to policy numbers within Chapter 6 SA of Deposit Plan & Focussed Changes**

In reviewing Chapter 6 of the Sustainability Appraisal (2015) it has come to light that some of the policy numbers used reflected the policy numbers as they were presented to the Joint Planning Policy Panel, which considered the proposed approach to representations made at the Preferred Strategy stage as well as the wording for emerging detailed policies. After the Joint Planning Policy Committee agreed the contents of the Deposit Plan the policy numbers were edited to reflect the order the policies were presented thus improving clarity within the Plan. Unfortunately, due to time constraints this revised numbering was not reflected within the SA report. However, the text within the SA Report that describes each policy's remit does demonstrate that the correct policies are being referred to. The table below identifies which policies should be re-numbered within this chapter:

Paragraph Number in Chapter 6 SA Report (2016)	Changes to Policy Numbers		
	From	→	To
6.5	TAI 3	→	TAI 4
	TAI/5	→	TAI6
	TAI9/A, TAI10/B and TAI12	→	TAI11, TAI12 and TAI13
6.6	TAI4	→	TAI18
6.7	TAI10 to TAI12	→	TAI14 to TAI18
	TAI8	→	TAI9
6.13	CYF7	→	CYF5
	CYF8	→	CYF6
6.20	CYF9	→	CYF7
6.25	PS5	→	PS2
	CYFF2	→	PCYFF2
6.27	CYFF2	→	PCYFF2
6.31	PS11	→	PS10

**Appendix A - Progression of JLDP Policies**

Paragraph Number in Chapter 6 SA Report (2016)	Changes to Policy Numbers		
	From	→	To
	TAI10 to TAI12	→	TAI14 to TAI18
6.35	PS2	→	PS4
6.40			Add PS10
6.47			Add PS10
6.54			Add PS10
	CYY1	→	CYF1
6.55	CYY1	→	CYF1
	TAI/10 to TAI/12	→	TAI14 to TAI18
6.57	CYFF2	→	PCYFF2
	CYFF3	→	PCYFF3
6.58	CYFF5	→	PCYFF5
6.62	CYFF5	→	PCYFF5
6.66	SP11	→	PS10
	PS3	→	PS13
	TAI/10 to TAI/14	→	TAI14 to TAI18
6.67	TAI/10, TAI/11	→	TAI14 to TAI18
6.68	CYFF1	→	PCYFF1
6.70	CYFF2	→	PCYFF2
	CYFF3	→	PCYFF3
	PS2	→	PS6
6.75	CFY1	→	PS10
6.77	TAI/10, TAI/11	→	TAI14 to TAI18
6.78	PS1	→	PS5
	CYFF3	→	PCYFF3
6.85	MWYN10	→	MWYN9
6.92	CYF1	→	PS10
			Add PS1
6.94	TAI10 and TAI11	→	TAI14 and TAI15
	TAI8	→	TAI9
6.102	CYF1	→	PS10
6.104	CYFF1	→	PCYFF1
	G1	→	GWA1
	G2	→	GWA2
6.105	G3	→	GWA3

**Table 3 – Other Minor Changes to Chapter 6**

In addressing the changes to the policy numbers highlighted in table 2 it is considered that Chapter 6 would benefit from additional editorial changes to better reflect the matters considered. The text should refer to a safeguarded employment land figure of 638.7ha of employment land together with an additional 60ha of land allocated for employment purposes. These figures reflect the content of Policy CYF 1, which was assessed (by Enfusion) not the

## Appendix A - Progression of JLDP Policies

168ha that is included within Chapter 6. Additionally, the text should reflect Focus Change NF 3, which reflected the fact that the new style local transport plans had been adopted.

Paragraph Number in Chapter 6 SA Report (2016)	Minor Changes to Chapter 6		
	From	→	To
6.8	Reference to restriction for two storey terraced housing in policy TAI2 could be made clearer.	→	Amend sentence to read “The conversion of a two storey terraced house is not supported under the policy.”
6.13	Change reference towards 168ha and 84ha		Rather it should be 180ha and 90ha
6.13			Additional Text after <del>84ha</del> 90ha in each authority area “60ha will be new allocations with the remainder being undeveloped land on existing safeguarded sites.”
6.31, 6.40, 6.47, 6.54, 6.75, 6.92	168ha of employment land	→	Safeguards 638.7ha of current land and units for employment purposes with an additional 60ha of land allocated for employment purposes.
Table 6.1	North Wales (Taith) and Mid Wales (TraCC) Regional Transport Plan	→	North Wales Joint Local Transport Plan and Mid Wales Local Transport Plan.

It is important to note that the changes to policy numbers and minor amendments/additions referred to above do not significantly affect the overall findings of the SA for the JLDP.

**Appendix B – Chapter 6 SA Report -Track Changes**

**6. SA OF DEPOSIT PLAN & FOCUSED CHANGES**

**Introduction**

- 6.1 This Section sets out the findings of the SA of the Deposit Plan and Focused Changes. It is structured according to 12 key topics which have been linked to relevant SA Objectives as well as SEA Directive topics. The appraisal of each topic has been divided into a number of sub-headings to ensure that each aspect of the emerging JLDP is considered, including policies and site allocations, as well as the interrelationships between topics and cumulative effects of the Plan as a whole.
- 6.2 In accordance with the SEA Directive and Regulations any likely significant effects are identified along with any mitigation measures necessary to address them. The SA does not therefore provide a narrative on the nature and significance of effects for each policy within the Local Plan, as a policy might not be relevant to a particular topic or is considered unlikely to have a significant effect.
- 6.3 A SA Report (February 2015) accompanied the Deposit JLDP on public consultation from 16 February to 31 March 2015. The comments received in relation to the SA Report and how they have been addressed are presented in Appendix 1 of this Report. As a result of responses received on the Deposit JLDP the Council has made a number of changes to the Plan in preparation for submission to the Welsh Government. It is important that these changes are screened to determine if they significantly affect the findings of the previous SA work presented in the February 2015 SA Report.
- 6.4 The proposed Focused Changes to the JLDP since the Deposit stage have been screened for significance with regard to the SA work, which is presented in Appendix 9 of this Report. The screening found that the majority of changes are minor and do not significantly affect the findings of the previous SA work as they seek to provide further clarification or ensure consistency. While the majority of changes are minor and do not significantly affect the findings, it was considered appropriate to update the findings of the SA below for the Deposit JLDP, to reflect the proposed amendments, including any new policies and changes to site allocations.

## The Vision and Objectives

- 6.3 Following the consultation on the Preferred Strategy and Deposit JLDP a number of representations were received on the Plan's vision and strategic objectives. In response, the Council decided to rearrange the wording of the objectives to better demonstrate the link between the vision, strategic objectives, outputs and strategies; and to revise by grouping the strategic objectives under fewer headings that accord with the main themes of the strategy. A new objective that seeks to maximise socio-economic opportunities, and minimise adverse effects arising as a result of the Wylfa Newydd Project has also been included to reflect the unique opportunity that the project provides for Anglesey. The strategic objectives in their new form do not significantly differ from the previous version and remain consistent with the sustainability objectives in the Sustainability Framework. No further appraisal work was required.

## SA of the Deposit Plan

### Housing

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 7: Provide good quality housing, including affordable housing that meets local needs

## Appraisal of Deposit Plan Policies

- 6.4 Strategic policies contained within the JLDP support the topic of housing through ensuring:
- Adequate provision of new dwellings (as determined by the full Objectively Assessed Need for housing [current figure 7,902 dwellings during the life of the Plan]);
  - An appropriate mix of types and tenures (including gypsy and traveller sites, student accommodation, HMOs, and accommodation for the elderly);
  - The delivery of Affordable Housing; and
  - Pursuing high quality design to meet the needs of the whole community.

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- 6.5 Policy PS13 seeks the provision of 7,902 dwellings during the life of the Plan, which has the potential for major positive effects against SA Objective 7. A range of housing types are also proposed which will help to meet the needs of the whole community, enhancing these positive effects. An appropriate mix of housing is sought through Policy TAI/1 to help meet the needs of the whole community. There are also specific policies relating to care homes for the elderly (Policy [TAI 4TAI3](#)), student accommodation (Policy [TAI6TAI/5](#)) and gypsy and travellers (Policies [TAI 11, TAI 12 and TAI 13TAI9/A, TAI10/B and TAI12](#)).
- 6.6 Housing development will be distributed according to the settlement hierarchy set out in Policy PS15, and appropriately phased to ensure that communities can accommodate development as set out in Policy TAI X. The strategy is 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. This means that development will primarily be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. This will help to meet the housing needs in urban and rural areas with long term positive effects on this topic. Policy [TAI 18TAI4](#) restricts the level of development in sensitive rural areas that are identified as having a limited level of services and facilities. Only a limited number of affordable homes will be supported to help meet local community need and protect the sensitive character of rural villages.
- 6.7 Policies [TAI 14 to TAI 18TAI10 to TAI12](#) sets out the precise distribution of housing growth during the life of the Plan. Policy PS14 ensures that sufficient land is identified to deliver a minimum target of 1400 new affordable homes during the life of the Plan with Policy [TAI 9TAI8](#) setting out thresholds for provision. This will have long term positive effects on this topic. The phasing of development as identified in Policy TAI X will allow sufficient time to ensure that the provision of utilities and infrastructure can also be managed effectively alongside the delivery of new housing.
- 6.8 The potential for HMOs to lead to negative effects and alter the social character of an area is recognised, and Policy TAI2 seeks to restrict this type of development to areas that are appropriate and that do not impact on the amenity of the area, or force families out. ~~The conversion of a two storey terraced house is not supported under the policy. The conversion of houses to HMOs is wholly restricted for two storey terraced housing.~~ This pressure is shown to be most predominant in the University town of Bangor, where there is a need for controls over the change of use of residential properties to HMOs, as now outlined in policy TAI2. This policy also seeks to enhance positive benefits arising from the development of HMOs by applying affordable housing provisions to HMOs that develop over one new unit where viable.



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- 6.9 The Preferred Strategy identified that temporary housing will be needed to support the future development of the Wylfa Project. This is addressed through the application of Policy TAI3 which facilitates new build purpose built accommodation, housing in multiple occupation and other housing with shared facilities for transient construction workers. Policy TAI8 facilitates the residential use of caravans or other forms of non-permanent accommodation provided that the siting is for a limited period of time, and in connection with an approved building project.

### ***Appraisal of Site Allocations***

- 6.10 The preferred sites directly address the need for housing in the Plan area. As these allocations directly provide for the development of new housing where it is needed, all perform well against the relevant SA objective. It is also considered that the chosen sites allocated for housing ensure that the appropriate level of growth is directed to individual settlements.

### ***Synergistic and Cumulative Effects***

- 6.11 Overall, the JLDP will have major short to long term positive cumulative effects on housing through the provision of 7,902 new homes to meet the objectively assessed need. Policies ensure that housing is being delivered in both urban and rural areas and that a suitable mix of homes are provided to meet the needs of all people in the future. The Plan also seeks to ensure that a suitable number of affordable homes are delivered and that sensitive rural communities are protected from inappropriate development.

### ***Interrelationships with other Topics***

- 6.12 The provision of housing and associated delivery of services and facilities also has the potential for indirect positive effects on a number of other topics, which include economy and employment, communities and health and transport and accessibility. Conversely, the delivery of housing also the potential for negative effects on a number of topics, which include communities and health, transport and accessibility, air quality, climate change and flooding, water resources and quality, natural environment, cultural heritage and waste and recycling.

## Economy and Employment

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 6: Support economic growth and facilitate a vibrant, diversified economy providing local employment opportunities

### *Appraisal of Deposit Plan Policies*

- 6.13 Policy CYF1 has the potential for major long term positive effects against SA Objective 7 through the safeguarding of employment sites and provision of new employment land to meet the needs of people within the JLDP area. The Employment Land Review<sup>1</sup> identifies that across the whole Plan area, ~~168ha-180ha~~ of employment space will be required in the period up to 2026, split equally to ~~84ha~~ 90ha in each authority area, 60ha will be new allocations with the remainder being undeveloped land on existing safeguarded sites. Policies CYF2, CYF3, CYF4 and CYF6 support the potential for additional employment - not identified within Policy CYF1 - as well as ancillary and alternative uses on employment sites, subject to a number of criteria, which have the potential for a minor long term positive effect on the economy and employment. The conversion of rural buildings for business use is also supported (~~Policy CYF5~~), as well as agricultural diversification (Policy CYF 57), which has the potential for minor long term positive effects on the rural economy. Policy CYF 86 supports the regeneration of previously developed land within urban areas where possible.
- 6.14 Homeworking is supported in rural areas, for example Policy CYF5 permits the conversion of rural buildings for residential and business use to allow for home working (where appropriate and suitable). Further to this, Policy CYF57 supports the diversification of agricultural business (providing links to the existing business activity can be demonstrated) to retain agricultural uses and ensure their viability.
- 6.15 The baseline information indicates that a major problem for the area is the migration of young people. To target this problem the Plan seeks to improve the diversity of

## Appendix B – Chapter 6 SA Report -Track Changes

employment opportunities in the area, and provide new and innovative attractions for families, as well as evening activities.

- 6.16 A significant economic factor for the area is the development of a nuclear power station at Wylfa, which is likely to produce significant long term positive effects on employment opportunities in the area. The Plan seeks to deliver education and skills training to allow local residents to access the employment benefits generated by the development. This is considered to have major long term positive effects on the local economy and employment. Policy CYF1 also designates 'reserve sites' to meet the needs of the Energy Island Programme (EIP).
- 6.17 A further policy section on tourism supports this vital sector of the local economy. Policy TWR1 supports new and extended / improved visitor attractions and facilities; within settlement boundaries, on previously developed land, close to existing tourist facilities or within locations deemed suitable by their intrinsic qualities (e.g. historical resources). Priority is given to the niche markets of Activity Tourism, Events Tourism and Cultural Tourism. Policy TWR~~2~~ supports the development of high quality holiday accommodation, whilst Policy TWR~~3~~ supports the protection of the area's most valuable landscapes (e.g. Anglesey Coast AONB, Llŷn AONB) by prohibiting caravan and chalet sites within these areas, and by supporting the relocation of such sites from the Coastal Change Management Zone towards more sustainable geographical areas. Overall, provided that negative effects are minimal, there is general support for small-scale development / extension of existing caravan and camping sites, and Policy TWR~~4~~ ensures that any extended holiday seasons do not increase the consequences of an extreme flood event. The tourism policies have the potential for minor indirect positive effects against SA Objective 7.
- 6.18 There are two main Enterprise Zones affecting the Plan area; the Anglesey Enterprise Zone with a focus on the energy sector, and Gwynedd has been identified as a centre for the Snowdonia Enterprise Zone with a focus on ITC and digital enterprises. These areas could further support the retention of younger people through the provision of skilled employment opportunities and modern industries. There are further smaller Enterprise Zones in several areas of Holyhead, which continues to be one of the main employment areas within Anglesey.
- 6.19 In retail (Policies MAN1 to MAN7), Bangor continues to operate as a sub-regional shopping centre, and the Plan identifies a need for additional shopping floor space within some of the wider settlements, though largely the targeted efforts for retail lie in qualitative improvements to existing town centres, including; Bangor, Caernarfon, Holyhead and Llangefni, in a bid to address declining retailing circumstances. The policies further support local economies, for example Policy MAN4 safeguards Village shops and public houses.

- 6.20 Policy [CYF7CYF9](#) identifies Holyhead as a key regeneration area, and seeks to support its role as a tourism centre and gateway to Wales and the rest of the UK, including by improving connections within the town, and with the Port. The policy seeks to improve the town's physical environment and self-containment, as well as protecting its rich heritage. The improvements have the potential for long-term positive effects on not only the local economy, but also on health, communities and the historic environment.

### ***Appraisal of Site Allocations***

- 6.21 Even though the vast majority of sites are allocated for housing, it is considered that improving the availability of housing will have beneficial effects upon the SA objective relating to the economy. Most sites are allocated in close proximity to employment opportunities thus improving access of new residents to these economic opportunities. Two sites have been allocated for employment use, which will have a direct positive effect on the SA objective.

### ***Synergistic and Cumulative Effects***

- 6.22 Overall, the Deposit Plan will have major short to long term positive cumulative effects on the economy and employment through the safeguarding of sites and provision of ~~60468~~ ha of employment land during the life of the plan. Deposit Plan policies seek to provide a balance between the delivery of new employment, housing and infrastructure and locate it in areas where it is needed most. Through increasing employment opportunities and seeking economic diversity, the Plan has the potential for long term positive cumulative effects of the retention of key age groups, skills and resident workforces.

### ***Interrelationships with other Topics***

- 6.23 The provision of employment has the potential for indirect positive effects on communities and health and transport and accessibility. However, there is also the potential for negative effects on a number of topics, which include communities and health, transport and accessibility, air quality, climate change and flooding, water resources and quality, natural environment, cultural heritage and waste and recycling, as a result of increased employment development within the Plan area.

## Communities and Health

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 2: Promote community viability, cohesion, health and well being

### *Appraisal of Deposit Plan Policies*

- 6.24 Policies that seek the provision of housing and employment have the potential for minor short term negative effects on health during construction phases, through increased levels of noise, light and air pollution. However, it is considered that there are suitable mitigation measures available through Development Management policies and at the site level (e.g. a Construction Environmental Management Plan) to address these short term effects. Alternatively, these same policies have the potential for indirect, long term major positive effects against SA Objective 2 through improved accessibility to a mix of different housing types and employment opportunities, as well as the associated services and facilities.
- 6.25 Policies [PS2PS5](#) and ISA1 seek infrastructure provisions and developer contributions to ensure that development is supported in its receiving environment. Contributions can be sought for a range of purposes to support communities, including (but not limited to); affordable housing, educational facilities, recreational and open space, healthcare facilities, flood risk mitigation and broadband infrastructure. Policy [PCYFF2](#) also promotes safe environments, in accordance with the ‘Secured by Design’ principles. These have the potential for minor positive effects against SA Objective 2.
- 6.26 Policy [ISA/2](#) supports the appropriate development of new community facilities where need is identified, as well as the retention of existing community facilities. Further to this Policy [ISA/5](#) ensures suitable access to open spaces in new housing development in accordance with the Fields in Trust benchmark standards, encouraging active lifestyles. Policy [MAN/4](#) enhances these positive effects by

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seeking to retain local economies and facilities that support village communities, which in this instance is village shops and pubs.

- 6.27 Deposit policies also seek to address inclusive communities, for example, in Policy PCYFF2 which promotes high quality design and barrier free environments that cater for the disabled. It also expects development to integrate transport and communications networks, promoting the interests of pedestrians, cyclists and public transport as well as ensuring linkages with surrounding communities. Policy PS1 also ensures that the Welsh language is protected and promoted, and that all operational signage is bilingual. This should help to ensure the integration of new development with existing communities and have minor long term positive effects.

### Appraisal of Site Allocations

- 6.28 The provision of a range of housing at the preferred site allocations will have positive effects to promote social inclusion and community cohesion. Improving the provision of new housing stock should also be beneficial to the health of local residents.

### Synergistic and Cumulative Effects

- 6.29 There is the potential for long term positive cumulative effects through the associated infrastructure contributions as a result of development, supporting the existing communities as well as new. The policy framework supports the development of community facilities, which if bought forward, will enhance the long-term positive effects, and with other planned development (e.g. housing and employment) cumulatively contribute to the achievement of healthy, sustainable and cohesive communities.

### Interrelationships with other Topics

- 6.30 Communities and health can be indirectly affected by the nature and significance of effects on the majority of other topics. Positive effects on housing, employment and transport and accessibility can lead to indirect positive effects on communities and health. The impacts on environmental topics, such as air quality, water resources and quality and the natural environment can also either positively or negatively indirectly affect communities and health.

### Transport and Accessibility

SEA Directive Topics: Population & Human Health

Relevant SA Objectives:

- SA Objective 10: Promote and enhance good transport links to support the community and the economy

### *Appraisal of Deposit Plan Policies*

- 6.31 Deposit Plan housing and employment policies [PS13,PS44 PS 10,](#) and CYF1 seek the provision of 7,902 dwellings and [safeguards 638.7ha of current land and units for employment purposes with an additional 60ha of land allocated for employment purposes. 168 ha of employment land](#) during the life of the Plan. This could increase levels of traffic on the existing highway network with the potential for negative effects. Housing development will be distributed according to the settlement hierarchy set out in Policy PS15, and appropriately phased as set out in Policy TAIX. The strategy is 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. This means that development will primarily be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. Policies [TAI14 to TAI18](#)~~TAI10 to TAI12~~ sets out the precise distribution of housing growth during the life of the Plan.
- 6.32 The Plan area consists of towns, villages and open countryside each presenting different transport and accessibility issues. The Sub-Regional Centre; Bangor, and the Urban Service Centres of; Amlwch, Holyhead, Llangefni, Blaenau Ffestiniog, Caernarfon, Porthmadog and Pwllheli are the areas which provide the best access to public transport, and the more rural Local Service Centres, Villages and Cluster Settlements are inevitably more reliant on the private car. The Plan recognises the need to reduce reliance on the private vehicle whilst at the same time delivering much needed housing and employment growth.

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- 6.33 Policy TRA1 seeks improvements to existing infrastructure, as well as a transfer between transport modes to help minimise travel demand and car dependency, and transport assessments to accompany development proposals. Large-scale development or developments in sensitive areas that substantially increase the number of journeys made by private vehicle will be refused unless they include measures as part of a transport assessment. The policy also seeks improvements to the strategic transportation network by safeguarding and providing land across two schemes; the A487 Caernarfon to Bontnewydd, and the Llangefni Link-Road. These schemes strategically link the planned employment development at the Wylfa Project to the transport network and surrounding settlements, with the potential for long term positive effects. Measures are also sought to minimise the travel impacts associated with the Wylfa Newydd Project, which includes a park and ride facility and construction logistics centres to control the numbers and timing of traffic movements to the power station site.
- 6.34 Policy TRA4 has the potential for minor short to long term positive effects as it seeks to ensure that all new developments properly address the demand for travel impacts, contribute to reducing reliance on the private car, make satisfactory provision for access and avoid unacceptable harm to existing transport infrastructure. Other policies that are likely to have positive effects include Policy ISA<sup>1</sup>, only permitting development where adequate transport infrastructure capacity exists or where it is delivered in a timely manner. Policy TRA3 protects existing disused railway lines so that lines can be reinstated for future use, this has the potential to improve the public transport network over the long term, which will result in positive effects.
- 6.35 The transport policies are supported by general policies like Policy PS5 on sustainable development, which reiterates the aspiration for greater self-containment in Centres and Villages that are supported by a choice of travel modes, and Policy [PS4PS2](#) which seeks to reduce greenhouse gas emissions by encouraging travel other than by car.
- 6.36 These policies will have long term positive effects on transport by supporting alternative modes of sustainable transport and ensuring that development is delivered alongside appropriate transport infrastructure improvements. Given the rural nature of the Plan area it will be difficult for the Plan to significantly reduce the need to travel and reduce reliance on the private vehicle. It is likely that rural communities will still need to travel to access employment and community facilities and will remain dependent on the use of the private vehicle. The mitigation provided through JLDP policies will ensure that there are no significant effects on the levels of traffic.

### ***Appraisal of Site Allocations***



- 6.37 Even though some sites perform better than others in terms of accessibility to services and facilities and access to sustainable transport modes, the location of all sites within settlements means that these are not significant issues. The appraisal of sites has shown that some sites have access issues. However, where access issues have been identified, it is considered that these can be easily resolved.

***Synergistic and Cumulative Effects***

- 6.38 Deposit Plan policies seek to address the impacts of proposed development on the existing road network and ensure that appropriate infrastructure is provided. The Plan also seeks improvements to existing infrastructure, as well as a transfer between transport modes to help minimise travel demand and car dependency. This has the potential for a long term positive cumulative effect; however, given the rural nature of the District, it is unlikely to be a significant effect as residents in the rural areas will still need to travel to the larger settlements to access the greater range of services/ facilities and employment opportunities on offer.

***Interrelationships with other Topics***

- 6.39 Positive effects on transport and accessibility can lead to indirect positive effects on communities and health. There is also the potential for indirect negative effects on environmental topics such as air and water quality.

**Air Quality**

SEA Directive Topics: Air

Relevant SA Objectives:

- SA Objective 3: Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures

### ***Appraisal of Deposit Plan Policies***

- 6.40 Deposit JLDP housing and employment policies PS13, PS 10 and CYF1 seek the provision of 7,902 dwellings and safeguards 638.7ha of current land and units for employment purposes with an additional 60ha of land allocated for employment purposes ~~168 ha of employment land~~ during the life of the Plan. Proposed development has the potential to increase levels of traffic and therefore atmospheric pollution within the Plan area, which could have negative effects on air quality. In the short to medium term there may be minor negative effects on air quality in the areas that currently experience the most congestion, particularly within key employment and retail areas like Bangor and Holyhead which attract residents from all over the Plan area as well as the Britannia Bridge. This is likely to improve in the future as new vehicles meet strict EU emission control standards, however this is uncertain at this stage. Enhanced public transport connections to these areas are likely to reduce the negative effects, however it is still likely that there will be increased traffic within these areas.
- 6.41 Local Authorities (LAs) are periodically required to review the air quality in their area to ascertain if national air quality objectives are being met. The monitoring and reporting carried out by Anglesey and Gwynedd Councils do not indicate that there are currently any significant issues with air quality within the Plan area.
- 6.42 Policy PS6 seeks to minimise greenhouse gas emissions by encouraging travel other than by car, as well as by increasing the available carbon sinks, for example through the provision of trees and green infrastructure. Policy TRA1 seeks improvements to existing infrastructure, as well as a transfer between transport modes to help minimise travel demand and car dependency, and transport assessments to accompany development proposals (particularly large-scale development and developments in sensitive locations that are likely to generate significant traffic increases). Policy TRA4 has the potential for minor short to long term positive effects as it seeks to ensure that all new developments properly address the demand for travel impacts, contribute to reducing reliance on the private car. The transport policies are supported by general policies like Policy PS5 on sustainable development, which reiterates the aspiration for greater self-containment in Centres and Villages that are supported by a choice of travel modes.
- 6.43 Given current evidence on air quality in the Plan area, it is considered that the policies within the Plan and proposed development will not have major negative effects on air quality in the long term. In the short term there is the potential for negative effects; however, JLDP policies seek to address the impacts of proposed development on the road network and improve access to sustainable transport modes. The positive effects and mitigation provided by Policy PS6 and transport policies should ensure that short term negative effects are not significant.

***Appraisal of Site Allocations***

- 6.44 The main issue identified with regards to the impact upon air quality is the potential impact of increased traffic levels. Whilst traffic is not considered likely to increase significantly at most sites, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards.

***Synergistic and Cumulative Effects***

- 6.45 It is considered that major negative cumulative effects on air quality are unlikely as a result of the JLDP. Policies seek to address the impacts of proposed development on the road network and improve access to sustainable modes of transport. While there may be some localised impacts in the short-term as a result of proposed development, the mitigation proposed through Local Plan policies will ensure that these are not significant.

***Interrelationships with other Topics***

- 6.46 Air quality is closely linked with transport and accessibility as increased levels of traffic can result in increased levels of atmospheric pollution. Given the findings of the SA for air quality and transport and accessibility it is considered that there is the potential for indirect long-term negative effects on air quality. This has the potential for long-term indirect negative effects on health, water quality and the natural environment.

## Climate Change

SEA Directive Topics: Climatic Factors

Relevant SA Objectives:

- SA Objective 3: Manage and reduce the impacts of climate change by promoting and supporting mitigation and adaptation measures

### ***Appraisal of Deposit Plan Policies***

6.47 Deposit Plan housing and employment policies PS13, PS10 and CYF1 seek the provision of 7,902 dwellings and safeguards 638.7ha of current land and units for employment purposes with an additional 60ha of land allocated for employment purpose. ~~168 ha of employment land~~ during the life of the Plan. This has the potential for negative effects on climate change as the provision of new housing and employment could result in increased levels of traffic and therefore greenhouse gas emissions. However, given the findings of the SA for the transport and accessibility and air quality topics above, it is considered unlikely that Local Plan policies will have negative effects on climate change through increased greenhouse gas emissions. Please refer to the transport and accessibility and air quality topics above.

6.48 There is also the potential for negative effects through the embodied energy inherent in the construction and maintenance of development. Processing methods and technologies are likely to improve reducing the amount of embodied energy used; however this is uncertain. The general policies are organised around the theme of living sustainably, which includes addressing the causes of climate change as well as adapting to the existing and increasing effects of climate change, as outlined in Policy PS5. Policy PCYFF4 requires an energy assessment prior to action to identify the most suitable carbon management options and energy efficiency measures. Policy PS6 is dedicated to sustainable living, requiring development to respond to / account for:

- The energy hierarchy; reducing energy demand, energy efficiency and using low and zero carbon energy technologies;
- Reducing greenhouse gas emissions;
- Implementing sustainable water management measures, and aiming for high standards of water efficiency;

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- Avoiding areas of flood risk;
- High standards of sustainable design and construction;
- Safeguarding the best and most versatile agricultural land, and protecting soil quality;
- Promoting allotments and local food production; and
- Proving carbon management measures such as natural shelter and cooling, Green Infrastructure and trees.

6.49 Flooding impacts are predicted to increase as a result of climate change, the effects of the Plan on water quality and flood risk is discussed in the relevant section on water.

6.50 It is considered that there is suitable mitigation available through the Plan and at the project level to ensure that there will be no significant negative effects.

### ***Appraisal of Site Allocations***

6.51 The main issue identified with regards to the impact upon climate change is the potential impact of increased traffic levels. Whilst traffic is not considered likely to increase significantly at most sites, there is the potential to increase greenhouse gas emissions with a minor negative effect on climate change in the short term. In the longer-term it is likely that greenhouse gas emissions from general activities including vehicles usage will reduce as a result of stringent emissions controls on new vehicles via Euro standards.

### ***Synergistic and Cumulative Effects***

6.52 There is the potential for long-term negative cumulative effects on climate change as a result of greenfield development to meet the identified growth targets within the Plan. Further negative cumulative effects may arise from the likely increases in population, waste, waste water, and traffic. There is also the potential for positive cumulative effects as a result of increased tree numbers and Green Infrastructure within urban areas, acting as carbon sinks and also providing shade.

### ***Interrelationships with other Topics***

- 6.53 The nature and significance of effects on climate change and flooding is closely linked to housing, employment and transport. Flooding is also closely linked to communities and human health as well as water quality. Increased flood risk can have negative effects on human health as well as indirect negative effects on water quality and the economy, it is intrinsically linked to climate change and significantly affects the use of land.

### Water Resources, Water Quality and Flood Risk

SEA Directive Topics: Water

Relevant SA Objectives:

- SA Objective 11: Safeguard water quality, manage water resources sustainability and minimise flood risk

### *Appraisal of Deposit Plan Policies*

- 6.54 Negative effects on water resources and quality are most likely to arise as a result of policies that set out the quantum and location of proposed growth. Higher level policies, such as Policy PS5, are considered to have uncertain effects as the quantum and specific location of development are set out in other JLDP policies. Policies PS13, [PS10](#) and [CYFY1](#) seek to the provision of 7,902 dwellings [safeguards 638.7ha of current land and units for employment purposes with an additional 60ha of land allocated for employment purpose.and 168 ha of employment land](#) to meet the future needs of the District, which has the potential for significant long term negative effects on water resources and quality through increasing the levels of water abstracted for drinking and increasing the levels of consented discharges.
- 6.55 The increased area of impermeable surfaces as a result of development can also have impacts on water quality through the transfer of pollutants in surface water run-off. The location for development is set out in Policies [CYFY1](#) and [TA114 to TA117](#)~~TA1/10 to TA1/12~~ and while there is the potential for negative effects; these are more appropriately addressed through the consideration of specific site allocations.

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- 6.56 The overarching Strategic Policy PS5 on Sustainable Development seeks to:
- Reduce the amount of water used and wasted;
  - Reduce the effect on water resources and quality;
  - Manage flood risk;
  - Maximise use of sustainable drainage schemes; and
  - Progress the objectives of the Western Wales River Basin Water Management Plan.
- 6.57 This is supported in further detail in Strategic Policy PS6, which seeks to address climate change impacts, of which flooding is a significant factor. The policy promotes sequential testing to avoid the areas most at risk from flooding, as well as high water efficiency standards, and measures to withstand drought and improve water quality. These standards are reiterated in Policies [PCYFF2](#) and [PCYFF3](#) on design, landscaping and place shaping, where development is expected to ensure surface water runoff is limited, and permeable surfaces are provided.
- 6.58 Policy [PCYFF5](#) seeks to ensure that development proposals incorporate water conservation measures and Sustainable Urban Drainage Systems (SuDS). It also seeks that development minimises flood risk and avoids displacing flood risks. Further to this Policy AMG3 seeks to protect the water quality along the valuable coastlines.
- 6.59 JLDP Policies are in line with the Water Strategy for Wales<sup>2</sup>, which sets out the Welsh Government's long-term policy direction for water and aims to balance the long-term needs of the environment with the need to ensure sufficient water resources and waste water services.
- 6.60 Given the mitigation provided by JLDP policies above, current regulatory processes, such as the Water Resource Management Plan<sup>3</sup> produced by Welsh Water, it is considered that any potential significant negative effects as a result of Plan Policies can be addressed. The residual effects are considered to be neutral with an element of uncertainty as they will be dependent on the implementation of mitigation measures.
- 6.61 It is considered that the various policies provide suitable mitigation to ensure that there will be no major negative effects on water resources, water quality or flood risk as a result of proposed development. Directing development away from areas of

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flood risk and potential for minor long term positive effects on water resources and quality.

- 6.62 It is recommended that Policy [PCYFF5](#) should set out specific targets for housing and employment developments in terms of water conservation. This recommendation has now been incorporated into the JLDP with Policy [PCYFF5](#) requiring any proposal greater than 1,000 m<sup>2</sup> or 10 dwellings to be accompanied by a Water Conservation Statement.

### ***Appraisal of Site Allocations***

- 6.63 A Strategic Flood Consequence Assessment (SFCA) has been undertaken to determine appropriate development policies and land allocations that avoid or minimise flood risk from all sources using the Welsh Government's recently released Development Advice Maps. The sites are not within or adjacent to a flood risk area. Potential surface water flooding issues have been identified at some sites. However, it is not considered these are significant and mitigation at project level should alleviate any problems.

### ***Synergistic and Cumulative Effects***

- 6.64 Overall, the JLDP is considered to have the potential for minor negative cumulative effects on this topic through the provision of 7,184 dwellings and ~~468~~[180](#) ha of employment land during the life of the Plan. JLDP policies protect the water environment and encourage the inclusion of water efficiency measures and sustainable drainage systems as well as the provision of necessary infrastructure. They also direct development away from areas of flood risk, applying the sequential test. Mitigation measures should ensure that negative cumulative effects on water resources, quality and flood risk are not significant. However, there is also an element of uncertainty as ultimately the nature and significance of the cumulative effect is dependent on implementation.

### ***Interrelationships with other Topics***

- 6.65 The water environment is influenced by and affects a number of the topics considered through this SA. Potential negative effects on water resources and quality can also have indirect negative effects on communities and human health and
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the natural environment. Similarly, improvements to water resources and quality can also have benefits for these topics. Given that the appraisal has found that there is not likely to be negative effects on the water environment, it is considered unlikely that there would be any major indirect negative effects on any other topics.

### Landscape

SEA Directive Topics: Landscape

Relevant SA Objectives:

- SA Objective 8: Value, conserve and enhance the plan area's rural landscapes and urban townscapes

### *Appraisal of Deposit Plan Policies*

- 6.66 Policies setting out the overall quantum (Policies [PS10SP14](#) & CYF1), distribution and location (Policies [PS13PS3](#), [TA114 to TA117](#)~~TA118~~[TA110 to TA114](#)) of development have the potential for negative effects on landscape. The nature and significance of the effect will be dependent on a number of factors including the precise location, scale, density, layout and design of development as well as the sensitivity of the receiving landscape. There is also the potential for development to have positive effects on townscape or landscape through the regeneration of brownfield sites or buildings that are considered to be an eyesore.
- 6.67 Housing development will be distributed according to the settlement hierarchy set out in Policy PS15. The strategy is 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. Development will be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth). Some of these settlements lie within or in close proximity to the Anglesey and Llyn Areas of Outstanding Natural Beauty as well as the Snowdonia National Park. The precise location of development is set out in policies [TA114 to TA118](#)~~TA110, TA114~~ and CYF1 and while there is the potential for negative effects at a local level on landscape; these are more appropriately addressed through the consideration of specific site allocations.

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- 6.68 Policies seek to restrict development in the open countryside and direct development towards the built up areas with suitable access to services and facilities, prioritising the use of previously developed land (e.g. Policies PS5 and [PCYFF1](#)). Despite the prioritisation of brownfield land proposed development will inevitably result in the loss of some greenfield land, which could have negative effects on landscape.
- 6.69 JLDP policies seek to protect Special Landscape Areas (Policy AMG1), as well as enhance features and qualities that are unique to the local landscape character (Policy AMG2), including traditional townscape features like street patterns, structures and layout of settlements. Policy AMG2 recognises the wider setting of the AONBs and National Park, and seeks to protect the landscape character surrounding these nationally designated areas. The Plan now includes a Policy that seeks to protect the setting of the AONBs and any significant views into and out of them. The policy creates links to the AONB Management Plans to ensure that the aims and objectives of these are fully considered in new development. Policy PS7 further seeks to reduce the impact of overhead lines in new development on the landscape, particularly in sensitive landscape areas, by placing cables underground where necessary. The western border of the Plan area is a coastal edge and prominent feature of the landscape, and as such, is protected in Policy AMG3, which includes supporting the relocation of existing businesses within the Coastal Change Management Zone.
- 6.70 JLDP policies seek to enhance the landscape and townscape through quality design that protects valued landscapes, views, skylines and historical assets and settings and includes new open spaces (e.g. Policies [PCYFF2](#) and [PCYFF3](#)). Strategic Policy [PS6PS2](#) seeks to protect the best and most versatile agricultural land to protect and enhance the rural environment, as well as ensuring that the ability of landscapes to adapt to climate change is not affected, and compensatory environments are provided if necessary.
- 6.71 The mitigation provided through JLDP policies is considered to be sufficient to ensure that there will be no major negative effects on landscape. Development is being directed in and around existing settlements with previously developed land being prioritised. Important and sensitive landscape areas are being protected and all development proposals will be required to demonstrate high quality design that respects the local landscape.

### ***Appraisal of Site Allocations***

- 6.72 The appraisal has shown that some sites perform better in terms of their potential impact upon the landscape. A number of brownfield sites have been allocated for

development, and these should have a beneficial impact upon the local landscape of settlements. Potential adverse effects upon the landscape resource occur at greenfield sites and sites located along the edges of settlements.

### ***Synergistic and Cumulative Effects***

- 6.73 The level of growth proposed in the Plan has the potential for major long term negative effects on the landscape. To address this the Plan seeks to direct development away from the most sensitive receiving environments, supports the delivery of high quality development that respects and enhances the landscape as well as provides new open spaces and Green Infrastructure within new development. The mitigation provided by Plan policies and available at the project level should reduce negative effects to ensure that they are not significant; however, the overall cumulative effect remains uncertain. Development is likely to lead to a loss of greenfield and agricultural land, and change the landscape to some degree, which could have minor negative effects in the long term.

### ***Interrelationships with other Topics***

- 6.74 The landscape is influenced by and affects a number of the topics considered through the SA. Potential negative effects on the water environment, air quality, biodiversity, heritage and soil can also have indirect negative effects on the landscape. Changes to the landscape can affect communities and health both positively and negatively.

#### **Biodiversity**

SEA Directive Topics: Biodiversity, Flora and Fauna

Relevant SA Objectives:

- SA Objective 1: Maintain and enhance biodiversity interests and connectivity

***Appraisal of Deposit Plan Policies***

- 6.75 Negative effects on biodiversity are most likely to arise as a result of policies that set out the quantum and location of proposed growth. Higher level policies, such as Policy PS5, are considered to have uncertain effects as the quantum and specific location of development are set out in other JLDP policies. Policies PS13 and [CFY1](#)~~PS10~~ seek to the provision of 7,902 dwellings and [safeguards 638.7ha of current land and units for employment purposes with an additional 60ha of land allocated for employment purposes](#)~~168 ha of employment land~~ to meet the future needs of the District, which has the potential for major long-term negative effects on the biodiversity.
- 6.76 Policy PS5 gives priority to the effective use of land, prioritising where possible the reuse of previously developed land within the settlement boundaries. This is positive for the biodiversity as while it is acknowledged that brownfield sites can be important, it is generally greenfield sites that have greater value. Housing development will be distributed according to the settlement hierarchy set out in Policy PS15. The strategy is 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. Development will be focussed in and around the Main Centres (55% of growth), Local Service Centres (20% of growth) and Villages and Clusters (25% of growth) during the life of the Plan. While it is acknowledged that there are a significant number of designated sites around the settlements, particularly in coastal locations, the distribution strategy will at least focus development in and around existing settlements avoiding the more sensitive undeveloped areas.
- 6.77 The precise location of development is set out in policies [TAI14 to TAI17](#)~~TAI10, TAI11~~ and CYF1 and while there is the potential for negative effects at a local level through the loss of habitats; these are more appropriately addressed through the consideration of specific site allocations. The key negative effect likely to arise as a result of development strategy policies is related to the overall loss and fragmentation of habitats. Important habitat corridors should be protected and maintained as the connectivity of habitats is important for the long-term integrity of biodiversity.
- 6.78 JLDP policies seek to protect and enhance biodiversity, which has the potential for short to long-term positive effects. Policy [PS5](#)~~PS4~~ seeks to protect and improve the areas of high biodiversity value, and direct development away from the most sensitive receiving environments. Policy PS6 acknowledges the role of biodiversity in climate change, and especially seeks the benefits that can be provided by certain natural features (e.g. cooling effects associated with trees). Policy [PCYFF3](#) seeks to identify and retain natural features like trees, hedgerows and water courses in development, or provide replacements where retention is not possible.

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- 6.79 Policies AMG4 and AMG5 are dedicated to the protection and enhancement of international, national and local biodiversity conservation areas, and direct development away from these sensitive receiving environments. This includes Local Nature Reserves (LNRs) and Wildlife Sites (WSs). The policies also seek to secure a connected green infrastructure network that can support the movement of wildlife as well as support Local Biodiversity Action Plans (LBAP), seeking for development to contribute to LBAP targets. Where necessary, Policy AMG4 also requires an Ecological Assessment to accompany a planning application.
- 6.80 It is considered that the JLDP policies outlined above provide suitable mitigation to ensure that there are no significant negative effects as a result of the overall level of anticipated growth.

### ***Appraisal of Site Allocations***

- 6.81 None of the sites are located within internationally, national or local biodiversity designations. The loss of greenfield land at some sites could potentially have minor negative effects on biodiversity through loss of connectivity and fragmentation of green corridors. However, it is considered that there is suitable mitigation provided through JLDP policies and available at the project level to ensure that there are no significant negative effects.

### ***Synergistic and Cumulative Effects***

- 6.82 The level of growth proposed in the Plan has the potential for major long-term negative effects on the natural environment. To address this the Plan seeks to; direct development away from the most sensitive receiving environments, support the enhancement of existing natural habitats, and provide new open spaces and Green Infrastructure within new development. The mitigation provided by Plan policies and available at the project level should reduce negative effects to ensure that they are not significant for biodiversity; however, the overall cumulative effect remains uncertain. Development is likely to lead to a loss of greenfield land, and change or disturb existing habitats to some degree either through a loss of connectivity or through habitat fragmentation.

### ***Interrelationships with other Topics***

- 6.83 The natural environment is influenced by and affects a number of the topics considered through the SA. Potential negative effects on the natural environment can also have indirect negative effects on communities and health, climate change and flooding, air quality and water resources and water quality. Similarly, improvements to the natural environment can also have benefits for these topics. It is considered that there is sufficient mitigation available through the Plan to ensure that there will be no major negative effects on any other topics.

**Soil**

SEA Directive Topics: Soil

Relevant SA Objectives:

- SA Objective 9: Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling

***Appraisal of Deposit Plan Policies***

- 6.84 The policies prioritise the use of previously developed land wherever possible (Policy PS5) and seek to avoid development in the open countryside and areas of high quality land, for example Strategic Policy PS6 seeks to protect the best and most versatile agricultural land.
- 6.85 A dedicated minerals policy section identifies Mineral Safeguarding Areas for the future (Policy MWYN1) and a sustainable supply of mineral resources (Policy MWYN2). Further to this Policy MWYN3 identifies the Preferred Areas of Search for future supplies of sand, gravel and crushed rock. Other policies set the criteria for mineral developments (Policy MWYN4) and support the production of local building stone (Policy MWYN5) to maintain the style and appearance of traditional buildings in the area. Policy MWYN6 ensures that buffer zones are maintained around mineral sites to minimise the effects of extraction. Policy [MWYN9](#)~~MWYN10~~ allows for the development of Borrow Pits where appropriate; as temporary supply mechanisms Borrow Pits can reduce transportation impacts and the associated environmental effects.

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- 6.86 Growth in the Plan area will inevitably result in the loss of greenfield land, and some areas of quality agricultural land, which has the potential for long term negative effect on land and soils. However, it is considered that suitable mitigation exists within the policy framework to ensure that there will be no major negative effects.

### ***Appraisal of Site Allocations***

- 6.87 The appraisal has shown that some sites are more likely to have an impact upon soil resources. Sites allocated on brownfield sites perform better in this respect through the use and regeneration of brownfield land.

### ***Synergistic and Cumulative Effects***

- 6.88 The level of growth proposed in the JLDP has the potential for long-term negative effects on soils. To address this the Plan seeks to; direct development away from the highest quality land, and provide new open spaces and Green Infrastructure within new development. The mitigation provided by Plan policies and available at the project level should reduce negative effects to ensure that they are not significant for soils, however the overall cumulative effect remains uncertain. Development is likely to lead to a loss of greenfield and agricultural land, and change soil quality in some areas.

### ***Interrelationships with other Topics***

- 6.89 The natural environment is influenced by and affects a number of the topics considered through the SA. Potential negative effects on the natural environment can also have indirect negative effects on communities and health, climate change and flooding, air quality and water resources and water quality. Similarly, improvements to the natural environment can also have benefits for these topics. It is considered that there is sufficient mitigation available through the Plan to ensure that there will be no major negative effects on any other topics.

## Cultural Heritage

SEA Directive Topics: Cultural Heritage

Relevant SA Objectives:

- SA Objective 4: Conserve, promote and enhance the Welsh language
- SA Objective 5: Conserve, promote and enhance cultural resources and historic heritage assets

### *Appraisal of Deposit Plan Policies*

- 6.90 The Planning Act (Wales) 2015 states that the Sustainability Appraisal must include an assessment of the likely effects of the plan on the use of the Welsh language in the area of the authority. In order to test the Plan's development against SA objective 4 (Conserve, promote and enhance the Welsh language) a separate Welsh Language Impact Assessment (WLIA) has been undertaken throughout of the process. The findings of the WLIA has fed into this SA. The emerging Plan contains numerous detailed policies which will have positive effects on the Welsh language, whilst at the same time minimising any adverse effects on the vitality of the language.
- 6.91 The policy framework of the emerging Plan creates the framework for the effective promotion of the Welsh language and culture. The range of opportunities provided by detailed policies including the provision of a range of housing types, not allocating land for open market housing in local, coastal and rural villages or clusters, phased housing development, local economic growth, negotiating appropriate contributions from developers for enabling infrastructure, and the protection and enhancement of cultural heritage should all contribute to improving the vitality of the Welsh language.
- 6.92 Policies PS13 and [PS10CYF4](#) seek to provide 7,902 dwellings and [safeguards 638.7ha of current land and units for employment purposes with an additional 60ha of land allocated for employment purpose. ~~168 ha of employment land~~](#) to meet the future needs of the District. While there is the potential for significant negative effects as a result of the level of growth proposed, the nature and significance of the effect as a result of these policies is uncertain, as it is dependent on the precise location of proposed development which is set out in other policies. Detailed policies promote employment opportunities in settlements within urban as well as rural areas which



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should contribute to diverse economic development. Rural economic development will also help retain rural Welsh-speaking residents in their communities, thus benefitting the Welsh language. A number of economic policies facilitate development for employment use including agricultural diversification and the regeneration of sites, which will ultimately raise the number of jobs as well as provide for the formation of new businesses. Appropriate employment opportunities could also lead to encouraging Welsh speaking people who had previously left the area in search of employment to return. Policy ISA1 and Policy PS 1 will provide the relevant framework to require new or existing businesses that expand to formulate a Welsh language scheme, if the obligation meets the statutory tests.

6.93 Housing development will be distributed according to the settlement hierarchy set out in Policy PS15. The strategy is 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. Focussing development in and around the Main Centres (55% of growth) and Local Service Centres (20% of growth) has the potential for significant long-term negative effects on heritage in these areas, which includes Scheduled Monuments, Listed Buildings and Conservation Areas. Conversely, it also helps to avoid and minimise potential negative effects on designated heritage assets outside these areas. Development can also potentially have positive effects on heritage by helping to improve signage or access or regenerating a brownfield site that was previously having a negative impact on the landscape or townscape. The nature and significance of the effect is dependent on the precise location of proposed development.

6.94 Policies TAI14 and TAI15~~TAI10 and TAI11~~ set out the proposed sites to accommodate development in the sub-regional centre, urban service centres and local service centres. Proposed employment sites are set out in Policy CYF1. Issues for specific sites are more appropriately addressed through the consideration of specific site allocations, which are set out under a separate heading below. The provision of a suitable mix of housing, including and affordable housing, is vital in keeping local households populations in their communities as well as working age households that need to move back/ into the Plan area can be accommodated if they prefer a new house as opposed to a house from the existing housing stock. Housing policies in the Plan, in particular, TAI1 (Appropriate Housing Mix), ~~TAI~~5 (Local Market Housing) and TAI9~~8~~ (Affordable Housing Threshold & Distribution) aim to facilitate the development of the right type of housing that meets local needs which should encourage young people to remain in their communities. Such provision could also lead to encouraging Welsh speaking people who had previously left the area to return. Assessment of representations about the Deposit Plan introduced an additional Policy, which sets out the framework to facilitate phased development on allocated sites or windfall sites.

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- 6.95 Community vitality and viability is also enhanced through various policies in the Plan. These will help support initiatives that build stable, safe, healthy and strong communities, which includes respecting and enhancing the Welsh language and culture. Policies ISA1 (Infrastructure Provision) and ISA2 (Community Facilities), for example, will protect and secure new and improved community services and facilities where appropriate, which should subsequently improve social cohesion and integration. Contributions to securing appropriate community infrastructure via planning mechanisms where appropriate would build on initiatives being promoted by the Council, Hunaniaith, and Menter Iaith Mon. This latter type of planning obligation as well as reference to local training initiatives has been added to the indicative schedule of types of planning obligations included in Policy ISA1.
- 6.96 The JLDP seeks to protect valuable heritage assets and their settings and minimise the impacts of development. Policy AT1 ensures that development considers adopted strategies, including; Conservation Area Appraisals, Plans and Delivery Strategies, World Heritage Site Management Plans, and the Register of Landscape, Parks and Gardens of Special Historic Interest in Wales. Where appropriate this includes a requirement for a Heritage Impact Assessment. Whilst protection of valuable assets is sought, Policy AT2 also recognises that development can secure the preservation and enhance some assets (for example redundant Listed Buildings) and therefore enhance their local environments and improve heritage settings, the policy therefore set the criteria for enabling development of historic assets.
- 6.97 Policy AT3 further accounts for non-designated heritage assets of local or regional significance, and seeks to conserve these assets and environments through sympathetic development that supports the local character and identity. The same approach is taken for the protection of non-designated archaeological sites, which may require archaeological assessments where deemed necessary. Cultural heritage includes in this instance the retention and promotion of the Welsh language as expressed in Policy PS1, measures are sought to ensure certain types of development (particularly large developments) seek to promote this cultural aspect of the area, including through appropriate Welsh place names and bilingual signage.
- 6.98 Local Plan policies seek to protect and enhance the historic environment and avoid development that would have an impact on the significance of heritage assets. There are measures in place to ensure that development proposals take account of potential impacts on heritage and provide appropriate mitigation where necessary. It is therefore considered that there are suitable mitigation measures available to ensure Deposit Plan policies will not have major negative effects on heritage. However, there is still an element of uncertainty until project level assessments have been carried out and mitigation measures have been implemented.

### ***Appraisal of Site Allocations***

- 6.99 A limited number of sites could potentially have an impact upon heritage assets including archaeological assets. Overall, however, it is considered that the preferred sites are unlikely to have a negative impact upon such resources. Detailed policies will mitigate against any adverse effects.

***Synergistic and Cumulative Effects***

- 6.100 Overall the JLDP seeks to protect and enhance heritage, as well as avoid development that would have a negative effect on the significance of heritage assets or their setting. Whilst it is recognised that development has the potential for negative effects on heritage it is also considered that there is the opportunity for positive effects by enhancing assets and promoting improved access. There is suitable mitigation available to address negative effects to ensure that they are not significant; however, the overall cumulative effect of the Local Plan on heritage remains uncertain.

***Interrelationships with other Topics***

- 6.101 Heritage has links to a number of other topics as it can be affected by housing and employment as well as the natural environment (landscape impacts). The protection and enhancement of heritage can also have indirect positive effects on communities and health.

**Waste and Recycling**

SEA Directive Topics: Material Assets

Relevant SA Objectives:

- SA Objective 9: Use land and mineral assets efficiently and promote mechanisms for waste minimisation, re-use and recycling

### ***Appraisal of Deposit Plan Policies***

- 6.102 The delivery of housing and employment growth (Policies PS13 and [PS10CYF4](#)) has the potential for short to long term negative effects on waste. In the short term waste will be created during construction phases, and in the longer term as a result of the additional households and employment areas generating waste day to day.
- 6.103 The overarching Strategic Policy PS5 on Sustainable Development prioritises the effective use of land, especially previously developed land, and seeks to reduce the effect of development on local resources; avoiding pollution, incorporating sustainable building principles in order to contribute to energy conservation and efficiency, using renewable energy, reducing and recycling waste, and using materials from sustainable sources.
- 6.104 Policy [PCYFF1](#) ensures that development provides the appropriate amenity space and has regard to the generation, treatment and disposal of waste. The policy also protects the health, safety and amenity of those in the locality of development areas from unacceptable levels of disturbance, vibration, noise, dust, fumes, litter, drainage, light pollution and nuisance. The efficient use of resources is iterated through many individual policies, and a dedicated policy section on waste ensures that there is sufficient waste management and recycling infrastructure over the Plan period (Policy [GWA1G4](#)), and that waste management development can occur outside of settlement boundaries or allocated sites where there is an identified need for such development (Policy [GWA2G2](#)). These policies provide appropriate strategic level mitigation to ensure that there are no significant negative effects as a result of the increased short to long term waste generated as a result of housing and employment growth.
- 6.105 It should also be noted that Policy [GWA3G3](#) allows for the treatment, storage and disposal of Low and Very Low Level radioactive waste, and sets the criteria to make these operations acceptable. This policy supports the development of the energy sector that is of particular relevance in Anglesey and Gwynedd. This policy is important given the potential development of a new nuclear power station at Wylfa in Anglesey.

### ***Synergistic and Cumulative Effects***

- 6.106 The Plan is considered to have the potential for minor short to long term negative cumulative effects on waste and recycling through the provisions for housing, community and employment growth increasing the overall rate of generation and

disposal of waste. The approach taken by both Anglesey and Gwynedd Councils to take a joined-up strategic approach to planning and the Plan area has the potential for a minor long-term positive cumulative effect through effective and more sustainable waste management and planning at a wider scale.

***Interrelationships with other Topics***

6.107 Waste can indirectly negatively affect land and soil quality, health, water quality and air quality, particularly when dealing with low level radioactive waste. The approach to the storage and treatment of waste outlined above however should ensure that there are no major negative indirect impacts on any of the other SA Objectives.

**Interactions with other Relevant Plans and Projects (Inter-Plan Effects)**

6.108 In considering the effects of the JLDP with other plans and projects, priority has been given to key documents that affect planning and development in the Anglesey and Gwynedd. This includes: other local development plans; transport/ infrastructure plans and economic strategies. The plans considered reflect the documents most relevant to a strategic level appraisal. The aim of the analysis of inter-plan effects was to identify how other plans and key projects may affect the sustainability of Anglesey and Gwynedd.

**Table 6.1: Inter-Plan Cumulative Effects**

<b>Plans &amp; Programmes</b>	<b>Significant combined effects of JLDP with other plans and programmes</b>
Neighbouring Local Development Plans (Snowdonia National Park, Conwy, Powys, Denbingshire, Ceredigion)	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>■ Improved housing provision, including affordable housing for population living/ migrating within North Wales.</li> <li>■ Improved access to services and facilities.</li> <li>■ Enhanced economic regeneration with a locally specific emphasis.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>■ Increased pressures on open/green space and biodiversity assets from recreation, disturbance and direct development.</li> <li>■ Overall growth in greenhouse gas emissions from a growth in traffic/transport and emissions from the built environment.</li> </ul>

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	<ul style="list-style-type: none"> <li>■ Impacts for water environment (and dependant biodiversity), through demand growth.</li> <li>■ Increase overall in coverage of impermeable services, with potential contributions to flood risk in the long-term.</li> </ul>
<p>North Wales <u>Joint Local Transport Plan(Faith)</u> and Mid Wales <u>Local(TraCC) Regional Transport Plans</u></p>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>■ Incremental improvements to sustainable transport networks (improvements to rail and bus routes as well as enhanced opportunities for walking and cycling).</li> <li>■ Reduced congestion.</li> <li>■ Improved connections between settlements and improved access to services and facilities.</li> <li>■ Improved access to employment and improved movement of resources and freight.</li> <li>■ Reduced atmospheric pollution and greenhouse gas emissions through improved sustainable transport networks and reduced congestion.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>■ Increased pressure on open/green space, biodiversity, landscape, cultural heritage, water environment (including flood risk).</li> </ul>
<p>Wales: A Vibrant Economy (WAG, 2005); Anglesey Economic Regeneration Strategy (2004 - 2015) and Tourism Strategy North Wales (2010 - 2015)</p>	<p><b>Positive Effects</b></p> <ul style="list-style-type: none"> <li>■ Increased employment opportunities and enhanced economy.</li> </ul> <p><b>Negative Effects</b></p> <ul style="list-style-type: none"> <li>■ Increased pressure on open/green space, biodiversity, landscape, cultural heritage, water environment (including flood risk).</li> </ul>