

July 2016

HABITATS REGULATIONS ASSESSMENT - ADDENDUM REPORT

Joint Local Development Plan Anglesey &
Gwynedd



CYNGOR SIR
YNYS MÔN
ISLE OF ANGLESEY
COUNTY COUNCIL

**Anglesey County Council and Gwynedd Council
Deposit Joint Local Development Plan**

**HABITATS REGULATIONS ASSESSMENT
ADDENDUM REPORT**

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Anglesey County Council and Gwynedd Council Deposit Joint Local Development Plan

Prepared for: Anglesey County Council and Gwynedd Council

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CONTENTS	PAGE
1.0 INTRODUCTION	1
Background	1
Purpose and Structure of the Report	1
2.0 HRA SCREENING OF GYPSY & TRAVELLER SITE OPTIONS	3
Introduction	3
HRA Screening of Gypsy & Traveller Site Options	4
3.0 HRA SCREENING OF PROPOSED AMENDMENTS TO THE JLDP	6
4.0 CONCLUSIONS	7
APPENDICES	
I	HRA Screening of Gypsy & Traveller Site Options
II	HRA Screening of Proposed Amendments to the JLDP

1.0 INTRODUCTION

Background

- 1.1 Anglesey County Council and Gwynedd Council are currently preparing a Joint Local Development Plan (JLDP) for the Gwynedd and Anglesey Local Planning Authority Areas. The JLDP will set out the strategy for development and land use in Anglesey and Gwynedd for the 15 years period 2011- 2026. It will set out policies to implement the strategy and provide guidance on the location of new houses, employment opportunities and leisure and community facilities.
- 1.2 In line with the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) [the Habitats Regulations] the Councils, in their roles as the competent authorities, have been undertaking Habitats Regulations Assessment (HRA) of the JLDP. The HRA process for the JLDP has produced the following reports to date:
- **HRA Screening Report May 2013** accompanied the Preferred Strategy Document on public consultation for 7 weeks ending 27 June 2013.
 - **HRA Report February 2015** accompanied the Deposit Plan on public consultation for 7 weeks ending 31 March 2015.
 - **HRA Report February 2016** accompanied the Deposit JLDP & Focused Changes on submission to the Welsh Government.
 - **HRA Addendum Report (this Report)** considers proposed amendments to the JLDP following consideration of responses to the Focused Changes, further work in relation to Gypsy & Traveller site options as well as updated evidence in relation to renewable energy development.
- 1.3 The JLDP and supporting evidence, including the HRA, was submitted to the Welsh Government in March 2016. Just prior to submission the Councils placed Focussed Changes to the Deposit JLDP out on consultation, which ended on 13 April 2016. Following consideration of the representations received on the Focussed Changes the Councils are proposing a number of additional amendments to the Deposit JLDP.
- 1.4 The Councils have also been undertaking further work in relation to the assessment of needs and identification of site options for the Gypsy and Traveller Community within the Plan area. In addition the Councils have identified areas of search opportunities for solar PV farms energy development.

Purpose and Structure of Report

- 1.5 The purpose of this Addendum Report is to clearly set out the method and findings of further HRA work carried out in relation to the Proposed Amendments to the JLDP, the Gypsy & Traveller site options as well as the areas of search for solar PV farms energy development. Following

this introductory section, the report is organised into three further sections:

- **Section 2** - sets out the findings of the screening assessment of Gypsy & Traveller site options.
- **Section 3** - sets out the findings of the screening assessment for the proposed amendments to the JLDP and the areas of search for solar PV farms.
- **Section 4** - summarises the conclusions of the further HRA work.

2.0 HRA SCREENING OF GYPSY & TRAVELLER SITE OPTIONS

Introduction

- 2.1 The Councils have been undertaking further work in relation to the overall needs and identification of site options for the Gypsy and Traveller Community within the Plan area. A topic paper was published in February 2015 that explained the approach for the identification of Gypsy & Traveller sites and this supported the emerging Deposit JLDP. Following updated evidence in relation to need¹ a second version of the topic paper was produced and published in March 2016². The updated evidence suggested that there is a greater need than previously thought and therefore further sites would be needed. Anglesey County Council have recently published a number of potential temporary site options for public consultation on 02 June 2016.
- 2.2 The Councils identified the following site options that could potential help to meet the identified needs of the Gypsy & Traveller community within the plan area:

Anglesey Permanent Site Options

- Site 1: Existing Camp off Penraeth Rd (4 pitches)
- Site 2: Smallholding Gaerwen (4 pitches)
- Site 3: Land near Penhesgyn Site (4 pitches)

Anglesey Temporary Site Options Centre of the Island

- Site 1: Land between A5 and A55, between Star and Llanfairpwll (up to 15 caravans and associated vehicles)
- Site 2: Gaerwen Smallholding (up to 15 caravans and associated vehicles)
- Site 3: Land adj. to A5 near Cymunod Farm, Bryngwran (up to 15 caravans and associated vehicles)

Holyhead Area

- Site 4: Land near Cyttir Road, Holyhead (up to 12 caravans and associated vehicles)
- Site 5: Tyddyn Lantern Land, Holyhead (up to 12 caravans and associated vehicles)

Gwynedd Temporary Site Options Caernarfon Area

- Site B: Part of Shell Carpark (up to 9 caravans and associated vehicles)
- Site C: Land to rear of Courthouse (up to 9 caravans and associated vehicles)

¹ Gwynedd and Anglesey Council's (2016) Gypsy and Traveller Accommodation Assessment (DC.024).

² Anglesey and Gwynedd Council's (Feb 2016) Topic Paper 18A: Identifying Gypsy and Traveller Sites (PT.031)

- Site CH: Land opposite Peblig Ind.Estate (up to 9 caravans and associated vehicles)

HRA Screening of Gypsy & Traveller Site Options

- 2.3 Each of the potential site options identified by the Councils were screened through the HRA to consider if there is there is the potential for likely significant effects on any European sites. A summary of the findings is presented below with the detailed screening matrix provided in Appendix I.

Anglesey Permanent Site Options

- 2.4 The screening found that none of the sites are within 2.5 km of a European site. The closest European designated site to each site option is listed below:
- Site 1 - Menai Strait and Conwy Bay SAC around 3.5 km away
 - Site 2 - Menai Strait and Conwy Bay SAC around 3.9 km away
 - Site 3 - Menai Strait and Conwy Bay SAC around 2.8 km away
- 2.5 While distance in itself is not a definitive guide to the likelihood or severity of an impact, given the distance of the sites from any European sites and the size/capacity of the site options, it was concluded that development at these sites would be unlikely to have significant effects either alone or in combination on any European sites.

Anglesey Temporary Site Options

- 2.6 The screening found that none of the sites are within 1.5 km of a European site. The closest European designated site to each site option is listed below:
- Site 1 - Menai Strait and Conwy Bay SAC around 1.8 km away
 - Site 2 - Menai Strait and Conwy Bay SAC around 4 km away
 - Site 3 - Llyn Dinam SAC around 2.4 km away
 - Site 4 - Holy Island Coast SAC, and Holy Island Coast SPA around 2.2 km away
 - Site 5 - Holy Island Coast SAC and Holy Island Coast SPA around 1.7 km away
- 2.7 While distance in itself is not a definitive guide to the likelihood or severity of an impact, given the distance of the sites from any European sites and the size/capacity of the site options, it was concluded that development at these sites would be unlikely to have significant effects either alone or in combination on any European sites.

Gwynedd Temporary Site Options

- 2.8 The screening found that Site B is located within 100m of the Menai Strait and Conwy Bay SAC. It was therefore considered that development has the potential for significant effects. However, given

the type of development proposed and capacity of the site, it is unlikely that any impacts would be of significance for the SAC. Mitigation - the mitigation provided through JLDP policies and available at the project level should ensure that there are no residual significant effects (please refer to Appendix I for a list of policy mitigation available).

- 2.9 Consultation with Natural Resources Wales has identified that mitigation would be required at Site B, and is available, to avoid negative effects on habitat features and to ensure appropriate pollution prevention. Taking potential mitigation into account the screening concluded that there would not be any significant effects on the SAC either alone or in combination with any other plans, programmes or projects. The screening noted that mitigation at site B was likely to be more difficult/expensive compared to the other two options in the Caernarfon area given its proximity (within 100m) to the Menai Strait and Conwy Bay SAC.
- 2.10 The screening found that Sites C and CH are both over 500m from any European sites. Taking into account their location within the existing settlement and the size/capacity of the sites, it was concluded that development at these sites would be unlikely to have significant effects either alone or in combination on any European sites. Particularly once mitigation available through JLDP policies and at the project level have been taken into account.

3.0 HRA SCREENING OF PROPOSED AMENDMENTS TO THE JLDP

- 3.1 The Preferred Strategy and Deposit JLDP was subject to HRA with the findings informing the development of the JLDP. A HRA Report (February 2015) accompanied the Deposit JLDP and Focussed Changes on submission to the Welsh Government in March 2016. A number of amendments are now being proposed to the JLDP in order to take account of the representations received on the Focussed Changes consultation that ended in April 2016, as well as updated evidence in relation to renewable energy development. It is important to ensure that any proposed changes are screened through the HRA process to determine if they significantly affect the findings of the previous HRA work presented in the HRA Report (February 2016) and if further appraisal work is required.
- 3.2 A screening table was produced to consider all the proposed amendments, the findings of this work is provided in Appendix II of this Report. The screening found that all the changes are minor and do not significantly affect the findings of the previous HRA work as they seek to provide further clarification or ensure consistency. Additionally the screening of the solar PV farms Policy considered that the addition of this Policy (including the opportunity areas) is unlikely to affect the integrity of European sites.

4.0 CONCLUSIONS

- 4.1 The Councils identified a number of site options with the potential to help meet the identified needs of the Gypsy & Traveller community within the JLDP area. These options were screened through the HRA process and it was concluded that development at the site options on Anglesey were not likely to have significant effects either alone or in combination given their distance from European sites and size/capacity of the sites. The site options identified in the Caernarfon area are in closer proximity to European sites, in particular Site B. However, given their location within the existing settlement and size/capacity, it was concluded that there is suitable mitigation available to ensure that there would be no residual significant effects either alone or in combination on any European sites. The screening noted that mitigation at site B was likely to be more difficult/expensive compared to the other two options in the Caernarfon area given its proximity (within 100m) to the Menai Strait and Conwy Bay SAC.
- 4.2 A number of amendments are now being proposed to the JLDP in order to take account of the representations received on the Focussed Changes consultation that ended in April 2016. The further amendments were screened through the HRA process and it was concluded that they are all minor and do not significantly affect the findings of the previous HRA work as they seek to provide further clarification or ensure consistency. The screening of the solar PV farms Policy considered that the addition of this Policy (including the opportunity areas) is unlikely to affect the integrity of European sites.

Appendix I: HRA Screening of Gypsy & Traveller Site Options

Site	Capacity	Potential of Likely Significant Effect (LSE)	Potential to Mitigate through Avoidance Measures and Policy Measures/ Safeguards?	Residual Effect? (Yes / No)
Anglesey Permanent Site Options				
Site 1: Existing camp off Pentraeth Road	4 pitches	<p>None of the sites are within 2.5km of a European site. The closest European designated site to each site option is listed below: Site 1; Menai Strait and Conwy Bay SAC around 3.5km away Site 2; Menai Strait and Conwy Bay SAC around 3.9km away Site 3; Menai Strait and Conwy Bay SAC around 2.8km away</p> <p>While distance in itself is not a definitive guide to the likelihood or severity of an impact, given the size of the site and therefore capacity of development it is considered that significant effects are unlikely.</p>	<p>Policy mitigation includes:</p> <ul style="list-style-type: none"> ■ Policy PS4 - Sustainable transport, development and accessibility: the policy supports development that encourages transport methods alternative to the private car, and seeks to change travel behaviour. ■ Policy TRA1 - Transport network developments: the policy seeks to minimise the impacts of transport developments (including in improvements to existing infrastructure) on the natural environment. ■ Policy PS5 - Sustainable development: the policy seeks to protect and improve the quality of the natural environment, its landscapes and biodiversity assets. ■ Policy PS6 – Alleviating and adapting to the effects of climate change: The policy seeks to ensure that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected by development. The policy also protects the water environment, which indirectly supports biodiversity assets. ■ Policy PCYFF2 – Design and Place Shaping: The policy ensures that development considers the natural environment in the creation of attractive and sustainable places. ■ Policy PCYFF3 – Design and Landscaping: the policy ensures that development respects, retains and complements any existing positive natural features, and replaces any loss of green infrastructure. The policy also restricts the introduction of any non-native invasive 	No
Site 2: Smallholding Gaerwen	4 pitches			No
Site 3: Land near Penhesgyn Site	4 pitches			No

Site	Capacity	Potential of Likely Significant Effect (LSE)	Potential to Mitigate through Avoidance Measures and Policy Measures/ Safeguards?	Residual Effect? (Yes / No)
			<p>species.</p> <ul style="list-style-type: none"> ■ Policy PCYFF4 – Carbon Management: the policy seeks energy efficiency and renewable energy in new development which can contribute to improved air quality and mitigate the effects of climate change. ■ Policy PCYFF5 – Water Conservation: the policy seeks water conservation measures in new development that can indirectly support biodiversity assets. ■ Policy ARNA1 – Coastal Change Management Area: the policy seeks to restrict development within Coastal Change Management Areas, and ensure that biodiversity is not affected in the relocation of existing dwellings within these areas. ■ Policy PS11 – The Visitor Economy: the policy seeks to protect the natural environment in the development of the tourism industry. ■ Policy PS16 – Conserving and enhancing the natural environment: the policy seeks to conserve and enhance the natural environment, countryside and coastline, including; safeguarding habitats, species, geology, history and landscapes; protecting sites and species of international, national, regional and local importance; and enhancing networks of natural habitats. ■ Policy AMG2 – Protecting and enhancing features and qualities that are unique to the local landscape character: the policy seeks to ensure that development does not adversely impact on features of visual, historic, geological, ecological or cultural importance. ■ Policy AMG3 – Coastal Protection: the policy ensures that development in coastal areas does not adversely affect water quality or biodiversity interests, including SACs and 	

Site	Capacity	Potential of Likely Significant Effect (LSE)	Potential to Mitigate through Avoidance Measures and Policy Measures/ Safeguards?	Residual Effect? (Yes / No)
			<p>SPAs as a result of location, scale, form, appearance, materials, noise, emissions or traffic increases.</p> <ul style="list-style-type: none"> Policy AMG4 – Local Biodiversity Conservation: the policy seeks to protect important biodiversity assets from being adversely affected as a result of new development. Policy AMG5 – Protecting Sites of Regional or Local Significance: the policy seeks to protect locally valued biodiversity from direct or indirect adverse effects from new development. Policy PS18 – Waste Management: the policy seeks to promote a sustainable approach to waste management based on the waste hierarchy of prevention and reuse, recycling, recovery and then disposal whilst taking into consideration the unique character of the area including the transport links and rural nature. 	
Anglesey Temporary Site Options				
Site 1: Land between A55/A5 between Llanfairpwll and Star Crossroads	Up to 15 caravans	<p>None of the sites are within 1.5km of a European site. The closest European designated site to each site option is listed below:</p> <p>Site 1; Menai Strait and Conwy Bay SAC around 1.8km away</p> <p>Site 2; Menai Strait and Conwy Bay SAC around 4km away</p> <p>Site 3; Llyn Dinam SAC around 2.4km away</p> <p>Site4; Holy Island Coast SAC, and Holy Island Coast SPA around 2.2km away</p> <p>Site 5; Holy Island Coast SAC and Holy Island Coast SPA around 1.7km away</p>	Please refer to the JLDP policy mitigation outlined above.	No
Site 2: Land at Gaerwen smallholding	Up to 15 caravans			No
Site 3: Land adjacent A5 near Cymunod Farm, Bryngwran	Up to 15 caravans			No
Site 4: Land at former farm, off	Up to 12 caravans			No

Site	Capacity	Potential of Likely Significant Effect (LSE)	Potential to Mitigate through Avoidance Measures and Policy Measures/ Safeguards?	Residual Effect? (Yes / No)
Cyttir Rd, Holyhead				
Site 5: Land at Tyddyn Lantern Farm, Holyhead	Up to 12 caravans?	While distance distance in itself is not a definitive guide to the likelihood or severity of an impact, given the size of the site and therefore capacity of development it is considered that significant effects are unlikely.		No
Gwynedd Temporary Site Options				
Site B: Part of Shell Car Park	Up to nine caravans	The site is located within 100m from the Y Fenai a Bae Conwy / Menai Strait and Conwy Bay SAC. Development has the potential for significant effects. However, given the low capacity of the sites, and mitigation provided through Deposit JLDP policies it is considered that the effects could be mitigated. Consultation with Natural Resources Wales has identified that mitigation would be required, and is available, to avoid negative effects on habitat features and to ensure appropriate pollution prevention. Taking potential mitigation into account it is considered unlikely that there would be any significant effects alone, or in-combination with the other potential sites. Compared to the other temporary site options in the Caernarfon area, Site B is likely to require a greater level of mitigation to ensure that there are no likely significant effects on European sites.	Please refer to the JLDP policy mitigation outlined above.	No
Site C: Land adjacent to the	Up to nine caravans	None of the sites are within 500m of a European site. Given the size/capacity of		No

Site	Capacity	Potential of Likely Significant Effect (LSE)	Potential to Mitigate through Avoidance Measures and Policy Measures/ Safeguards?	Residual Effect? (Yes / No)
Courthouse		the site options and location within the existing settlement, development at individual sites are unlikely to have significant effects alone. Especially once policy mitigation provided through Deposit JLDP policies is taken into account. It is unlikely that all three sites will be allocated, with an identified need for only one of the sites. However, even if all sites were allocated there would be a total of 12 pitches and the sites in-combination are unlikely to result in significant effects. Mitigation provided through JLDP policies and available at the project level will ensure that there are no significant effects.		
Site CH: Land opposite Peblig Industrial Estate	Up to nine caravans			No

Appendix II

HRA Screening of Proposed Amendments

Proposed Amendments following consultation on Focussed Changes

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening
NF13	044	<p>This is the wording that it is suggested should be included in the Plan: 6.40 The basic housing requirement (the target) for the Plan area, i.e. 7,184 <u>which takes into account the vacancy rate (12.2% in Gwynedd Planning Authority area and 10.5% in Anglesey Planning Authority area)</u>, 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.</p> <p><u>Add the following to the Glossary of Terms in the Plan</u></p> <p><u>Vacancies rates</u></p> <p><u>The relationship between households and dwellings are modelled using 'vacancy rates', which come from the 2011 Census. The rate of vacancies includes second homes and holiday homes. The vacancy rate is calculated by dividing the number of places in occupied households (table KS401) with the total number of houses (QS418). In the case of part of the Plan area that is within the Gwynedd Planning Authority, it was necessary to exclude parts of Gwynedd county that are, inside the Snowdonia National Park. The total statistics for the Census Output Areas that are not within the SNP were used.</u></p>	<p>Minor changes that do not significantly affect the findings of the previous HRA work.</p>

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultaiton	HRA Screening
		<u>Empty spaces in households and households that are used as second homes are described in the Census as 'places in households without regular residents'. Because there are many holiday homes and second homes in Anglesey and Gwynedd, the vacancy rates are higher than places that have fewer households of this type.</u>	
NF14	066 & 101	<p>7.1.3 Where development is proposed, consideration must be given to the enhancement and protection of the language and culture. Key to this is sustaining existing communities. The Plan, along with national planning policy and guidance, offers a number of policy approaches that although not directly referring to the Welsh language, along with other partner initiatives, will have a positive impact. The strategy recognises that a large proportion of the existing population live in rural settlements and therefore supports rural as well as urban communities.</p> <p>Probably of most importance to sustaining local communities and strengthening the language is the need to promote healthy local economies. This approach provides opportunities for people to remain within the Plan area rather than seeking jobs elsewhere. The Plan includes a series of Policy that will facilitate this objective, encouraging economic opportunities close to where people live which will have a positive effect on the vibrancy of the community and the Welsh language. Additionally, it is expected that any retail, industrial or commercial development demonstrates an understanding of the linguistic composition of the area where the planning application relates and recognition of the status of Welsh as an the official language in Wales. There should be a commitment to treat Welsh and English on an equal basis. Policies will help ensure that the right level and type of need is met and that the rate at which the development comes forward allows the development to be absorbed without damaging the character of the community. Additionally policies will aim to retain existing community facilities and facilitate replacement facilities or new facilities, as appropriate. <u>SPGs will reinforce policies by providing guidance on the type of information or assessment that will be required at planning application stage to illuminate an assessment of the impact, any potential damage, and the potential need for mitigation and/or measures to promote positive effects.</u></p>	Minor changes that do not significantly affect the findings of the previous HRA work.
NF15	058	These are the changes to Policy PS1 and its explanation:	Minor changes to provide further clarification, which do not significantly affect the findings of the previous HRA work.
NF15	067		
NF15	102	STRATEGIC POLICY PS1: Welsh Language and Culture	
NF16	059	The Councils will promote and support the use of the Welsh language in the Plan area. This will be achieved by:	

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening
		<p>1. <u>Requesting a Welsh Language Statement that will note how the proposed development will protect, promote and strengthen the Welsh language, when the proposed development falls into the following categories:</u></p> <ul style="list-style-type: none"> a. <u>Retail, industrial or commercial development which employs more than 50 employees and/or has an area of 1,000 sq m. or more; or</u> b. <u>Residential development which will either alone or cumulatively provide more than the indicative target set for housing the settlement in Policy TAI 14 – 18; or</u> c. <u>Residential development of 5 or more housing units on allocated sites or windfall sites inside development boundaries that does not address evidence of need and demand for houses recorded in Housing Market Assessments and other relevant local sources of evidence offered to provide adequate housing units range in size and type;</u> <p>2. <u>Requesting a Welsh Language Impact Assessment, which will note how the proposed development will protect, promote and strengthen the Welsh language, when the proposed development on the windfall site is outside development boundaries for the development of large-scale housing development or developing employment on a large scale which would mean a significant flow of workforce; and</u></p> <ul style="list-style-type: none"> a. <u>Going to attract or accommodate many more people than originally envisaged in the policies and proposals of the Plan;</u> <p>3. Using an appropriate mechanism to ensure that appropriate negative impacts mitigation measures are provided or a contribution <u>made to mitigate those effects to them;</u></p> <p>4. Rejecting proposals which, because of size, scale or location would cause significant harm to the character and language balance of a community;</p> <p>5. Encouraging <u>Requesting that all operational signs by public bodies and commercial companies and businesses are bilingual;</u></p> <p>6. Encouraging the use of <u>There is an expectation that</u> Welsh place names <u>will be used</u> for new developments, house and street names.</p> <p>Explanation:</p> <p>7.1.4 It is intended that all measures broadly described in the paragraphs before this Policy support communities and the Welsh language. <u>The key objectives of the Plan demonstrate a commitment to promote balanced, sustainable and distinctive communities. This means that the Plan includes policy tools to allow</u></p>	

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening
		<p><u>local communities to change and grow sustainably and to address the needs of all members of communities. There are a number of strategic and detailed policies that will give an explanation on how development proposals will be managed. On the whole the Sustainability Assessment (which was informed by the Language Impact Assessment) looks positively on policies and proposals of the plan on the grounds that development takes place at the appropriate scale and in the appropriate places, including measures to promote positive effects and mitigate adverse effects.</u></p> <p><u>7.1.4A Despite this, As can be seen in criteria 1 and 2 in Policy PS1, in order to make an informed decision at the time of the planning application, information is requested for applications where development can take place, if it received planning permission, a at speed or scale that differs from what was anticipated when the Plan was prepared as can be seen in criteria 1 and 2. Policy PS1 reinforces other relevant policies in the Plan, which provide details on the assumptions made, e.g. the level of housing growth per settlement (TAI 14 - TAI 18); that housing development will provide an appropriate choice of market housing and affordable housing (TAI 1). If in doubt, advice should be sought from Local Planning Authority before submitting planning to see if it requires a Statement or Assessment. Having signs in Welsh and English, and Welsh place and property names are a clear indication of the character of the area, including its linguistic character. The language will also be promoted through various policies in the Plan. The entire range of opportunities provided by strategic and detailed policies, including providing a variety of housing types, local economic growth and protecting and enhancing cultural heritage, contributing to improving the vitality of the Welsh language. A Maintaining and creating distinctive and sustainable communities Supplementary Planning Guidance (SPG) will be published and a Type And Mix Of Housing SPG to provide further guidance on the matter. They will explain the type and location of development that is likely to be acceptable in the Plan area, explaining the relevant planning considerations. The Creating and Maintaining Distinctive and Sustainable Communities SPG will describe signs that are expected to be bilingual, e.g. public information signs, advertisements, display advertisements. The Statement or report on the Assessment allows the developer to explain his proposal in more detail and to consider the possible positive and negative effects on the community and its linguistic balance. The SPGs will look, for example, for evidence that the proposal has been discussed with Community, City and Town Councils and local community groups to obtain information and ask for their opinion, and that consideration has been given to surveys about the local housing market, and/ or the labour market . In addition, they will refer the applicant to such assistance as is available from the Office of Language Commissioner about designing bilingual signage and marketing material, the advice that is available to the private sector by the</u></p>	

Focused Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening																																		
NF20	060	<p><u>Welsh Government/ Business Wales regarding bilingualism.</u></p> <p>Part of NF20 to be amended as follows:</p> <p><u>Topic Paper 13 on Community Infrastructure differentiates between fundamental, necessary and community essential and preferred infrastructure.</u></p> <p>Topic Paper 13 to be amended as follows:</p> <p>1] Paragraph 3.2 last bullet point:</p> <p><u>Preferred Community</u> – the delivery of community infrastructure <u>in this category is preferred that is essential</u> in order to create <u>/maintain</u> sustainable communities e.g. libraries, green spaces. Timing and phasing <u>may not always be required prior to commencement of development is not essential</u> over the plan period.</p> <p>2] Table 3.1 Hierarchy of Infrastructure:</p> <table border="1" data-bbox="376 842 1404 1366"> <thead> <tr> <th>Infrastructure Topic</th> <th>Infrastructure Sub-Topic</th> <th>Position in Hierarchy</th> </tr> </thead> <tbody> <tr> <td rowspan="2">Education</td> <td>Primary Schools</td> <td>Necessary</td> </tr> <tr> <td>Secondary Schools</td> <td>Necessary</td> </tr> <tr> <td rowspan="3">Health</td> <td>Hospitals</td> <td>Necessary</td> </tr> <tr> <td>GPs</td> <td>Necessary</td> </tr> <tr> <td>Dentists</td> <td>Necessary</td> </tr> <tr> <td rowspan="4">Utilities</td> <td>Electricity</td> <td>Fundamental</td> </tr> <tr> <td>Renewable Energy</td> <td>Necessary</td> </tr> <tr> <td>Gas</td> <td>Fundamental</td> </tr> <tr> <td>Potable Water</td> <td>Fundamental</td> </tr> <tr> <td rowspan="2">Waste</td> <td>Waste</td> <td>Fundamental</td> </tr> <tr> <td>Recycling</td> <td>Fundamental</td> </tr> <tr> <td rowspan="2">Water and Wastewater</td> <td>Sewerage</td> <td>Fundamental</td> </tr> <tr> <td>Wastewater treatment</td> <td>Fundamental</td> </tr> </tbody> </table>	Infrastructure Topic	Infrastructure Sub-Topic	Position in Hierarchy	Education	Primary Schools	Necessary	Secondary Schools	Necessary	Health	Hospitals	Necessary	GPs	Necessary	Dentists	Necessary	Utilities	Electricity	Fundamental	Renewable Energy	Necessary	Gas	Fundamental	Potable Water	Fundamental	Waste	Waste	Fundamental	Recycling	Fundamental	Water and Wastewater	Sewerage	Fundamental	Wastewater treatment	Fundamental	<p>Minor changes that do not significantly affect the findings of the previous HRA work.</p>
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Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultaiton			HRA Screening	
		Transport	Road	Fundamental		
			Public Transport	Fundamental		
		Community Infrastructure	Libraries	<u>Preferred Community</u>		
			Community Centre	<u>Preferred Community</u>		
			Built Sports Facilities	<u>Preferred Community</u>		
		Green Infrastructure	Playing Fields / Outdoor Sports	<u>Preferred Community</u>		
				Open spaces / Parks	<u>Preferred Community</u>	
				Allotments	<u>Preferred Community</u>	
		Emergency Services	Police	<u>Preferred Community</u>		
				Fire service	<u>Preferred Community</u>	
				Ambulance	<u>Preferred Community</u>	
NF29	127	<p><u>Changes to criterion 3 within Policy PCYFF 1:</u></p> <p>3. give priority to sites 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, <u>unless a rural location is essential or it involves an acceptable conversion scheme of a suitable scale and nature or there is a specific locational requirement</u>, subject to detailed material planning considerations;</p>			Minor changes to provide further clarification, which do not significantly affect the findings of the previous HRA work.	
NF31	069	<p><u>Changes to criterion 1 within policy PCYFF 3:</u></p> <p>Demonstrate how the proposed development <u>has given due consideration to conforms with</u> the Landscape Character Area Assessment or Seascape Character Area Assessment <u>or other detailed assessments adopted by the Local Planning Authority;</u></p>			Minor changes that do not significantly affect the findings of the previous HRA work	
NF32	070	<p><u>Changes to the second paragraph within policy PCYFF 4:</u></p> <p><u>An energy assessment can help identify the most suitable carbon management options for a development and, where appropriate, an energy assessment should be undertaken prior to deciding upon the most suitable course of action to take. The potential options for energy efficiency and renewable energy generation are listed below:</u></p>			Minor changes that do not significantly affect the findings of the previous HRA work	

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultaiton	HRA Screening
NF33	062	<p>Accepted The Council are in the process of assessing the suitability of the potential areas for wind farms identified in the Renewable Energy Capacity Study (documents DC.012 & DC.013) against the findings of the Landscape Sensitivity and Capacity Study (2014) (DC.020). This will allow for any suitable areas to be allocated within the JLDP.</p> <p>In light of the changes to the Welsh Government's toolkit as highlighted in focussed change NF33 the Council have commissioned work to assess potential areas suitable for consideration as solar PV farm allocations. These areas will then be subject to assessment against the findings of the Landscape Sensitivity and Capacity study (2014) (DC.020) with any suitable sites being allocated within the JLDP.</p> <p>As set out in the schedule of work provided in response to the Inspector's request for information (DA.002) this work will be completed by the end of June with the Council presenting its findings in July as set out in the Councils' response (DA.003A & B).</p> <p>Recommendation The additional work highlighted above be completed and any suitable sites be allocated as potential wind or solar renewable energy areas, and if the Inspector agrees can be treated as Matters Arising Change during the Examination.</p>	The Renewable Energy Study has identified that there are no suitable opportunity areas for the development of wind farms. The study has however identified 36 opportunity areas for the development of Solar PV Farms, these opportunity areas and the supporting policy are screened in the table below.
NF35	057	<p><u>Changes to criteria 2 & 3 of Policy ADN 1:</u></p> <ol style="list-style-type: none"> 2. Micro-Scale and Small-Scale wind turbine proposals will be granted outside the AONB, SLA and the setting of the AONB, SLA, National Park and World Heritage Site. 3. In the AONB, SLA and the setting of the AONB, SLA, National Park and World Heritage Site only Domestic-Scale wind turbine proposals well related to existing settlements / buildings will be granted. 	Minor changes that do not significantly affect the findings of the previous HRA work
NF38	031	<p>POLICY ARNA 1: COASTAL CHANGE MANAGEMENT AREA</p> <p>Coastal Change Management Areas (CChMA) are identified in Annex 6.</p> <p><u>New Residential Development</u></p>	Minor changes that do not significantly affect the findings of the previous HRA work

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening
		<p>Proposals for new homes, to rebuild houses, subdivide existing buildings to residential use or convert existing buildings into residential use in CChMA Will be refused.</p> <p><u>Permanent relocation of existing homes in the countryside</u></p> <p>Proposals to relocate existing permanent houses in the countryside that are located in the CChMA where it is anticipated that they will be affected by coastal erosion and/or flood risk will be permitted if they comply with the following criteria:</p> <ol style="list-style-type: none"> 1. The development involves rebuilding a permanent house that is affected by erosion or threatened with erosion and/or flood risk within 20 years from the date of the proposal; and 2. The house that is being relocated is located at an appropriate distance inland in terms of the CChMA and other information in the Shoreline Management Plan, and where possible is in a location that: <ol style="list-style-type: none"> i. in the case of agricultural house, inside the farm holding or from within or immediately adjacent to existing settlements ii. within or immediately adjacent to existing settlements close to the location where the original building was; 3. The current site is cleared and made safe; <u>and</u> 4. The proposal should not result in any adverse effect on the landscape, streetscape or the biodiversity in the area. <p><u>New or existing non-residential buildings, extensions to existing houses, community facilities or services or infrastructure</u></p> <p>Permanent non-residential buildings unrelated to the use of an existing building or in areas in CChMA that are <u>anticipated will be affected</u> that have been identified as areas in <u>because</u> of the danger of coastal change during the first indicative policy period up to 2025 will be refused.</p> <p>(outside the indicative policy period up to 2025) <u>Proposals for the following types of Non-residential developments will be permitted on sites in the CChMA that are foreseen to be in danger of costal change during the second period of the indicative policy (2026 – 2055), subject to FCA that conforms to the requirements of TAN15 or a Stability Assessment:</u></p>	

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultaiton	HRA Screening
		<p>5. <u>Development</u> related directly to the coastal area (e.g. beach huts, cafes, tea rooms, shops, rented holiday accommodation for short periods, campsites, <u>touring caravan sites</u>, recreational activities), and</p> <p>6. providing substantial economic and social benefits to the community; and</p> <p>7. where it can be shown that there will be no increased risk to life, or any substantial risk to property and <u>that the development complies with NCT15 over the period of its permission</u>; and</p> <p>8. is subject to planning permission which either has a time limit and/or limiting the season, as appropriate. <u>Existing non-residential buildings, extensions to existing houses, community facilities or services or infrastructure</u></p> <p>The following types of development will be permitted in the CChMA, on condition that FCA's that conform with the requirements of TAN15 are received <u>or a Stability Assessment</u>:</p> <p>9. redevelopment or extensions to existing non-residential premises or intensify existing non-residential land uses where there is no increased risk to life, or any significant risk to property and subject to time-limited planning permission (where appropriate);</p> <p>10. limited extensions to houses that are very close to the scale of existing properties and therefore do not pose a potential increase in the number of people living in the property;</p> <p>11. supplementary development within the curtilage of existing houses where planning permission is needed subject to the prior consent of the Natural Resources Wales if it is located within a 7m of a main river;</p> <p>12. key infrastructure for the community, which must be located in the CChMA to provide the intended benefit to the wider community, and there are clear plans to manage the impact of coastal change on it and the services it provides ;</p> <p>13. vital infrastructure such as roads, as long as there are clear plans to manage the impact of coastal change on it, and that it will not have an adverse effect on rates of coastal change elsewhere.</p>	
NF45	128	<p><u>Change only applicable in English version:</u></p> <p>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 <u>and sites were therefore discounted at the end of the first stage of the Review</u>. The Review <u>then</u> estimates that 6ha per annum of business or industrial park type land is</p>	Minor changes that do not significantly affect the findings of the previous HRA work

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening
		<p>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 existing and new employment sites that could meet the needs of modern business, have prospects of being developed during the Plan period and should be retained safeguarded, as far as is possible, from redevelopment for other uses. Additional provision for employment uses (B1, B2 or B8) in or near to Llangefni, Gaerwen and Y Ffor. The Review identified a need for a new site in or around 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. Environmental constraints in the these Centres requires the Plan to allocate a site at Y Ffor, The Review also advised that as well as some reserve sites are also required to ensure the necessary supply of land relating to NSIPs large infrastructure projects on Anglesey.</p>	
NF50	024	<p>POLICY CYF4: ALTERNATIVE USES OF EMPLOYMENT SITES</p> <p>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:</p> <ol style="list-style-type: none"> 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 <u>and the need for the alternative use on the site overrides the economic considerations;</u> 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. 	<p>Minor change that does not significantly affect the findings of the previous HRA work</p>
NF52	064		<p>Minor changes to</p>

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening
		<p>7.3.57 <u>Evidence about occupancy rates suggests that good quality self-serviced accommodation generally continues to be a popular choice for visitors.</u> Policy PS11 and Policy TWR2 <u>also</u> 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.</p> <p>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. <u>Therefore, there is concern about oversupply of self-serviced accommodation in some parts of the Plan area. This could mean that providers and operators may not receive the anticipated return in income from what may be a significant investment.</u> 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, <u>which could result in businesses failing. Evidence about occupancy rates suggests that good quality self-serviced accommodation continues to be a popular choice for visitors. Nonetheless evidence also suggests that the potential for developing additional self-serviced accommodation is limited within parts of the Plan area. There is some doubt about business sustainability of the existing self-serviced capacity and the Councils should therefore be very cautious about permitting applications for further accommodation. If proposals are based on unrealistic assumptions about a level of occupancy in a potentially saturated market there is a danger that they will make little profit or even fail financially. A further risk is that by adding to the supply of accommodation the occupancy levels and viability of existing providers will be undermined, putting the more vulnerable of them at increased risk of failure. The Councils will seek to prioritise the provision of high quality serviced accommodation over self-serviced accommodation where such opportunities arise. However, opportunities may exist, on a small scale, to develop some self-serviced accommodation using existing buildings, for example, located near the coastal footpath, required to support a farm or an established and important rural enterprise. Applicants will be required to submit either a full market appraisal or a detailed business plan, which demonstrates the robustness of the proposed scheme. This would enable the Council to assess whether the scheme has a realistic chance of being viable, is not speculative in nature, and would help to make sure that there is no loophole to allow the redevelopment of existing buildings in the countryside for holiday use, and then allow them to convert to residential use if shown to be unviable in holiday use. This would enable the Council to</u></p>	<p>provide further clarification, which do not significantly affect the findings of the previous HRA work.</p>

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultaiton	HRA Screening
		assess the degree of financial planning that has been undertaken, and provide evidence of the level of occupancy required to make the business viable. Supplementary Planning Guidance will be published to provide more information about the matter.	
NF59	045	Local authorities can identify the number of houses needed, but the numbers that will actually be built are strongly influenced by factors that are beyond their control. The Plan period (2011 - 2026) is one in which economic and financial uncertainty continues. The state of the market is still weak, and therefore it is likely that the rate of housing construction in the short term will remain low. To help improve the housing situation in the short term, each Council and its partners will explore and/or operate local enterprises. Using the best information available Topic Paper 20 aims to provide housing projection that includes phased development/housing development plans and shows the situation regarding the supply of land for housing throughout the Plan period. In doing the work, it is demonstrated as far as possible that the demand to maintain a 5 year supply of housing land will be met throughout the Plan period. In appropriate cases, based on necessary evidence, a planning mechanism will be used, as short term permission, to try and ensure that sites with planning permission provide the necessary homes.	Minor changes that do not significantly affect the findings of the previous HRA work
NF59	087		
NF61	046	<p>STRATEGIC POLICY PS13: HOUSING PROVISION</p> <p>Based on the level of housing that is expected to be necessary, and taking into account the provision capacity, environmental constraints, and the capacity of the landscape and communities, economic and demographic prospects, and potential demographic profile, the Council makes provision for the demand for 7,184 housing units between 2011 and 2026. This demand will be met by identifying opportunities for 7,902 housing units to facilitate a slippage allowance of 10%.</p> <p>A minimum 5 year supply of land for housing will be maintained by allocating land and promoting development on windfall sites and by using existing buildings in accordance with the following housing targets:</p> <ol style="list-style-type: none"> 1. minimum 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 <p>This level of growth will be distributed in accordance with Strategic Policy SP15 and policies TAI14 to TAI18 and will be monitored annually through the annual Housing Land Studies and Annual Monitoring Reports</p>	Minor change that does not significantly affect the findings of the previous HRA work

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultaiton	HRA Screening
NF62	047	<p><u>New Policy TAI X</u></p>	
NF62	088	<p><u>In order to ensure that there is actual land available to meet the number of houses identified in Policy PS13 and Policies TAI 14 to TAI 18 and to ensure that different communities can cope with residential development, the Councils, where appropriate, will:</u></p> <p><u>require a phased release for designated housing sites or in relation to windfall sites.</u></p> <p><u>In order to improve the supply of homes as stated in Policy PS13 and Policies TAI 14 i TAI 18:</u></p> <ol style="list-style-type: none"> 1. <u>require a phased build of housing on designated and windfall sites in Service Centres and Villages where evidence shows that keeping control over the rate of development in the settlement is an important consideration;</u> 2. <u>give short term planning permission for development on sites in Clusters and Rural Exception Sites will be given at the discretion of the Council; or</u> 3. <u>use a completion date condition for housing developments where there is evidence that permissions are not operated upon; housing developments may have completion dates condition imposed; or</u> 4. <u>not renew outline consent, reserved matters and full permission except when there is strong justification. outline consent, reserved matters and full permission will not be renewed</u> <p><u>Explanation:</u></p> <p><u>7.4.12a PPW states may need to develop by phasing, where appropriate, in consultation with the utility providers / relevant infrastructure, to allow time to ensure that the provision of utility / infrastructure is managed in a manner consistent with the general policies for sustainable development. It may be necessary for development s to consider the capacity of different communities to accommodate the development without eroding their character, including their linguistic character</u></p> <p><u>7.4.12b Criterion 1 The first part of the policy states that the designated sites and major windfall sites</u></p>	<p>The addition of this new policy was previously considered through the HRA process. Please refer to Section 3 of the Deposit HRA Report (Feb 2016).</p> <p>The changes seek to provide further clarification and avoid slowing down development on sites where there are no restrictions on them. The proposed changes are considered minor and do not significantly affect the findings of the previous HRA work.</p>

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening
		<p><u>consent within the Service Centres may be subject to a condition to build in several phases. Criterion 1 is not applicable to the rest of the settlements in the Settlement Hierarchy because there are no housing designations for them and so what that is going to be developed will be on a scale that the settlement and community can cope with. This phased approach allows some control over the infrastructure and ensures that communities are able to contain the development. A decision will be made on the need for a condition and the number of appropriate phases for every allocated or windfall site during the pre application phase, in a discussion with the applicant, taking into account existing commitments and supply in the settlement along with any specific requirements relating to the delivery of allocated site in question. The Councils recognise that there are some sites where phased release will not be necessary, appropriate or applicable, and an early discussion with the Council before submitting any application will help to establish whether there is a need for a phased development. to use a phased release. The phased approach does not prevent the need, where appropriate, for the applicant to submit a clear master plan in advance about the general layout of the site whole</u></p> <p><u>7.4.12c The intention of the rest of the criteria in Policy TAI X is to improve the supply of completed housing, rather than planning permission. There has been a tendency to secure planning permission in settlements in the past without a clear aim for operating or supplying the units in the near future. Often this resulted in pressure to secure planning permission before the 'construction quota' of the village was exhausted. Some planning permission was also kept as an existing one by virtue of a 'technical start' which supports the incentives, in some cases, to obtain planning permission rather than secure a commercial intention to build. All these factors tend to prevent the supply of actual housing and responsiveness to immediate needs. It is not the intention of criteria 2-4 to punish those who intend to build. It is believed that it will be appropriate to impose a short term planning condition or a completion date condition for housing developments in Clusters, on Rural Exception Sites or local market housing in order to address immediate needs for affordable housing and housing local market as demonstrated at a planning application satge and as referred to in Policy TAI 5, TAI 9 and TAI 18</u></p> <p>7.4.12ch The policy will assist the Councils to ensure a valid 5 year land supply as required by the</p>	

Focused Change	Rep ID	Proposed Amendment as a result of Focused Changes Consultaiton	HRA Screening
NF70	049	<p><u>Joint Housing Land Assessments issued by the Councils in response to national planning policy.</u></p> <p>These are the suggested changes:</p> <p>7.4.89 <u>The Housing (Wales) Act 2014 places a duty on local authorities to provide sites for Gypsies and Travellers where need was identified</u> In accordance with the Housing Act 2004 (which existed at the time), a North West Wales and Flintshire Gypsy and Traveller Accommodation Needs Assessment was carried out (2011) for all Local Planning Authorities in North Wales except for Wrexham (who carried out a separate study). A <u>Gwynedd and Anglesey Gypsy and Traveller Accommodation Needs Assessment (GTANA) was carried out in 2015 in accordance with the guidelines of the Welsh Government to identify the unmet need for the Plan period (to 2026) of 5 years.</u></p> <p>7.4.90 The findings of the <u>GTANA 2015</u> demonstrated the need for 11 <u>4 permanent</u> pitches instead of the present tolerated site near in <u>Ffordd Pentraeth, Ynys Môn</u> and the need for <u>11 additional permanent residential pitches</u> in Gwynedd up to 2026 over the next 5 years. <u>GTANA 2015 also recommends allocating two temporary stay sites along the A55 on Anglesey (one in the Holyhead area and one in the centre of the island), and one in Caernarfon to provide for Gypsies and Travellers who have regularly made unauthorised encampments in the area.</u> Currently, there are no authorised Travellers' sites in North Wales. 'Transitional' pitches can be on formal sites like permanent residential sites, but residents are only allowed to stay for up to 3 months or they may be temporary stopping places <u>where holders can stay for shorter periods.</u> It is understood that Conwy County Borough Council and Denbighshire County Council are working together at the moment to get <u>develop</u> a permanent residential Gypsy and Traveller site <u>near Conwy, and to provide</u> travellers as well as a formal travellers site.</p>	<p>Minor changes to reflect updated evidence, Gypsy and Traveller site options have been screened separately in Appendix I. The changes do not significantly affect the findings of the previous HRA work</p>
NF74	053	<p>These are the changes:</p> <p><u>4. That environmental factors, including the risk of flooding, ground stability, contaminated land, and being close to dangerous locations will not make the site inappropriate for residential development unless mitigation measures are feasible and proportionate</u></p> <p><u>6. That standards and the design of a development on a private site show that appropriate consideration was given to the Mobile Homes (Wales) Act 2013 and that developments on sites by the Councils give</u></p>	<p>Minor changes to provide further clarification, which do not significantly affect the findings of the previous HRA work.</p>

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening
		<p><u>appropriate consideration to</u> the Welsh Government’s Good Practice Guidelines in respect of Designing Gypsy-Traveller Sites in Wales</p> <p>10. That a very vulnerable development is not located in a C2 flood risk zone,</p>	
NF91	112	<p>The definition of LLW and VLLW could be amended to read as follows;-</p> <p><u>Low Level Waste (LLW)</u> <u>Includes metals, soil, building rubble and organic materials, which arise principally as lightly contaminated miscellaneous waste. Metals are mostly in the form of redundant equipment. Organic materials are mainly in the form of paper towels, clothing and laboratory equipment that have been used in areas where radioactive materials are used – such as hospitals, research establishments and industry. LLW contains radioactive materials other than those acceptable for disposal with municipal and general commercial or industrial waste. It is defined as:</u> <u>“radioactive waste having a radioactive content not exceeding four gigabecquerels per tonne (GBq/te) of alpha or 12 GBq/te of beta/gamma radioactivity”.</u></p> <p><u>Very low level waste (VLLW)</u> <u>Covers waste with very low concentrations of radioactivity. It arises from a variety of sources, including hospitals and the wider non-nuclear industry. Because VLLW contains little total radioactivity, it has been safely treated by various means, such as disposal with municipal and general commercial and industrial waste directly at landfill sites or indirectly after incineration. Its formal definition is:</u> <u>(a) in the case of low volumes (‘dustbin loads’) of VLLW “Radioactive waste which can be safely disposed of to an unspecified destination with municipal, commercial or industrial waste (“dustbin” disposal), each 0.1m3 of waste containing less than 400 kilobecquerels (kBq) of total activity or single items containing less than 40 kBq of total activity.</u> <u>For wastes containing carbon-14 or hydrogen-3 (tritium):</u> <u>(i) in each 0.1m3, the activity limit is 4,000 kBq for carbon- 14 and hydrogen-3 (tritium) taken together</u> <u>(ii) for any single item, the activity limit is 400 kBq for carbon-14 and hydrogen-3 (tritium) taken together</u> <u>Controls on disposal of this material, after removal from the premises where the wastes arose, are not necessary.</u> <u>(b) in the case of high volumes of VLLW “Radioactive waste with maximum concentrations of four</u></p>	Minor change that does not significantly affect the findings of the previous HRA work.

Focussed Change	Rep ID	Proposed Amendment as a result of Focussed Changes Consultaiton	HRA Screening
		<p><u>megabecquerels per tonne (MBq/te) of total activity which can be disposed of to specified landfill sites. For waste containing hydrogen-3 (tritium), the concentration limit for tritium is 40MBq/te. Controls on disposal of this material, after removal from the premises where the wastes arose, will be necessary in a manner specified by the environmental regulators”.</u></p>	
NF118	006	<p>Accepted in part Due to the scale of possible development on the site the Transportation Service has confirmed that the site could accommodate up to 4 new dwelling.</p> <p>The site as shown in NF118 could accommodate more than 4 dwellings. It is therefore considered appropriate to reduce the size of the extension to the development boundary in accordance with Appendix A which will limit the possible number of dwelling on site to no more than 4 dwellings in accordance with the observation of the Transportation Service.</p> <p>Recommendation It is considered that the above change to the boundary as shown in Appendix A is appropriate. If the Inspector agrees the change could be included as a Matters Arising Change during the Examination.</p>	Minor change that does not significantly affect the findings of the previous HRA work.
NF119	001	<p>Accepted It is agreed that there is merit in amending the development boundary as shown in NF119 in order to ensure that sufficient space is included to resolve issues relating to the topography. It is therefore recommended that the site is amended in accordance with the Plan as shown in appendix B.</p> <p>Recommendation It is considered that the change to the boundary as shown in Appendix A is appropriate. If the Inspector agrees the change could be included as a Matters Arising Change during the Examination.</p>	Minor change that does not significantly affect the findings of the previous HRA work.

HRA Screening of New Energy Policy and Opportunity Sites

Policy / Site (km from European Site ¹)	Potential Capacity	Potential of Likely Significant Effect (LSE)	Potential to Mitigate through Avoidance Measures and Policy Measures / Safeguards?	Residual Effect? (Yes / No)
ADN1A: Solar PV Farms: Including allocated Opportunity Areas: S1: Bangor (1.5) S2: Rhoslan (3.7) S3: Rhoslan (3.7) S4: Rhoslan (3.7) S5: Llanddona (3) S6: Llanddona (2.2) S7: Llandegfan (2) S8: Llanfairpwll (2) S9: Llanfairpwll (2) S10: Llanfairpwll (2) S11: Gaerwen (5) S12: Gaerwen (5) S13: Llangefni (2.8) S14: Llangefni (2) S15: Llangefni (2) S16: Pentraeth (adjacent) S17: Pentraeth (adjacent) S18: Pentraeth (1) S19: Pentraeth (1) S20: Pentraeth (1)	Over 0.5MW or 1.2Ha	<p>The nature of the proposed development at these site options (often temporary structures, ground mounted with a low level of permanence and limited human activity) means that they are unlikely to lead to any significant effects relating to water resources and water quality, disturbance or air quality. Solar PV Farms often allow for continued agricultural use and can encourage biodiversity improvements.</p> <p>The sites are large opportunity areas, and as such, this does not necessarily indicate that the whole site will be developed. This provides the flexibility to include buffer zones around those sites that are located adjacent to a European Site. Despite some of these opportunity sites being located adjacent / close to European sites, given the nature of development and the potential for on-site mitigation, it is considered they are unlikely to lead to any significant effects in the long-term.</p>	<ul style="list-style-type: none"> ■ Policy PS5 - Sustainable development: the policy seeks to protect and improve the quality of the natural environment, its landscapes and biodiversity assets. ■ Policy PS6 – Alleviating and adapting to the effects of climate change: The policy seeks to ensure that the ability of landscapes, environments and species to adapt to the harmful effects of climate change is not affected by development. The policy also protects the water environment, which indirectly supports biodiversity assets. ■ Policy PCYFF3 – Design and Landscaping: the policy ensures that development respects, retains and complements any existing positive natural features, and replaces any loss of green infrastructure. The policy also restricts the introduction of any non-native invasive species. ■ Policy ARNA1 – Coastal Change Management Area: the policy seeks to restrict development within Coastal Change Management Areas, and ensure that biodiversity is not affected. ■ Policy PS16 – Conserving and enhancing the natural environment: the policy seeks to 	No

¹ Approximate distance to the closest European site using DEFRA Magic Map Application.

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S21: Gwalchmai (6) S22: Gwalchmai (6) S23: Llanddeusant (4.5) S24: Llanddeusant (4.5) S25: Caergeiliog (0.5) S26: Caergeiliog (adjacent) S27: Caergeiliog (0.65) S28: Caergeiliog (0.8) S29: Caergeiliog (1) S30: Caergeiliog (1.3) S31: Caergeiliog (1.3) S32: Caergeiliog (1.3) S33: Bangor (1) S34: Bangor (1.5) S35: Bangor (1.8) S36: Bangor (1.7)		<p>There is the potential for short-term effects during construction and decommissioning phases however. Mitigation provided through the JLDP and available at the project level should ensure that there are no likely significant effects (see next column for policy mitigation). It is recommended that the policy includes the requirement for a Construction Environmental Management Plan (CEMP) to ensure that any potential negative effects arising during construction and decommissioning phases are avoided, minimised and / or mitigated.</p> <p>It should also be noted that whilst these sites are allocated within the Plan, they are allocated as ‘opportunity areas’ and as such it is unlikely that all of the sites will be developed within the Plan period. These sites have been rated for their level of constraint, and the identified constraints relate primarily to grid capacity. The policy further requires cumulative effects assessment in relation to existing solar PV farms, those implemented and those with permission, and other prominent landscape features.</p>	<p>conserve and enhance the natural environment, countryside and coastline, including; safeguarding habitats, species, geology, history and landscapes; protecting sites and species of international, national, regional and local importance; and enhancing networks of natural habitats.</p> <ul style="list-style-type: none"> ■ Policy AMG2 – Protecting and enhancing features and qualities that are unique to the local landscape character: the policy seeks to ensure that development does not adversely impact on features of visual, historic, geological, ecological or cultural importance. ■ Policy AMG3 – Coastal Protection: the policy ensures that development in coastal areas does not adversely affect water quality or biodiversity interests, including SACs and SPAs as a result of location, scale, form, appearance, materials, noise, emissions or traffic increases. ■ Policy AMG4 – Local Biodiversity Conservation: the policy seeks to protect important biodiversity assets from being adversely affected as a result of new development. ■ Policy AMG5 – Protecting Sites of Regional or Local Significance: the policy seeks to protect locally valued biodiversity from direct or indirect adverse effects from new development. 	

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		<p>The policy provides further mitigation by requiring development to minimise impacts upon visual amenity, landscape character, biodiversity (including statutory protected sites and species), sensitive receptors, and amenity. The policy further requires the appropriate restoration of the land following decommissioning.</p> <p>Any proposal will need to be in conformity with this policy, as well as Policy PS7 which ensures that development will not individually or cumulatively compromise the objectives of international, national and local nature conservation designations.</p> <p>It is therefore considered that the addition of this Policy (including the Opportunity Areas) is unlikely to affect the integrity of European sites.</p>		